



**Environmental  
Planning  
Commission**

**Agenda Number: 03  
Project Number: 1009414  
Case #: 12EPC-40061  
October 4, 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**

**CONTINUANCE of 1009414 to December 6,  
2012, based on the Findings beginning on Page  
43.**

**Staff Planner**

**Mikaela Renz-Whitmore, Planner**

### ***Summary of Analysis***

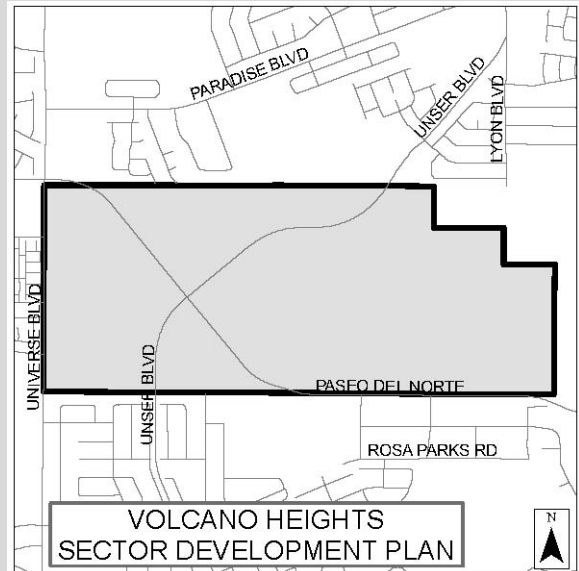
The Planning Department requests an Environmental Planning Commission (EPC) review and recommendation of approval to City Council for the Volcano Heights Sector Development Plan (SDP).

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 and enhancing the unique natural environment as an integral part of the volcanic landscape connected to the Petroglyph National Monument.

The Planning Department requests that the EPC begin discussing the Plan on October 4, 2012 and continue the hearing to December 6, 2012 at 3:30 p.m. This will allow the EPC, agencies, and the public to provide comments and allow Planning staff to address them at the subsequent hearing. This staff report will include analysis of applicable plans and policies. All comments received to date are in Attachment 2. The subsequent staff report for the second hearing will address comments and proposed changes to the Plan in the form of proposed conditions and/or explanations of why staff does not support a change.

While there are individual objections to various components of the Plan, there has been considerable consensus regarding many of the issues involving competing perspectives, including building heights and density, rock outcroppings, and the balance of regulation versus incentives to guide new development.

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. AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	RD, SU-1 PRD FAR. 5, SU-1 C-1 USES	Developing Urban; Rank II West Side Strategic Plan (WSSP) Volcano Mesa Amendment; Rank III North West Mesa Escarpment Plan (NWMEP); Rank III Unser Design Overlay Zone (DOZ)	Vacant
<b>North</b>	SU-1 for C-2, R-2, SU-1 for PRD, R-LT, RD	Established Urban; Rank II WSSP	Commercial, single- family residential, school
<b>South</b>	SU-2 VCLL, SU-2 VCUR, SU-2 VCMX, SU-2 VCLL	Established Urban; Rank II WSSP Volcano Mesa Amendment; Rank III Volcano Cliffs SDP; Rank III NWMEP; Rank III Unser DOZ	Vacant
<b>East</b>	SU-1 for Open Space	Established Urban; Rank II WSSP; Rank III NWMEP	Open Space, Petroglyph National Monument
<b>West</b>	SU-2 VTVC, SU-2 VTUR, SU-2 VTSL, SU- 2 VTRD	Developing Urban; Rank II WSSP Volcano Mesa Amendment; Rank III Volcano Trails SDP; Rank III NWMEP	Vacant, single-family residential, multifamily residential

**II. 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.

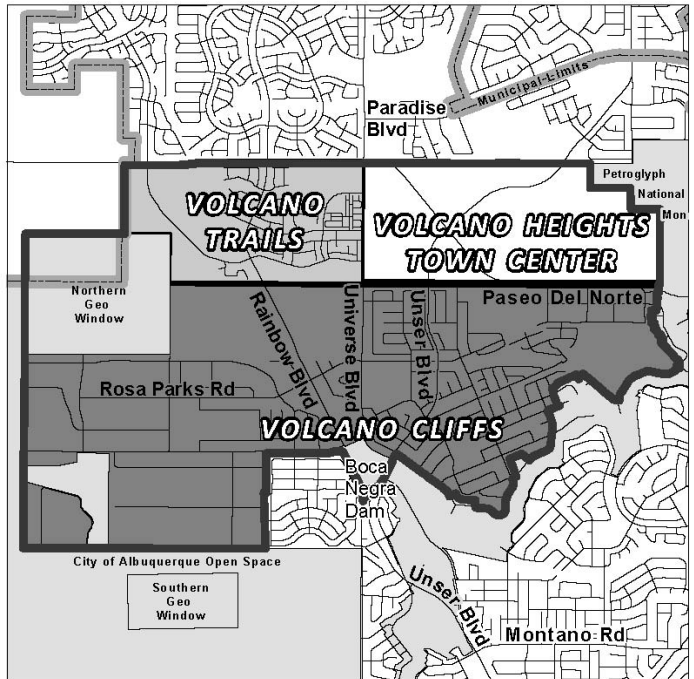
Current zoning in the Plan area is predominantly R-D (Residential Developing Area), a holding zone that allows single-family and townhouse development only without a Sector Plan adopted by the Planning Commission (City Zoning Code §14-16-2-14).

**EPC Role**

The EPC’s role in this case is quasi-judicial, as properties will be rezoned as a result of the adoption of the Sector Development Plan. The Commission is a recommending body for Sector Plans, which are officially adopted by the City Council.

**Context**

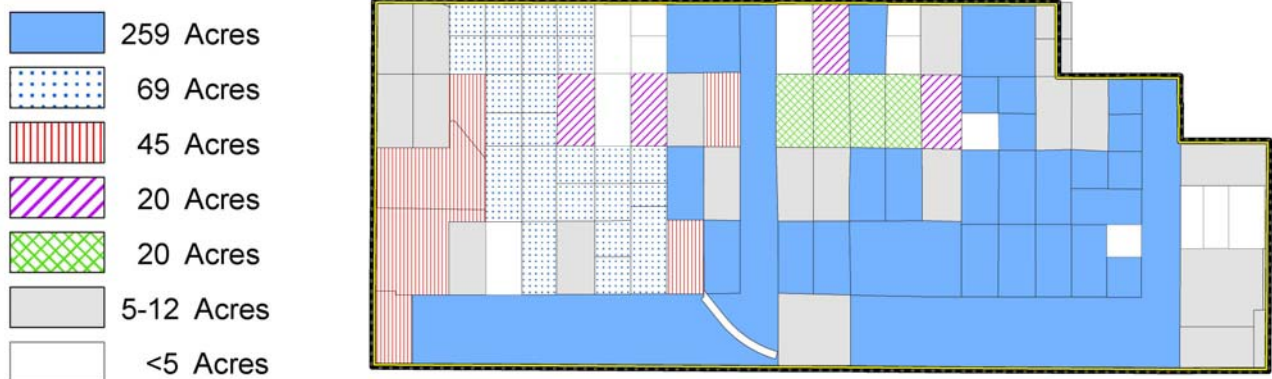
Volcano Mesa covers approximately 3,532 acres. The area is surrounded on three sides by more than 7,000 acres of open space under City, State and Federal jurisdictions, including the Petroglyph National Monument, set aside by the U.S. Congress in 1990. Volcano Mesa’s cultural, natural, and built conditions have been used to inform the planning process and guide the development of policies that are sensitive and responsive to the area’s unique needs, challenges, and opportunities.



The Volcano Heights Sector Development Plan (SDP) covers approximately 570 acres surrounding the intersection of Paseo del Norte and Unser Boulevard. The area is bordered on the north by Paseo del Norte, on the west by Universe Boulevard and the Volcano Trails SDP, on the south by the Volcano Cliffs SDP, and on the east by the Petroglyph National Monument.

The area within the Plan boundary is undeveloped, with over 30 different property owners and properties ranging in size from 2.5 acres to 68 acres. One property owner owns approximately 259 total acres, shown below in dark grey.

**Figure 1: Volcano Heights Property Ownership Pattern**



Single-family residential development 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. These rock outcroppings are 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.

The topography varies throughout the Plan area, and there are significant views to Sandia Peak to the east.

Paseo del Norte and Unser Boulevard, which cross toward the center of the Plan area, are major regional arterials, both expected to carry a significant portion of the area's regional traffic now and into the future. Paseo del Norte, as one of the metropolitan area's river crossings that connects to one of the largest employment centers (Journal Center & I-25), is expected to carry 60,000 daily trips per day by 2035. Unser Boulevard, as one of the few north-south arterials on the West Side, is expected to carry approximately 15,000 daily trips through the plan area but over 70,000 daily trips farther south through the Escarpment by 2035. Congestion on both roads is expected to increase in the future. (Source: MRCOG 2035 Metropolitan Transportation Plan)

### ***History***

In 2004, the Albuquerque City Council initiated a planning process for the Volcano Mesa, an area annexed by the City in 1981. Located along the volcanic escarpment of the city's Northwest Mesa, Volcano Mesa includes unique features and special characteristics and conditions worthy of preservation and protection.

In 2006 City Council adopted the Volcano Heights Sector Development Plan, which encompassed the Volcano Mesa area; however, the Plan was challenged in District Court and ultimately remanded to the City in 2008/9.

In 2010, and at the direction of City Councilor Dan Lewis and Planning Director Deborah Stover, the Planning Department, and City Council staff revisited the plan. The Planning Team separated the Volcano Mesa into three separate Sector Development Plans (SDPs) and an amendment to the West Side Strategic Plan (WSSP). Taken together, the Rank II Volcano Mesa Amendment and the three Rank III Sector Development Plans create recommendations, goals, policies, and new land-use regulations to guide the development of the unique Volcano Mesa community.

- The Volcano Mesa Amendment to the WSSP was adopted in March 2011 and recommends the designation of the Volcano Heights Plan area as a Major Activity Center.
- Volcano Cliffs SDP was adopted by City Council on May 2, 2011.
- Volcano Trails SDP was adopted by the City Council on August 15, 2011.

- A Volcano Heights Sector Development Plan was submitted to the approval process in July 2010, heard several times by the EPC, and withdrawn in October 2011.

The 2010 Volcano Heights Sector Development Plan was ultimately withdrawn based on concerns that the Plan's regulations did not allow development that the market could support. Existing residents north of the Plan area expressed concern about the compatibility of a commercial zone adjacent to their single-family, residential subdivisions.

Early in 2011, Council Services hired land-use consultant Gateway Planning Group. Together with Gateway, the Planning Team formulated a new draft plan with (1) a revised zoning strategy that included transition zones to protect existing single-family residential areas to the north and south of the Plan area; (2) a new mandatory road grid that could help coordinate predictable development along corridors, across property lines, and over time, and (3) a new height bonus system to balance development density/intensity benefits to the natural and built environments.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Unser Boulevard and Paseo del Norte as Limited-Access Principal arterials, with rights-of-way of 156'.

The Long Range Roadway System designates Universe Boulevard as a Minor Arterial, with a right-of-way of 86'.

### ***Comprehensive Plan Corridor Designation***

The Albuquerque/Bernalillo County Comprehensive Plan designates Unser Boulevard and Paseo del Norte as Proposed Express Corridors.

### ***Trails/Bikeways***

Paseo del Norte and Unser Boulevard are both planned to include bike lanes and multi-use trails.

### ***Transit***

There is no current transit service that directly serves the Plan area. The nearest transit routes are to the west along Rainbow Blvd. in Volcano Trails and to the east along Golf Course Rd. The Plan area is included in a feasibility study for high-capacity transit service connecting Rio Rancho to the north with Journal Center employment area and beyond along Paseo del Norte.

### ***Public Facilities/Community Services***

No public facilities exist within the Plan area, which is entirely undeveloped. Within a one-mile buffer, there are five elementary schools, two middle schools, and one high school; the Paradise Hills Community Center and Pool; several City and County parks, and Fire Station 27.

For more specific information, see the Public Facilities Map.

### III. ANALYSIS

#### *Albuquerque Comprehensive Zoning Code*

Current zoning in the Plan area is predominantly R-D (Residential Developing area). This zone is primarily a holding zone for undeveloped areas. Only single-family and townhouse uses are allowed without a Sector Plan adopted by the Planning Commission. While the Northwest Mesa Escarpment Plan is considered a Rank III plan and may count as a sector plan, it was adopted by City Council, not the Commission; therefore those properties with R-D zoning in Volcano Heights could only develop as single-family residential or townhouses.

Since this area was annexed in the 1980s, the surrounding land has developed primarily as single-family subdivisions, putting significant stress on regional roads that are needed for all retail and service trips, as well as for commuting to employment centers in either Rio Rancho or, more commonly, across the river to Albuquerque's east side.

As part of a larger strategy to reduce congestion on West Side roads and the region's limited river crossings, the Rank II West Side Strategic Plan (WSSP) recommended designating an area within Volcano Heights as a Major Activity Center. A Major Activity Center in this area would provide goods and services closer to existing residential development, and perhaps more importantly, introduce the opportunity for a major employment center on the City's west side, where such opportunities are rare.

In order to implement a Major Activity Center, the Volcano Heights Sector Development Plan proposes changing all zoning within the Plan area to allow a mix of residential and non-residential uses at various densities and intensities most appropriate to their context, considering the existing land uses nearby.

- **Transition Zones** are proposed next to existing single-family residential areas to the north and south of the Plan area (*i.e. VHNT: Volcano Heights Neighborhood Transition*) and to the Petroglyph National Monument on the Plan's eastern boundary (*i.e. VHET: Volcano Heights Escarpment Transition*).
- The most dense and intense zoning is proposed within a **Town Center Zone** (*i.e. VHTC: Volcano Heights Town Center Zone*) surrounding a proposed Transit Corridor east of the Paseo del Norte / Unser Boulevard intersection. This Town Center zone is envisioned to develop over time with transit-oriented development that is pedestrian- and bicycle-friendly.
- A predominantly auto-oriented zone is proposed lining the Paseo del Norte and Unser Boulevard corridors, as these roads are expected to continue to function primarily as limited-access arterials vital to moving regional traffic. This **Regional Center Zone** (*i.e. VHRC: Volcano Heights Regional Center*) would allow larger blocks that could accommodate larger retailers, with site development regulations to help ensure that the area remain a high-quality built environment still accessible by and attractive to pedestrian and cyclists.

- A **Village Center Zone** (*i.e. VHVC: Volcano Heights Village Center*) is proposed near the intersection of Universe Boulevard and Paseo del Norte, directly east of a Village Center zone in Volcano Trails. This zone is intended to mirror and extend development opportunities at the density and scale of a village center in this area.
- A **Mixed-Use Zone** is proposed for all other properties in the Plan area. This Mixed-Use Zone is intended to result in medium-density development that includes both non-residential and higher-density residential opportunities. A broad range of block sizes are allowed in order to accommodate everything from fine-grained residential development to campus-like office environments, while still accommodating all transportation modes, including pedestrians and cyclists.

The mix of uses allowed in each zone has been tailored to each zone's context and surrounding land uses.

- The broadest range of uses are allowed in the Regional Center, which is located in the center of the Plan area and buffered from the Transition Zones by the Mixed Use zone.
- Town Center also has a broad range of uses, as development intensity is encouraged surrounding the Transit Corridor and the zone is not adjacent to any single-family zone and far enough west of the Escarpment Transition that its more intense development is not expected to negatively impact the Petroglyph National Monument.
- The Mixed Use Zone allows a broad range of uses to allow flexibility of development to meet market demand as the area develops over time.
- The Transition Zones have the most limited uses proposed, in order to provide the maximum compatibility with existing single-family residential areas to the north and the south of the Plan area as well as sensitive lands within the Petroglyph National Monument to the east.

The proposed zones include site development standards (*i.e. regulations about building placement on a site, structure heights, etc.*) specific to each zone [Section 6] as well as general to all zones [Section 7]; building design standards (*i.e. regulations about building massing and façade compositions, limits on a small range of building materials that are prohibited, windows, and options for required architectural details*) specific to each zone [Section 6] as well as general to all zones [Section 8]; sign standards [Section 9]; and open space, landscaping, and site lighting design standards [Section 10].

The Plan proposes to take precedence over City Zoning Code regulations where they conflict, including shopping center regulations, large retail facility regulations, open space regulations, etc. Where the Plan is silent, the Zoning Code would apply.

***Definitions (if applicable)***

14-16-1-5: Sector Development Plan – A plan, at a scale of 1 inch to 200 feet, or 1 inch to 400 feet, which covers a large area satisfactory to the Planning Commission, and specifies standards for the area's and sub-area's character, allowed uses, structure height, and dwellings per acre; the



plan may specify lot coverage, floor area ratio, major landscaping features, building massing, flood water management, parking, signs, provisions for maximum feasible solar access, provisions for transportation, and other such features. Such plan constitutes a detailed part of the master plan and must be essentially consistent with the more general elements of the master plan, the Albuquerque/Bernalillo County Comprehensive Plan.

## ***APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Rank I Albuquerque / Bernalillo County Comprehensive Plan***

Policy Citations are in regular text; staff analysis is in ***Bold Italics***. Applicable policies are analyzed below.

**II.B.5 DEVELOPING URBAN:** “The goal is to create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

II.B.5 Developing and Established Urban Areas, Policy c: Where needed to guide more detailed planning, major portions of the Established Urban Area and Developing Urban Area and adjacent Plan map areas shall be formed into districts for rank two area planning, which should use the following process:

- Determine boundaries for each area plan based upon design character, social and cultural identity, and visual and environmental features.
- Determine content of each area plan based upon needs analysis, including but not limited to characteristics, conditions, trends and opportunities in land use, the built and visual environment, and social and economic environment.
- Determine activity center appropriateness and character for each area in coordination with the area wide Activity Centers implementation planning program.

***The Volcano Mesa amendment to the Rank II WSSP determined the boundaries for the resulting three companion Rank III Sector Development Plans and provides policies to guide development within them based on their characteristics. The amendment proposes a Major Activity Center for the Volcano Heights SDP.***

II.B.5 Developing and Established Urban Areas, Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

*The Plan includes two Transition zones – Neighborhood Transition and Escarpment Transition – with lower development densities and intensities in order to respect existing neighborhoods to the north and south and sensitive lands within Petroglyph National Monument to the east.*

*Development densities and intensities and structure heights generally step down from the center of the Plan area toward the edges in order to respect surrounding land uses and natural conditions. This zoning strategy respects existing neighborhoods. Heights and density have been negotiated with surrounding neighbors.*

*Natural environmental conditions, scenic resources, and resources of other social, cultural, and recreational concern are addressed through a combination of policies, regulations, and incentives. Preservation incentives are provided through the optional bonus height system. The Plan requires both usable and detached open space, with rock outcroppings counting double their own square footage as an additional incentive for preservation. View preservation is addressed in the orientation of mandatory streets and the bonus height system.*

*The optional bonus height system provides incentives for benefits to the natural environment in order to encourage preservation of scenic and recreational resources and open space.*

II.B.5 Developing and Established Urban Areas, Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

*Volcano Heights is surrounded by the existing Ventana Ranch development to the north and Taylor Ranch neighborhood to the east, which include urban facilities and services. Volcano Trails and Volcano Cliffs are developing areas to the west and south, respectively. Volcano Heights is proposed as a Major Activity Center, which would provide local and regional retail and services to surrounding areas, as well as provide opportunities for major employers. By containing a mix of uses as well as employment opportunities, Volcano Heights is intended to help address the imbalance of jobs and housing that exists between the City's east and west sides.*

II.B.5 Developing and Established Urban Areas, Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

*Preservation of significant rock outcroppings is encouraged through the optional bonus height system and through regulations for both usable and dedicated open space. View preservation is achieved through the east-west alignment of the mandatory*

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*street system, the stepping down of structure heights toward the Petroglyph National Monument, and incentives for open space in the optional bonus height system.*

*The Plan does not provide for trails, although it encourages them through policy, because trails would have to be constructed and maintained privately. The checkerboard property ownership pattern would be a challenge to any such requirement, and City Parks and Recreation has concerns about private trails in terms of ongoing maintenance and liability.*

II.B.5 Developing and Established Urban Areas, Policy h: Higher-density housing is most appropriate ... in designated Activity Centers and areas with excellent access to the major street network.

*High-density residential uses are proposed in zones that are recommended to be within the Volcano Heights Major Activity Center. Transition zones are provided between existing single-family development outside of the Plan area and new zones where higher-density housing is allowed. Paseo del Norte and Unser Boulevard provide regional access; the mandatory and non-mandatory roads proposed by the Plan would provide local access and connections to the major street network.*

II.B.5 Developing and Established Urban Areas, Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*The Volcano Mesa amendment to the WSSP recommends designation of a Major Activity Center within Volcano Heights. The zoning proposed in the Plan will provide an opportunity for development of an employment center, as well as an area for West Side residents to shop and seek entertainment. The more intense and dense zones are located toward the center of the Plan area, surrounded by less dense and less intense uses in order to buffer the existing single-family residential areas.*

II.B.5 Developing and Established Urban Areas, Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

*Site development standards help coordinate land use and transportation networks. Land adjacent to arterial streets will be developed with a minimum of curb cuts via local roads that provide access for services and vehicle parking.*

*The Plan includes a mandatory street network to create the minimum backbone grid of streets necessary to support new development and help disperse and provide redundancy for regional traffic. Each mandatory street has an associated cross section that property owners/developers are required to construct as adjacent projects develop.*

*The mandatory streets are designated either ‘A’ Streets, i.e. pedestrian-oriented main streets, or ‘B’ Streets, i.e. primarily auto-oriented streets intended to provide parking and service access to local development. All cross sections are designed to accommodate pedestrians and cyclists in order to serve established and future residential neighborhoods.*

*Non-mandatory streets will also be necessary to serve local development. Options are provided for non-mandatory street cross sections, which will be classified as either ‘A’ or ‘B’ based on the first developments that occur.*

*Taken together, the mandatory and non-mandatory streets will provide a grid network that minimizes traffic impacts on adjacent arterial streets and protects the livability and safety of established residential neighborhoods.*

II.B.5 Developing and Established Urban Areas, Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged that is appropriate to the Plan area.

*The Plan includes building design standards to promote high-quality development appropriate to a Major Activity Center. Architectural style is not prescribed. The optional bonus height system offers additional heights in the Center zones (Town, Regional, and Village) and Mixed Use zone in exchange for benefits to the built and natural environment. An exception to the Plan’s standards is allowed for buildings and/or projects that include “elements of exceptional civic, architectural, or environmental design” (p. 31).*

II.B.5 Developing and Established Urban Areas, Policy m: Urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

*Structure heights are generally stepped down from the Center zones in the center of the Plan area toward the Escarpment edge on the east to protect important views to Sandia Peak. The 15-foot height limit within an Impact Area defined by the existing Rank III Northwest Mesa Escarpment Plan is retained. Within 200 feet of the Petroglyph National Monument, structure heights are limited to 18 feet, with up to 50% of the building footprint allowed to go up to 26 feet. The rest of the Escarpment Transition zone allows maximum structure heights of 26 feet. To minimize the visual impact of development on views from east of the river, glass is required to have low-reflectivity value, and colors are regulated per the NWMEP.*

*The optional bonus height system, available in all but the Transition zones, includes incentives for preserving views and providing benefits to the natural and built environments.*

*Site development and building design standards are included to help ensure high-quality development that can enhance the visual environment.*

II.B.5 Developing and Established Urban Areas, Policy n: Areas prematurely subdivided and having problems with multiple ownership, platting, inadequate right-of-way, or drainage should be reassembled or sector planned before annexation and service extension is assured.

*Although Volcano Mesa was annexed prior to any reassembly of lots, the area is now being sector planned prior to service extension. Properties and roads within Volcano Heights have not been platted. Over 30 property owners own land within the Plan area, with properties ranging in size from 2.5 to 68 acres. The Plan includes a mandatory street network that connects to existing roads bordering the Plan area and aligns as much as possible with the existing 20-foot access easements along existing property lines.*

*Because infrastructure, including roads, sewer, water, and utilities, will all be provided at the expense of property owners and developers, the Plan recommends financial tools such as Special Assessment Districts (SADs), Public Improvement Districts (PIDs), and/or Tax Increment Development Districts (TIDDs) in order to pool resources across property owners to fund infrastructure improvements that benefit the Plan area.*

**II.B.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.”

II.B.1 Open Space, Policy c: Development in or adjacent to the proposed Open Space network shall be compatible with open space purposes.

*The proposed Escarpment Transition Zone abutting the Petroglyph National Monument is intended to provide the most compatible land uses with this unique open space resource. A mandatory Park Edge Road provides an appropriate transition between open space to the east and development to the west because it is single-loaded (i.e. abutting the Monument boundary on the east and development on the west) where it abuts the Monument. Structure heights are the most limited closest to the Monument boundary, stepping up gradually moving west away from the Escarpment edge.*

*The Plan includes goals and policies to enhance and protect the Monument and rock outcroppings throughout the Plan area that are part of this unique landscape and contribute to the area’s sense of place. Open space requirements and the optional bonus height system are also intended to help preserve the integrity of this landscape.*

*In accordance with other Volcano Mesa sector plans and the Northwest Mesa Escarpment Plan, color and reflectivity are limited throughout the Plan area to minimize visual impact of development from inside the Monument. The Plan also includes general standards restricting the type of fencing allowed adjacent to the Monument.*

II.B.1 Open Space, Policy d: The City and County shall preserve the volcanoes, key portions of the basalt flow, and the escarpment as part of the Open Space network.

*The volcanoes and escarpment have been permanently preserved through purchase of property and the creation of the Petroglyph National Monument. Significant rock outcroppings are defined by this Plan and represent “key portions of the basalt flow.” While the Plan does not require their preservation, as they exist on private property, the Plan includes requirements for both usable open space and dedicated open space, and rock outcroppings included for either purpose count double their square footage toward the requirements in order to encourage their preservation. In addition, the optional height bonus system includes both private preservation and dedication of rock outcroppings toward height bonuses in eligible zones.*

II.B.1 Open Space, Policy f: A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link other areas within the Open Space network.

*While the Plan does not propose any trails, it does require both usable and dedicated open space to encourage the preservation of sensitive lands and rock outcroppings throughout the Plan area. Dedication of rock outcroppings and/or open space and providing public access to rock outcroppings on private property count toward an optional height bonus in eligible zones.*

*The Plan encourages a multi-use trail on the Petroglyph National Monument edge, particularly where it links to the existing pedestrian bridge over Paseo del Norte in order to create a continuous trail network to link open space areas to the north and south.*

II.B.1 Open Space, Policy g: 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 Plan does not require the development of any park or open space, since Impact Fees are intended to pay for the City’s provision of these community resources. In this service area, the Impact Fee calculation would not cover the addition of any new parks*

*or open space within the Plan area but rather contribute to the maintenance of existing facilities nearby.*

*Instead, based on project size, the Plan requires private usable open space amenities, which could include a park, plaza, patio, courtyard, amphitheater, roof terrace, or playground, etc. in order to meet a range of recreational needs compatible with the project.*

II.B.1 Open Space, Policy h: Developing areas shall have neighborhood parks and open areas located to serve the population of the area.

*As explained above, the Plan does not require parks, but it does require usable and dedicated open space. These open spaces may be pooled across property lines to create larger open areas.*

*The Plan also recommends by policy (12.1.5) that the City adopt a Transfer of Development Rights ordinance to allow property owners to transfer density from one property to another in order to provide open space on the “sending” property and more density and urban walkability on the “receiving” property.*

II.B.1 Open Space, Policy j: Design of neighborhood open areas should tie into other open spaces, where appropriate, to create an Open Space network.

*The Plan requires dedicated open space and recommends by policy (12.1.6) the dedication of sensitive lands, rock outcroppings, and land adjacent to the Petroglyph National Monument. The Plan also recommends protections through private means (12.1.3).*

II.B.7 ACTIVITY CENTERS: The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities that reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

*The Volcano Mesa amendment to the WSSP, policy 3.96, proposes that Volcano Heights Town Center be designated as a Major Activity Center. This policy was written based on a previous proposal for Volcano Heights that involved a larger area called Town Center. The current 2012 draft Plan recommends by policy (12.2.1) that all but the Transition Zones be designated as a Major Activity Center in order to provide the best opportunity to address the imbalance of jobs and housing on the City’s east and west sides. Together, these zones would contribute to a walkable, urban, mixed-use, high-density area, which could support and be supported by transit as well as accommodate pedestrians, cyclists, and automobiles.*

*A Major Activity Center would help reduce sprawl and the need for exclusively auto-based travel by providing opportunities for employment, retail, and services close to existing and future residents. This type of compact, multi-modal development could help reduce traffic congestion on the region's few arterial roads and perhaps most importantly on the region's few river crossings.*

*While the West Side has a Major Activity Center at Cottonwood Mall, it is severely limited in terms of providing employment and residential opportunities. The proposed Major Activity Center in Volcano Heights would offer a live-shop-play development alternative that the City could market as a mixed-use, multi-modal district. This additional Major Activity Center would offer further opportunities for employment on the City's West Side, which would help address the City's jobs/housing imbalance east and west of the Rio Grande.*

II.B.7 Activity Centers, Policy c: Structures whose height, mass or volume would be significantly larger than any others in their surroundings shall be located only in Major Activity Centers to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access.

*The proposed structure height of the Center Zones would be larger than their surroundings, which would reinforce the designation of a Major Activity Center within Volcano Heights. Structure heights by right in the Plan area are proposed as 40 feet in the Town, Regional, and Village Center Zones and 26 feet in the Mixed Use Zone.*

*The optional bonus height system would allow additional height for commensurate benefits to both the built and natural environments, including the preservation of views through structure placement on the site. Bonus heights in the Plan area are proposed as follows:*

*Town Center: 75 feet  
Regional and Village Center: 60 feet  
Mixed Use: 40 feet*

*The Mixed Use Zone and Transition Zones are provided to transition from the taller, higher-density developments in the Center of the Plan area to lower building heights in existing single-family residential areas outside the Plan area, preserving their solar access. Views to and from the Petroglyph National Monument are preserved and protected via structure height limits within the Escarpment Transition zone.*

II.B.7 Activity Centers, Policy e: New Activity Centers may be designated and added to the Comprehensive Plan through local government review and approval based upon the following criteria:

- The proposed Activity Center's potential for shaping the built environment, consistent with policies of the Comprehensive Plan.



- Market potential for concentrating activities to higher than average intensities, and potential for promoting infill of vacant land inside the existing urban services boundary.
- Appropriateness of the proposed Activity Center, including location relative to the market area and access/connections including transit service potential.
- Fiscal impact of the proposed Activity Center on City government and the private sector.
- Compatibility of the proposed Activity Center with surrounding neighborhoods.
- Capacity and availability of public services such as transportation, water, and sewer systems to support the Activity Center as proposed.
- Environmental impact of the proposed Activity Center.

*The Major Activity Center proposed as part of the Volcano Mesa amendment to the WSSP and in the Volcano Heights SDP is consistent with policies in the Comprehensive Plan, has the potential to address the imbalance of jobs to housing on the West Side, has a wide market area, and includes transit potential. A transit corridor is proposed to be the backbone of the Town Center, serving not only Bus Rapid Transit on Paseo Del Norte and Unser but also a local transit network. The proposed Major Activity Center is compatible with the surrounding neighborhoods, as it will provide goods and services in walking and cycling distance and is buffered by Transition Zones of lower density and intensity of uses. The fiscal impact of the proposed Major Activity Center would be beneficial on the private sector as well as to the City, including a boost to the West Side economy as well as higher gross receipts taxes for the City from additional retail, goods, and services. The associated transit service being planned for this area would include the capacity to serve the Major Activity Center. Water and sewer are not yet available in this area, which poses a challenge. The environmental impact, compared to the current zoning of exclusively single-family development, would be a benefit to the area, as development is planned to be high-quality, carefully tailored to context, and intended to create a district accessible by multiple modes of traffic as opposed to exclusively by automobile.*

II.B.7 Activity Centers, Policy f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

*The proposed Major Activity Center has the most intense land use and density located in the center of the Plan area, buffered by Mixed Use Zone and Transition Zones on the edges, where there is less intense land use and density.*

II.C.1 AIR QUALITY: The Goal is to improve air quality to safeguard public health and enhance the quality of life.

II.C.1 Air Quality, Policy b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

*This Plan represents a significant effort to coordinate land use and transportation in order to produce a built environment with efficient placement of housing, employment, and services accessible by automobile, pedestrians, cyclists, and transit users. The mixed-use development in an infill location helps integrate residential, commercial, and industrial uses for a better jobs-housing balance. The mandatory street network has been designed to accommodate the density and intensity of uses and provides additional redundancy for the regional traffic network to disperse and manage congestion.*

II.C.1 Air Quality, Policy d: Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.

*The Town Center is organized around a transit corridor, which has been included as one route being studied for a high-capacity transit connection between Rio Rancho to the north and the Journal Center/I-25 employment area to the east along Paseo del Norte. The mandatory street network provides wide sidewalks for pedestrians and bike lanes for cyclists to offer alternative transportation choices, in addition to sufficient roadway capacity to serve local and regional automobile traffic.*

II.C.6 ARCHEOLOGICAL RESOURCES: The goal is to identify and manage or acquire significant archaeological and paleontological sites for research, education, economic, and/or recreation use.

II.C.6 Archeological Resources, Policy c: Public understanding of and appreciation for the area's archaeological and paleontological past shall be promoted.

*Because the Volcano Mesa area contains archeologically significant and sensitive sites, the WSSP amendment proposes policies to address preservation of archeological and culturally significant sites. The policies address a range of guidance from preservation, to adequate setback to interpretive features to the preservation of significant rock outcroppings. The Volcano Heights SDP contains language to address archaeological sites in the general standards (10.5). The Volcano Heights SDP also proposes to use usable and detached open space requirements and an optional bonus height system to encourage the preservation of significant rock outcroppings.*

II.C.8 DEVELOPED LANDSCAPE: The goal is to maintain and improve the natural and the developed landscapes' quality.

II.C.8 Developed Landscape, Policy a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

*The optional bonus height system is included in the Plan as a tool of compromise to balance the need for density and intensity to create a Major Activity Center with the need to respect and protect the integrity of a unique landscape tied to the Escarpment and Petroglyph National Monument to the east. Additional height is available in non-Transition zones in exchange for commensurate benefits to both the built and natural environment. The options provided as benefits to the natural and built environments include context-sensitive and environmentally-based development options in order to enhance and respect the unique natural and visual environment in this area. The preservation of sensitive lands, rock outcroppings, and native vegetation – including juniper trees – are included as options to enhance the natural and visual environment.*

II.C.8 Developed Landscape, Policy d: Landscaping shall be encouraged within the public and private rights-of-way to control erosion and dust and create a pleasing visual environment; native vegetation should be used where appropriate.

*The Plan requires landscaping of public and private rights-of way. Landscaping is limited to a native and xeriscape plant list included in the Plan. For more sensitive areas Plant List A is based on a survey of the Petroglyph National Monument conducted by Bleakley between 1994 and 1995. For the remainder of the area, Plant List B applies, and these are xeric plants listed in the Albuquerque-Bernalillo County Water Utility Authority “How-to Guide to Xeriscaping.”*

II.C.8 Developed Landscape, Policy e: In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

*The Plan includes grading regulations (7.4) minimizing the alteration of existing topography and importing fill. The Plan includes construction mitigation regulations (7.5) requiring the replacement of boulders and plant cover. The optional bonus heights system includes the siting of buildings to preserve views and existing juniper trees.*

II.C.9 COMMUNITY IDENTITY AND URBAN DESIGN: The goal is to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

II.C.9 Community Identity and Urban Design, Policy b: In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following:

- 1) The natural environment

- 
- Indigenous vegetation and other materials appropriate to landscapes
  - Topography and landscape features such ... escarpments
  - Colors and textures of the natural environment
  - Views
- 2) Built environment
- Height and massing of buildings
  - Setbacks from the street
  - Placement of entrances and windows
  - Walls and fences
  - Parking areas design and relationship to buildings
  - Road widths, sidewalks, curb cuts, medians
  - Grain of streets/size of parcels
  - Patterns of movement (e.g. pedestrian connections, access to transportation/transit)
  - Street furniture (e.g. bus stops, street lights, signs)
  - Landscaping materials, both planting and hardscape
  - Public infrastructure (e.g. drainage facilities, bridges)
  - Social interaction opportunities
  - Relationship between built and natural environment
- 3) Local history
- Architectural styles and traditions
  - Current and historic significance to Albuquerque
  - Historic plazas and other Activity Centers
- 4) Culture and traditions
- Cultural characteristics of residents
  - Community celebrations and events

***Volcano Mesa is surrounded by thousands of acres of Major Public Open Space in the form of the Petroglyph National Monument. This landscape is culturally important to the Pueblo community today, as well as containing archeological sites. Volcano Heights commands great views of the Sandia Mountains to the east and has large rock outcroppings of basalt throughout the Plan area.***

***As explained above, the Plan includes strategies – regulations, policies, and incentives – to enhance, protect, and preserve the natural environment, including views, archaeological sites, sensitive lands, native landscaping, topography, and colors.***

***The Plan includes strategies – regulations, policies, and incentives – to create a quality built environment in balance with the natural environment, including site development standards and building design standards and optional bonus height criteria for benefits to the built environment.***

*Local history is addressed through the preservation of the integrity of landscape connections to the Petroglyph National Monument and encouragement through the bonus height system to create new plazas and provide interpretive signage.*

*Culture and traditions are not addressed directly by the Plan, other than strategies to preserve the rock outcroppings that are part of the cultural traditions of native Pueblo peoples.*

II.C.9 Community Identity and Urban Design, Policy c: The identity and cohesiveness of each community shall be strengthened through identification and enhancement of community Activity Centers that have a scale, mix of uses, design character, and location appropriate to the unique character of the community.

*The Major Activity Center proposed by the WSSP amendment and the Volcano Heights SDP will provide areas for the community to gather, to strengthen the community as well as providing an opportunity for retail, service and office uses and to address the imbalance of jobs and housing on the West Side.*

II.C.9 Community Identity and Urban Design, Policy e: Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community and that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to:

- minimize water use
- screen parking areas
- create useful and attractive signage and building facades
- facilitate walking safety and convenience

*The mandatory street cross sections as well as options for non-mandatory street cross sections are paired with frontage requirements that pull buildings to the street and create an urban built environment that is attractive and safe for walking and cycling. Creating a more urban area on the West Side will create an alternative environment that enhances the range of options for retail, services, and housing choices. The Plan includes requirements for screening of parking areas, water harvesting, and attractive signage. The Plan's mixed-use zones are coordinated with the transportation network to create opportunities for retail, goods, and services within walking distance of residential areas.*

II.D.3 ENERGY MANAGEMENT: The goal is to maintain an adequate, economical supply of energy through energy management techniques and use of alternative and renewable energy sources.

II.D.3 Energy Management, Policy a: Use of energy management techniques shall be encouraged.

*The optional bonus height system includes incentives for developers to meet building energy performance standards in new construction. Bonus criteria include solar and wind energy and water harvesting. Solar panels are not counted toward building height limits, as they are in the Zoning Code currently.*

II.D.3 Energy Management, Policy d: A transportation that is more energy efficient shall be developed. In particular, promote a variety of transportation modes including expansion of transit...

*As explained above, Town Center is organized around a transit corridor and intended to create opportunities for transit-oriented development. Mandatory streets are planned to accommodate pedestrians and cyclists in addition to autos.*

II.D.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 as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

II.D.4 Transportation and Transit, Policy c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

*Single-family development is prohibited in all but the Transition Zones in order to encourage higher-density residential development toward the core of the Plan area, particularly in the Town Center zone, where it could best support and benefit from transit service.*

II.D.4 Transportation and Transit, Policy f: Transit planning and implementation shall be coordinated among agencies and area jurisdictions...

*Staff has coordinated extensively with ABQ Ride, DMD, and MRCOG on the potential for high-capacity transit along the Transit Corridor in Town Center. MRCOG's feasibility study results are expected in Spring 2013.*

II.D.4 Transportation and Transit, Policy o: Peak hour demands on the circulation system should be decreased.

*The traffic study (Appendix C) concluded that the mandatory street system and dense, walkable land-use pattern would likely result in reduced a.m. peak hour travel demand and no increase in p.m. peak hour travel demand compared to the previous transportation and land use proposals for Volcano Heights. Overall, the mandatory street network and non-mandatory streets would provide redundancy to the existing transportation system that would help disperse traffic congestion.*

II.D.6 ECONOMIC DEVELOPMENT: The goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

II.D.6 Economic Development, Policy a: New employment opportunities that will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The creation of a Major Activity Center in Volcano Heights, as proposed in the Volcano Mesa amendment to the WSSP and in the Volcano Heights SDP, will provide opportunities for new employment in a wide range of occupations and skill levels on the City's West Side, where few such opportunities exist. The Plan envisions office, service, light industrial, and retail opportunities.*

II.D.6 Economic Development, Policy g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

*The proposed Major Activity Center would create the opportunity for a concentration of employment on the West Side. This will help to alleviate some of the existing jobs/housing imbalance. While some future employees may live elsewhere in the Albuquerque metropolitan area with commutes opposite of the norm (which would help support transit service in general, as buses would not be empty heading to the West Side), it is logical to expect that many will be West Side residents, thereby reducing their need to travel.*

### ***Rank II West Side Strategic Plan***

The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and amended in 2002 and 2009. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on page 2 in the WSSP.

The WSSP identifies fourteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The WSSP emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development. Applicable policies include:

WSSP Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

*The Volcano Mesa amendment to the WSSP did not update this policy, but it is the fourteenth community that the WSSP covers. The amendment proposes a Neighborhood Center in Volcano Cliffs and a Major Activity Center in Volcano Heights. High-density and non-residential uses are proposed in these nodes, surrounded by lower-density residential uses. In Volcano Heights, single-family development is only allowed in the Transition Zones, which are not proposed to be included in the designated Major Activity Center.*

WSSP Policy 1.9: In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:

- **Market Area** – Community Centers should be located to serve a primary service area of about 30,000 people within approximately a three mile radius of the center... Uses typical of community centers would likely be accessed on a weekly basis...
- **Access/Connections** – Community Centers shall be easily accessible by automobile, located at the intersections of at least one major and one minor arterial street, and connected to public transit service as well as the community-wide trail/bikeway network... [C]ommunity ... centers shall be very accommodating to the pedestrian even within predominately off-street parking areas.
- **Scale** – Community Centers shall be composed of blocks with buildings well connected by sidewalks and public spaces like plazas. Shared parking, through mainly off-street, should be encouraged, and larger parking areas may be divided into smaller ones or used for structured parking and/or additional active land uses... [C]ommunity ... centers shall have outdoor areas that encourage gathering; shall



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include bicycle parking and shall provide safe pedestrian connection among buildings and between buildings and parking areas...

*Volcano Heights meets the policy for a community center based on the criteria for market area, access, and scale. The Plan area is within a Developing Urban area as defined by the Albuquerque/Bernalillo County Comprehensive Plan. The demographic analysis done for Volcano Heights shows well over 30,000 people within a 3-mile radius. Paseo del Norte and Unser Boulevard cross at the center of the Plan area, and the transit corridor would link this area to transit service, satisfying the access criterion. The Plan includes small, walkable block sizes and encourages shared parking, outdoor areas for gathering, and bicycle parking. The Plan includes requirements for connections among buildings and between buildings and parking areas. Finally, the Plan includes a mandatory street network grid that provides safe accommodations for cyclists and pedestrians.*

WSSP Policy 1.14: The typical Community Activity Center shall be accessible by a major street or parkway, provide a hub for transit service, and be accessible by pedestrians and bicyclists.

*The Major Activity Center proposed by the Volcano Mesa amendment to the WSSP and the Volcano Heights SDP will be accessed from two principal arterials: Paseo del Norte and Unser. A transit corridor is proposed as the hub for local and regional transit service, and the area will be easily accessible by pedestrians and cyclists.*

WSSP Policy 1.18: Community Activity Centers shall contain mixed-use buildings and/or mixed use developments that combine commercial, residential, and/or civic land uses in one accessible location. Clustered buildings and formation of meaningful plazas and sheltering forms to promote pedestrian-friendly environments are encouraged.

*All proposed zoning within Volcano Heights would allow mixed-use development. The Plan does not propose locations for plazas; however, plazas and other pedestrian-friendly amenities are encouraged through options available for usable open space on projects greater than 2 acres as well as the optional bonus height system.*

WSSP Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side...

*The Volcano Heights SDP would further this policy by providing an appropriate area for the development of significant office and light industrial space and establishing a desirable, walkable urban center that could help attract major employers.*

WSSP Policy 3.95: Volcano Heights Major Activity Center. The Volcano Heights Town Center should be designated as a Major Activity Center. The Volcano Heights Town Center

provides an opportunity to address the jobs/housing imbalance in the area and will serve the region with employment, commercial, service, and retail opportunities.

***The Plan is intended to implement this policy and proposes that in addition to Town Center, all zones except Transitions Zones should be included in a Major Activity Center. The mixed-use zoning and optional density bonuses would provide opportunities for regional employment, commercial, service, and retail uses.***

WSSP Policy 3.96: New zoning should be established for the Volcano Mesa area to correct the jobs/housing imbalance that exists for the area and to support area-wide transit services. Development of the Volcano Mesa area has the potential, with new zoning, to result in approximately 12,000 additional housing units with 30,000 residents and significant non-residential building. The total growth in the Albuquerque market is approximately 5,500 residential units and 7,000 new jobs per year. Since Volcano Mesa is only a portion of the inventory of developable land, it is reasonable to expect build-out there to occur over several years, if not decades.

***Volcano Heights SDP proposes changing zoning to allow mixed-use, high-density development, with a Town Center zone organized around a proposed transit corridor. The non-Transition zones allow a wide range of uses and generally accommodate the development of destination retail, employment centers, urban residential, and entertainment uses. The development vision was calibrated to be an optimistic yet practical target, based on a market study that showed limited potential for the area and the build-out entitlements that the zoning allows. More density and growth, which would help with the jobs/housing imbalance, is allowed, encouraged, and accommodated by the Plan.***

WSSP Policy 3.98: Implementation strategies should consider the following for growth phasing and timing: Public Improvement Districts (PIDs), Special Assessment Districts (SADs), Workforce Housing, Public-Private Partnership, and Water.

***Volcano Heights recommends PIDs and SADs as strategies for implementation. The Plan also emphasizes the coordination and partnerships needed between public and private entities. The Plan sets out policies to coordinate water service extension in the area.***

WSSP Policy 3.99: Development in the Volcano Mesa area should recognize the sensitive ecological, historical, and cultural importance of the area, and future Rank III plans in the area should respect this in the following ways:

- Protect the narrow band of the Escarpment on the eastern edge of Volcano Mesa and maintain the views to and from the Escarpment;
- Establish design standards for developments built adjacent to the edge of open space that will be compatible visually and ecologically with the high desert landscape ...

- Protect view sheds from the North Geologic Window and the cones of the northern most Volcanoes to the Sandia Mountains and the Rio Grande;
- Include a plant list for the open space and conservation areas drawn from native species in the area;
- Establish an urban form criteria that limits heights and prescribes harmonious colors to preserve views and promotes an urban environment that fosters the active life of the community.

*The Volcano Heights SDP goes to great lengths to recognize the sensitive ecological, historical, and cultural importance of the area. The Escarpment Transition Zone is proposed to plan uses, densities, and building massing and scale to be the most compatible with the Escarpment and sensitive lands within the Petroglyph National Monument. The Plan retains height limits within the Impact Area defined by the NWMEP, and the Plan further limits heights within 200 feet of the Petroglyph National Monument Boundary to 18 feet, with up to 50% of the building footprint allowed to go to 26 feet, as an additional height transition away from the Escarpment edge to help preserve views. The Plan retains the limits on building color from the NWMEP to reduce the visual impact of development. View sheds are primarily preserved through the east-west grid alignment of mandatory streets toward the Sandia Mountains. The Plan includes a plant list of native and xeric species.*

WSSP Policy 3.100:

- Important views from locations within the Volcano Mesa area to the Rio Grande basin, the city of Albuquerque and the Sandia Mountains should be protected with height restrictions in future Rank 3 sector development plans for the area; and
- Development in the Volcano Mesa area may be visible from the east side of the City of Albuquerque; therefore care should be taken in order to minimize visually intrusive development in all of the Volcano Mesa area.
- The analysis of the views to the Volcano Mesa area and from the Volcano Mesa area should provide the basis for regulations in future Rank 3 sector development plans for dealing with height, color, reflectivity, lighting, building materials, and landscape design. To minimize the visual impact of development, predominant colors used on structures should blend with the natural colors of the mesa.

*As explained above, the Volcano Heights SDP has several strategies to protect views from within the Plan area, as well as views to the area from the east side, including the east-west mandatory street orientation, building heights that step down toward the Escarpment, limits on glass reflectivity, color restrictions, and building placement. The optional bonus height system includes view preservation as one criterion toward additional heights for the non-Transition zones.*

WSSP Policy 3.101: Development and Engineering Considerations. Retention of the natural landscape is a key goal of the Volcano Mesa area and of previously adopted City policies.

To the largest extent possible the natural landscape should be retained. Importing large amounts of fill is discouraged because this type of treatment masks the natural terrain and geological conditions that make the area unique, desirable, and of value to residents and the larger community.

***The Plan includes grading regulations (7.4) minimizing the alteration of existing topography and importing fill. The Plan includes construction mitigation regulations (7.5) requiring the replacement of boulders and plant cover. The optional bonus heights system includes the preservation of existing juniper trees.***

WSSP Policy 3.103: Protection of archeological and cultural resources should be ensured... The Volcano Mesa area contains several sites of archeological significance, many of which (but not all) have been designated as Major Public Open Space. These Petroglyph and settlement sites tend to be concentrated within the Northern Geologic Window, in the large tract owned by the State of New Mexico, along arroyo corridors, on some rock outcroppings, and within the Monument.

***As mentioned above, the Volcano Heights SDP contains language to address archaeological sites in the general standards (10.5). To encourage the preservation of significant rock outcroppings, the Volcano Heights SDP requires both usable and detached open space and includes rock outcroppings as one criterion of the optional bonus height system. Rock outcroppings count double their square footage toward usable or detached open space requirements as an additional incentive, and their preservation can be double-counted toward open space requirements and a height bonus.***

WSSP Policy 3.104: Adequate setbacks from petroglyphs and archeological sites should be maintained. Development, trails, and recreation areas should be set back at least 50 feet from prehistoric petroglyphs or other sites with high archeological value, unless part of an approved interpretive exhibit.

***The Plan includes the 50-foot setback from petroglyphs or other identified archaeological sites (10.5).***

WSSP Policy 3.105: View Corridors should be preserved. To the extent possible, streets and linear open spaces should extend from archeological sites of major cultural importance toward the Sandia Mountains to the east and the two northern-most volcanoes to the west.

***As mentioned above, several mandatory streets are oriented east-west toward the Sandia Mountains, and Unser Boulevard provides an important view corridor to the volcanoes to the southwest.***

WSSP Policy 3.106: Development of interpretive features should include the following:

- a. A National Park Service representative for the Petroglyph National Monument and the City Open Space Division for other open space and park locations should determine the appropriate design and development standards for interpretive signage and exhibits where major trails are near prominent archeological features.
- b. Trails & interpretive features should not come within 50 feet of these sensitive features, unless designed under the guidance of a qualified archeologist.

***The Plan includes interpretive signage as one criterion for a height bonus, although the Plan is silent on how the interpretive portion is developed. This Rank II policy would still apply.***

WSSP Policy 3.107: Ensure conservation of significant rock outcrops. All rock outcroppings containing petroglyphs should be conserved. Major rock outcroppings should be conserved. Site treatment should include preservation, avoidance, testing, or documentation of surface and/or subsurface remains...

***As explained above, the Plan uses a combination of policies, regulations, and incentives to conserve rock outcroppings. All petroglyphs shall be preserved subject to City Zoning Code §14-16-3-20.***

WSSP Policy 3.108: Adjustments to site and lot layouts and building pads are encouraged in order to preserve rock outcroppings, and clusters of major rock outcroppings should be placed within publicly accessible open space. All subdivision, site plans, and master plans including those developed for Public Infrastructure Districts and Special Assessment Districts should be designed to conserve these outcroppings to the extent practicable and submittals for development approval should contain a description of the actions taken to carry out this requirement.

***The Plan allows administrative deviations to allow buildings to be shifted to preserve rock outcroppings. The Plan's optional bonus height system provides incentives to keep rock outcroppings publicly accessible via walkways and/or access easements.***

WSSP Policy 3.110: The access points to Paseo del Norte and Unser, shown in Exhibit 10, Road Network Map should be adopted.

***The access points have been updated since the WSSP Volcano Mesa Amendment was adopted. While some of these access points have shifted to fit the Mandatory Street network, the intent to provide additional access points to support a Major Activity Center remains the same.***

WSSP Policy 3.111: Transit service that is efficient, accessible and reliable should be developed for the Volcano Mesa area. Fast, frequent, and reliable transit plays a vital role in reducing both Vehicle Miles Traveled and regional traffic congestion, but it cannot

achieve these goals without a parallel effort to develop a land-use pattern that supports transit. The Volcano Mesa area's emphasis on walkability and the range of densities and built forms proposed will ultimately make more frequent transit service viable. Transit systems should be deployed in the area in a manner commensurate with the intensity of development. As full development is achieved, the Bus Rapid Transit (BRT) system proposed for the area, using dedicated bus lanes and emerging technologies, can make transit competitive with the car. Transit, and especially BRT, can eventually serve as the conveyance of choice between communities and employment centers in the Volcano Mesa area and on the West Side in general, and also to and from central Albuquerque and the I-25 corridor.

*The land-use, densities, development pattern, zones, and street network – particularly the proposed transit corridor through Town Center – are all included in the Plan in part to support transit-oriented and transit-supportive development as density phases in over time. Rio Metro/Mid-Region Council of Governments has included the proposed transit corridor as a potential alignment for high-capacity transit service connecting Rio Rancho to the north with the Journal Center/I-25 Corridor Major Activity Center to the east along Paseo del Norte.*

WSSP Policy 3.112: Establish and adopt a bicycle network that supports a safe, accessible and efficient alternative to the car.

*The mandatory street cross sections have been planned to provide safe, efficient accommodation of bicycles as well as pedestrians and transit. The cross sections for Paseo del Norte and Unser Boulevard retain both the multi-use trails and bike lanes to provide recreational and commuter cycling opportunities. The Plan also recommends ongoing collaboration with planning efforts for the 50-mile multi-use trail loop that proposes to use Unser Boulevard and Paseo del Norte within Volcano Heights.*

### **Rank II Facility Plan for Major Public Open Space (MPOS)**

The Facility Plan for Major Public Open Space (MPOS) was adopted in 1999 and establishes guidelines and policies to guide the implementation of Comprehensive Plan goals for City-owned Major Public Open Space throughout the City of Albuquerque and Bernalillo County.

Applicable policies include:

#### DESIGN GUIDELINES FOR DEVELOPMENT ADJACENT TO MPOS

MPOS, Policy B.3.A: All commercial developments adjacent to Major Public Open Space should include the following design considerations in submittals for approval before the Environmental Planning Commission or Design Review Board:

- Height – up to the maximum allowable within the zone but lower heights are encouraged where the scale of the building height would tend to overwhelm the adjacent natural characteristics, such as in areas of sparse or low vegetation or areas where views are significant in one or more directions.
- Massing and profile – low, unobtrusive and irregular building mass or profiles are encouraged in favor of building elevations that are tall, abrupt, angular, or regular.
- Materials – organic, traditional materials (adobe, masonry, wood, or frame and stucco) are preferred over modern or inorganic materials such as cement, steel, or glass.
- Color – building facades shall be of a more neutral or pastel and less reflective hue such as tan, sand, or light brown, rather than those with more brightly colored hue and reflectance.
- Landscaping – landscape materials shall be in character with those of the natural surroundings rather than utilizing plant species that are out of character with the area...

*As explained above, the Volcano Heights SDP has regulations about height, materials, and landscaping in the Escarpment Transition zone that support this policy. Color is as regulated per the NWMEP. The Plan does not regulate massing or profile.*

MPOS Policy B.3.B: All residential development adjacent to Major Public Open Space should follow the guidelines as set forth for Commercial Development above, except that such guidelines apply to newly approved residential developments within ¼ mile of Major Public Open Space.

*As explained above, the Volcano Heights SDP has regulations about height, materials, and landscaping in the Escarpment Transition zone that support this policy. Color is as regulated per the NWMEP. The Plan does not regulate massing or profile.*

## RESOURCE MANAGEMENT

MPOS Policy C.6.E: Major Public Open Space lands provide a visual relief from the impacts of urban development; as such, all lands within the Network comprise a visual resource. These resources include view sheds, view corridors, mountain tops and high points, escarpments, and others.

*The MPOS, in addition to the usable and detached open space required by the Plan, is recognized as an important balance to the urban development proposed in Volcano Heights. The Plan uses a combination of policy, regulation, and incentives to protect and respect this visual resource.*

## WEST SIDE OPEN SPACE

MPOS Section 4, Policy C.1: Land uses on Major Public Open Space adjacent to Petroglyph National Monument will complement the management objectives of the monument. The future use of Major Public Open Space adjacent to the monument shall be sensitive to protected areas within the monument. Access from City Major Public Open Space to Petroglyph National Monument shall be coordinated with planned uses within the monument.

*The Park Edge Road is currently proposed to be located partly on the Major Public Open Space adjacent to the Monument. The road is proposed to be single-loaded where it abuts the Monument, meaning development would only occur on the west side of the road. Where the road curves away from the Monument boundary, development would be allowed on both sides of the road.*

*This Park Edge Road is preferred by the National Park Service and City Open Space Division as the most appropriate transition between the Monument and development to the west. It provides visibility and therefore safety and security to patrol the Monument perimeter. It also protects significant views into and from within the Monument in perpetuity. The Plan acknowledges that access to the Monument is controlled and shall be coordinated with the National Park Service and City Open Space Division.*

MPOS Section 4, Policy D.1: The City shall work with AMAFCA and public and private landowners on watershed management and erosion control to protect the northwest mesa escarpment face...

*The Volcano Heights SDP includes regulations limiting the impact of developed flows on the Escarpment and the Petroglyph National Monument (10.6.6vii and viii) and requiring coordination with the City Open Space Division and National Park Service. All development within the Impact Area as defined by the NWMEP is required to go to DRB for approval in order to receive proper sign-off from the City hydrologist.*

### ***Rank II Facility Plan for Electric System Transmission and Generation, 2010-2020***

The Facility Plan for Electric System Transmission and Generation, adopted in 2012, contains policies and standards for the electric transmission system and electric facilities in the City of Albuquerque and unincorporated Bernalillo County. The Plan's main components are location standards for transmission line corridors, design standards for electric transmission facilities, and a list of proposed electric projects. The Plan contains criteria that support City and County long-range planning goals and policies and explains how these criteria are applied when siting transmission corridors and substations.

Standard III.A.1: Where practical, future transmission lines shall avoid traversing residential land.



*The Volcano Heights SDP allows major utilities and utility service, such as switching stations and generation plants, in Regional Center and Mixed-Use zones, where they are most appropriate and least likely to negatively impact surrounding land uses. They are disallowed in Transitions Zones, which are expected to be primarily residential. Minor utilities and utility services, such as electrical substations, are allowed in all but the Transition Zones in order to avoid residential land.*

Standard III.A.9: In siting new transmission and station facilities, the following siting constraints shall be considered... (b) Environmental Considerations – Resource factors or land use values where the presence of electric facilities may conflict with that resource or land use value. Environmental sensitivities do not preclude development of an overhead transmission line, but because of their conflict potential, are given special consideration in designating the alignment, substation location, and facility design and construction.

*The Volcano Heights SDP does not allow switching stations and generation plants in Village Center or Town Center zones in part because land values are expected to be higher in these higher-density zones with limited acreage. These uses are prohibited in the Escarpment Transition zone in part because of potential environmental sensitivities close to the Petroglyph National Monument. Switching stations and generation plants would be allowed in the Regional Center and Mixed Use zones. If located within these zones, power would need to be stepped down and transmitted to the other adjacent zones.*

Standard III.A.10: In siting new transmission line alignments, siting impacts shall be minimized. (a) Visual – New transmission corridor alignments shall be located to take advantage of existing topographic features to minimize visual impacts of transmission structures. A reasonable attempt shall be made to avoid lines and structures being the high points in the visual plane.

*The Volcano Heights SDP disallows major and minor utilities within the Escarpment Transition Zone in part because of the proximity of the Escarpment. Transmission lines in this area would be highly visible as the high points in the visual plane.*

### **Rank III Plans**

#### **Northwest Mesa Escarpment Plan (NWMEP)**

The Northwest Mesa Escarpment Plan was first adopted in 1987 and amended in 1989. The Plan generally encompasses properties between Coors and Paseo del Vulcan, the Bernalillo/Sandoval County Line and I-40. It sets forth goals and policies regarding Escarpment face and the Volcanoes.

Applicable policies include:

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NWMEP Policy 9: Development at the edge of public or private open space shall be designed to complement and enhance the open space.

*Low-density, low-intensity development is most appropriate adjacent to the Petroglyph National Monument. Both the National Park Service and City Open Space Division request single-loaded roads as the most appropriate transition from Major Public Open Space to development. A road represents less impact than buildings abutting sensitive lands in the Monument. For this reason, the Volcano Heights SDP proposes a Park Edge Road abutting the Monument along the eastern Plan boundary to the extent possible. The required cross section for the road shows the single-loaded (i.e. development only occurs west of the road) as well as double-loaded (i.e. development can occur on both sides of the road where it pulls away from the Monument boundary) conditions. The single-loaded conditions includes a provision that the road must be situated to allow for the construction of the road with minimal to no impact on the Monument boundary. The single-loaded road provides views in perpetuity both into and from within the Monument, which best complements and enhances the open space.*

*The Plan further proposes the Escarpment Transition zone to provide development that is low-density and low-intensity, including limits on building heights and prescribed residential and non-residential uses, to complement and enhance the open space. While some non-residential uses are allowed, their scale and character is intended to be consistent with single-family development in order to be compatible with open space while providing services and amenities that can enhance the use and enjoyment of the natural resource of the Monument.*

NWMEP Policy 11: Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated.

*The Volcano Heights SDP includes regulations for construction mitigation (7.5) to implement this policy.*

NWMEP Policy 12: Structures shall not block views of the Escarpment or visually contrast with the natural environment.

*As explained above, structure heights are restricted in the proposed Escarpment Transition Zone. The Plan retains the 15-foot height limit within the NWMEP's Impact Area. Within 200 feet of the Monument boundary, structure heights are allowed up to 18 feet, with 50% of the building footprint allowed to go to a maximum of 26 feet. Heights generally step up from the east to the heights maximum and bonus heights toward the center of the Plan area.*

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*The Plan defers to the NWMEP to regulate color but limits glass to low light-reflective value to minimize the visual impact of development.*

NWMEP Policy 15: Public access and public facilities shall be compatible with the sensitive nature of the escarpment. Public access shall be at points which are least sensitive to use, whenever possible. Utilities and roads shall be limited to areas that are least sensitive to disturbance. ...

15-7 Natural contours of the land shall be taken into account in determining the placement of roads and utilities. Grading and filling of existing contours shall be kept to a minimum...

*As noted above, the Plan acknowledges that the Monument will be access-controlled via a boundary fence. The Plan further requires that the Park Edge Road shall meet grade at least 5 feet from the Monument boundary to keep grade and fill to a minimum (4.6.4.iii.k). The flexibility built into the administrative deviations for alignment of the Park Edge Road will allow the implementation of this policy to follow natural contours (Table 3.2).*

NWMEP Policy 19: Drainage facilities' design shall be sensitive to the character of the existing escarpment....

19-1: Channel treatments shall meet the following requirements...

19-2: Developed flows above the escarpment shall be managed to minimize their impact on the open space above the escarpment and the Escarpment Face...

19-3: Within the large areas of open space above the escarpment, developed flows shall be modified through check dams or other means to approximate undeveloped flows to minimize impacts on the escarpment and to minimize the intensity of channel treatment required....

*The Volcano Heights SDP includes regulations to implement these policies regarding drainage and channel design (10.6.6.iii-vi and 10.6.7).*

NWMEP Policy 20: The predominant colors used on structures within the View Area shall blend with the natural colors of the Mesa.

*The Volcano Heights SDP defers to the NWMEP's color regulations.*

NWMEP Policy 21: Structures above and below the escarpment shall not dominate the views of the Escarpment from the East side.

*The Volcano Heights SDP uses a combination of restrictions on height, color, setback and reflectivity, as well as intensity of land use, to ensure that development does not dominate views of the Escarpment from the East side of the City.*

NWMEP Policy 23: A system of recreational pedestrian, bicycle and equestrian trails related to the Escarpment shall be provided on the Northwest Mesa, including linkages to other Northwest Mesa features.

*The multi-use trails along Paseo del Norte and Unser Boulevard are intended as part of the regional system of trails on the Northwest Mesa. The mandatory street network also provides on-street connections to nearby trails in the Volcano Trails and Volcano Cliffs SDP areas. The Volcano Mesa WSSP amendment Exhibit 7 shows the trail network for the Volcano Mesa area. The trail network is a combination of scenic corridors, trails on established street sections, and trails along arroyos. These provide links among different areas within the Volcano Mesa area, open spaces, parks and Petroglyph National Monument.*

NWMEP Policy 35: The City shall inform prospective developers that purchase or dedication of the escarpment is a top priority in acceptance of off-site open space and refer them to escarpment landowners for acquisition and dedication of escarpment lands.

*The Volcano Heights optional bonus height system provides an incentive for the dedication of sensitive lands adjacent to private or public open space, rock outcroppings, and the Petroglyph National Monument. The Plan requires detached open space as one strategy to protect sensitive lands, and Policy 12.1.6 further recommends such dedications of sensitive lands or land abutting sensitive lands. The Plan recommends the City adopt a Transfer-of-Development Rights ordinance that would provide a mechanism for “sending” density from sensitive lands to more appropriate locations that can “receive” it. The Plan allows a portion of usable open space and detached open space to be pooled across property lines (assuming the same ownership) so that property owners with rock outcroppings or adjacent to the Monument could satisfy these requirements on the most appropriate property, leaving more room for development of the other parcel.*

### **Rank III Unser Boulevard Design Overlay Zone (DOZ)**

The Unser Boulevard Design Overlay Zone (DOZ) was adopted in 1992. The DOZ provides sign controls along Unser Boulevard between Interstate 40 and the Sandoval County Line. Its regulations apply to all non-residential zones and residential zones allowing off-premise signs. The DOZ contains regulations only.

*The Volcano Heights SDP specifies that because both Plans are Rank III, where regulations conflict, the most restrictive apply.*

***Resolution 270-1980 (Policies for Zone Map Change Applications)***

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met, and as the applicant, the City must provide sound justification for the change. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: (1) there was an error when the existing zone map pattern was created; (2) changed neighborhood or community conditions justify the change; or (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

***Analysis / Justification***

**Note:** Policy is in regular text; *staff's analysis is in bold italics*

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

***The zone changes proposed by the Volcano Heights SDP are consistent with furthering the health, safety, morals and general welfare of the city. The purpose of the SDP is to ensure that all development furthers the goals and policies of the Comprehensive Plan and other applicable plans as it occurs. One of the major intents of the Volcano Heights SDP is to allow for additional job-producing uses that can benefit the jobs to housing balance on the West Side.***

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made...

***The Volcano Heights area is currently undeveloped and has no existing land uses. The predominant existing zoning (Residential and Related Uses, Developing Area – “R-D”) was established in 1981 when the area was annexed into the city, and it would be undesirable for the area to develop under existing zoning given the jobs-housing imbalance that exists and anticipated future growth patterns on Albuquerque’s West Side.***

***The VHSDP’s proposed zone changes will not destabilize the Plan area since it is entirely undeveloped. Surrounding areas with predominantly residential uses will be protected by and benefit from the changes to zoning, since the VHSDP’s zones allow for more balanced development with a mix of uses to serve nearby residents while providing sensitive transitions to established neighborhoods and protected natural resources (Petroglyph National Monument). The proposed zoning is intended to guide development of a large-scale, mixed-use, major activity center that serves the needs of the region. The proposed zoning is designed to ensure that non residential uses, mixed use, commercial, office, service, multifamily***

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*residential, townhouses, and single family uses all develop in a pattern and location that are supportive of creating a stable built environment.*

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

*The proposed Volcano Heights SDP supports a preponderance of applicable goals and policies in the Comprehensive Plan, West Side Strategic Plan, Northwest Mesa Escarpment Plan, Facility Plan for Major Public Open Space, and Electric Service Transmission and Subtransmission Facilities Plan. Please see the analysis of these policies above.*

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
  2. Changed neighborhood or community conditions justify the change; or
  3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

*The existing R-D zoning and limited occurrences of SU-1 zoning are inappropriate due to changed community conditions that have rendered existing zoning outdated and no longer suitable for the area. Paseo del Norte and Unser Boulevard did not exist in this area when the R-D zoning was established. Unser Boulevard was constructed through the Plan area within the past year. Predominantly single-family development has occurred surrounding Volcano Heights, making this area an infill site situated to provide an opportunity to bring services, retail, and employment opportunities closer to existing and future residential areas. The preponderance of single-family zoning and uses has contributed to traffic congestion on regional roads, which would only be compounded further by the single-family development currently allowed by R-D. Further, the West Side Strategic Plan's Volcano Mesa Amendment has since recommended a Major Activity Center within Volcano Heights.*

*Additionally, the new zoning proposed in the VHS DP will be more advantageous to the community and to the city as a whole, as articulated in the Comprehensive Plan and other Ranked Plans, because it provides appropriate opportunities for mixed-use development that can support the eventual establishment of a Major Activity Center on the West Side to address the extant jobs-housing imbalance and create a healthy community that is transit accessible, bicycle friendly, and encourages pedestrian activity. Please see the analysis below regarding how the Plan is consistent with and/or furthers the Goals and Policies of the Comprehensive Plan and other applicable Ranked Plans.*

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*Please see the attached tables in Attachment 1 for a detailed analysis of the advantage of each zone to the community as articulated in the Comprehensive Plan.*

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

*The VHSDP establishes zoning that is tailored to ensure that permissive uses in each respective zone will not be harmful to adjacent property, the neighborhood, or the community. The highest-intensity zones are proposed toward the center of the Plan area, surrounded by medium-intensity zones, with low-intensity Transition Zones proposed at the edges of the Plan area where they meet existing single-family residential areas or sensitive lands within the Petroglyph National Monument. The Plan further specifies that uses shall not be allowed that pose an adverse impact on adjacent properties.*

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

*The new zones established by the VHSDP do not require major and/or unprogrammed capital expenditures.*

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

*The new zones established by the VHSDP are not motivated by the cost of land or other economic considerations. Though the new zones will likely increase the value of property in the area, this is not a determining factor in the Plan's zoning recommendations.*

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

*The VHSDP does not use "location on a collector or major street" as the justification for establishing mixed-use zoning within the Plan area. There are, in fact, no existing roadways within Volcano Heights other than Paseo del Norte and Unser Boulevard. While these roadways have certainly influenced and been considered when developing the Plan's zoning recommendations, the fact that they are "major streets" is not, in and of itself, what prompted allowing apartment, office, or commercial uses along them. The location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area, including more jobs, retail, and services at the scale of a Major Activity Center.*

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
  2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

***The VHSDP does not contain “spot zoning.” Zone boundaries have primarily been determined by considering existing parcel lines and relationship to the proposed street network. The proposed zoning furthers applicable master plan goals and policies and creates transitions between adjacent zones.***

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
  2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

***The VHSDP does not contain “strip zoning.” Zone boundaries have primarily been determined by considering existing parcel lines and relationship to the proposed street network. The proposed zoning furthers applicable master plan goals and policies and creates transitions between adjacent zones.***

#### **IV. AGENCY & NEIGHBORHOOD CONCERNS**

##### ***Reviewing Agencies/Pre-Hearing Discussion***

Describe significant comments or outstanding issues that affect the request, otherwise refer to the agency comments at the end of the staff report

##### ***Neighborhood/Public***

The following neighborhood associations were notified: Paradise Hills, Paradise Ridge Homeowners Association, Taylor Ranch, Ventana Ranch, Volcano Cliffs, Volcano Trails, and



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the Westside Coalition of Neighborhood Associations. While there was no facilitated meeting, a public meeting was held on August 21 prior to the Plan's submittal to the adoption process to explain the Plan's approach and contents.

#### NEIGHBOR CONCERNS

Neighbors have had concerns about the effect of proposed development on regional roads and traffic congestion. A traffic study was performed that indicated that the proposed development, because the Plan's emphasis on walkable and transit-oriented development, would decrease congestion on regional roads, particularly at peak a.m. traffic hours, compared to prior proposals or development under existing zoning.

Neighbors have also had concerns about the effect of proposed development on open space, the unique landscape, and sensitive lands within the Plan area and within the adjacent Petroglyph National Monument. Stakeholders and City staff have worked diligently to balance the regulations and incentives in the Plan to ensure context-sensitive development while not requiring preservation of natural features on private property.

Lastly, neighbors have had concerns about the effect of proposed development on views from the Plan area east to the Sandia Mountains and southwest to the volcanoes and from east of the river to the Plan area.

- Views to the Sandia Mountains have been preserved through the alignment of mandatory streets east-west to provide permanent view corridors. Views from private property have been encouraged to be preserved through the optional bonus height system, as well as the general stepping down of building heights allowed both by right and optionally through the bonus system.
- Views to the volcanoes have not been preserved, as the profiles of the volcanoes from this area are so low on the horizon that any development will preclude views to them. The mandatory street system, which includes some roads on axis with the volcanoes, may provide some glimpses of the volcanoes in some areas.
- Views to the Plan area from east of the river have been preserved through regulations of light-reflective value of glass, the preservation of color regulations in the Northwest Mesa Escarpment Plan, and structure heights limits.

The Plan currently reflects many compromises on these and other issues that have come up throughout the planning process. The neighbors who have been involved thus far seem to support the Plan's proposed balance of walkable, urban densities with provisions for open space, views, and effective traffic systems.

#### PROPERTY OWNER CONCERNS

One property owner has expressed dissatisfaction with the proposal of a single-loaded road as the buffer between the Escarpment Transition and the Petroglyph National Monument. This property owner would like to build single-family homes abutting the Monument so that their back yards

would face the open space and benefit from permanent views. The National Park Service and City Open Space Division have expressed strong support for the single-loaded road as the most effective, respectful, and appropriate transition between development and sensitive Monument lands. In Policy 3.99, the Rank II West Side Strategic Plan says Rank 3 plans should “recognize the sensitive ecological, historical, and cultural importance of the area” by protecting the narrow band of the Escarpment on the eastern edge of Volcano Mesa and maintaining the views to and from the Escarpment. While staff believes the single-loaded road is the best way to implement this policy, the Plan area boundary and the Park Edge Road were moved east as much as possible onto City open space land not within the Monument boundary to minimize the impact on affected properties. Staff research indicates that single-loaded roads next to open space or golf courses in other jurisdictions have *increased* property values for a larger area because of the permanent views afforded to *all* properties in the immediate area, as opposed to just those with backyard views.

Other property owners have expressed concerns over the level of detail provided to guide implementation of the Plan, including drainage and topography concerns, as well as City commitment to assisting with implementation in the future. As a Rank III Sector Plan, the Volcano Heights SDP already provides more detail than a typical Sector Plan, particularly in the case of the street network. The City’s effort to provide a master-plan level Sector Plan represents a significant investment in this area’s development. Detail beyond the level included in the Plan is considered the responsibility of property owners and developers. Implementation of this Plan will necessarily involve significant coordination among property owners and City and other agency staff. The Sector Plan itself can offer no guarantees of future action, but it can document commitments to date and lay out potential paths forward.

Lastly, the balance between regulation and incentive (i.e. predictability and flexibility) is expected to be an ongoing discussion and point of contention throughout the adoption process. Staff believes the Plan embodies the best negotiated agreement among the various interests, who have worked diligently throughout the eight years and three draft planning efforts for this important area.

## **V. CONCLUSION**

The Planning Department requests that the EPC begin discussing the Plan on October 4, 2012 and continue the hearing to December 6, 2012 at 3:30 p.m. This will allow the EPC, agencies, and the public to provide comments and allow Planning staff to address them at the subsequent hearing. This staff report includes the analysis of applicable plans and policies and all comments received to date in Attachment 2. The subsequent staff report for the second hearing will address comments and proposed changes to the Plan in the form of either proposed conditions or explanations of why staff does not support a change.

Ultimately, the Planning Department requests a recommendation of approval to the City Council for the adoption of the Volcano Heights Sector Development Plan. 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.

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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 – October 4, 2012 – Recommendation of adoption of the Volcano Heights Sector Development Plan***

1. These findings are written to support a staff recommendation of continuance and do not reflect the more complete findings required to support a recommendation of approval at this time.
2. 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.
3. The Plan area currently contains properties zoned RD, SU-1 for PRD, and SU-1 for C-1 uses.
4. In 2006, a Volcano Heights Sector Development Plan (SDP) was adopted for a larger area but was taken 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 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.
5. 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.

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. (See also Attachment 1.)
  - (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 # 8-12 and Attachment 1.)
  - (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 #8-12.
  - (D) Existing RD zoning is inappropriate because of changed community conditions, including existing and anticipated traffic congestion and a preponderance of single-family residential uses without the balance of nearby employment opportunities. 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 Finding #8 and Attachment 1.)
  - (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. Property owners and developers are responsible for providing infrastructure to serve development as it occurs. 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: II.B.5 Developing and Established Urban Areas Policy c, d, e, g, h, I, k, l, m, n; II.B.7 Activity Centers Policy c, e, f; II.C.1 Air Quality Policy b and d; II.C.6 Archaeological Resources Policy c; II.C.8 Developed Landscape Policy a, d, e; II.C.9 Community Identity and Urban Design Policy b, c, e; II.D.3 Energy Management Policy a and d; II.D.4 Transportation and Transit Policy c, f, o; and II.D.6 Economic Development Policy a and g.
9. The Plan implements the following policies of the Rank II West Side Strategic Plan: 1.1, 1.9, 1.18, 3.85, 3.95, 3.96, 3.98, 3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108, 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: 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 and D.1.

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11. The Plan implements the following policies in the Rank II Electric Service Transmission and Subtransmission Facility Plan: Standard III.A.1, III.A.9, and III.A.10.
  
  12. This Plan implements many policies of the Rank III Northwest Mesa Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35) and is generally 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, Sector Plan/Master Plan, etc. and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
  
  14. The Plan further attempts to provide 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.
  
    - 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.

15. After significant negotiations as to effective traffic systems; view, 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.
  
16. Additional time is necessary to allow agencies to finalize comments and for staff to address comments received from agencies and the public. A continuance is warranted to allow for this additional review and response.

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

**CONTINUANCE of 12EPC-40061, a request for approval of the Volcano Heights Sector Development Plan, to December 6, 2012, based on the preceding Findings in order to respond to agency and public comments in the form of conditions of approval.**

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**Mikaela Renz-Whitmore**  
**Planner**

**Notice of Decision cc list:**

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**Attachments**

R-270-1980 Justification Table for Each Proposed Zone  
Public Comments Received Since Plan Submittal



## ***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 staff have no comments 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 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.

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**

No comments received.

**Street Maintenance**

No comments received.

**WATER UTILITY AUTHORITY**

**Utility Services**

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**PARKS AND RECREATION**

**Planning and Design**

Still in review; comments will be provided at a later date for Parks, Open Space and Trails.

**Open Space Division**

Still in review; comments will be provided at a later date for Parks, Open Space and Trails.

**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**

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**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**

AMAFCA would like to add a paragraph stating that a Drainage Management Plan (DMP) will be required to assure that the capacity of downstream drainage facilities is not exceeded. The DMP will be reviewed and approved by the City Hydrologist and AMAFCA.

#### **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)***

At this time, the Mid-Region Council of Governments (MRCOG) would like to respectfully request an extension for providing agency comments to the Environmental Planning Commission and the City of Albuquerque Planning Department. If there are any questions, please contact Steven Montiel at MRCOG ((505)-724-3633).

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

The comment period was extended by the Planning Department to allow additional time for review. Comments from PNM will be forthcoming later in the month of September.

***NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)***

No comments received.

**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."
3. Pg 44 Open Space- Add to paragraph "Open space areas should be considered for LID."
4. Pg 4 Universe Blvd. is mislabeled on the territory map. Please correct.
5. 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.
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".

**Attachment 1:**

R-270-1980 Analysis by Zone



Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
<b>II.B.5 Goal</b>	The “Developing and Established Urban Areas” <u>Goal</u> is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side’s jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHTC zone will further this Goal by allowing for a variety of housing types, encouraging employment and other nonresidential development, and supporting transit- and pedestrian-oriented development through street design regulations and development standards.
<b>II.B.5.a</b>	The Developing Urban and Established Urban Areas as shown by the <u>Plan</u> map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHTC zone will further this policy by allowing for a full range of uses (commercial, arts / entertainment / recreation, educational / health care / other institutional, residential); residential development in the VHTC zone is encouraged to exceed 5 dwelling units per acre since the VHTC zone is intended to create development with an urban character within an area recommended to be designated a Major Activity Center.
<b>II.B.5.d</b>	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn’t take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone’s regulations are not tailored to ensure that such things are respected.	The VHTC zone is tailored to appropriately regulate new development and provides development standards, such as height limits with a bonus system and open space requirements, that are intended to ensure that new development is consistent with this policy.
<b>II.B.5.e</b>	New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.	The existing R-D zoning is partially consistent with this policy. The area is served by existing major roads (Paseo del Norte and Unser Boulevard), but existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be impacted by whatever future	The VHTC zone is consistent with this policy. While internal, development-serving infrastructure (roads, sewers, water, etc.) will not be constructed by property owners/developers until development in the area occurs, the area designated Town Center can be accessed via existing major area roads (Paseo del Norte and Unser Boulevard) where future bus rapid transit (BRT) can

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
		development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	be accommodated. Furthermore, the integrity of existing residential areas surrounding Volcano Heights can be better protected through development per the VHTC zone than existing R-D zoning because of the range of uses that the VHTC zone allows that will serve existing neighborhoods and are intended to address the West Side's critical jobs-housing imbalance and ultimately ease traffic congestion locally and regionally.
<b>II.B.5.g</b>	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHTC zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. Height bonuses are offered in order to create an incentive for dedicating rock outcroppings and/or open space and preserving views. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than "trail corridors" but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
<b>II.B.5.h</b>	Higher density housing is most appropriate in the following situations: 1) In designated Activity Centers. 2) In areas with excellent access to the major street network. 3) In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available. 4) In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density	N/A. Existing R-D zoning does not permissively allow higher-density housing. A Sector Development Plan would need to be adopted by the EPC and a Site Development Plan and Landscaping Plan approved by the Planning Director in order for higher-density (R-3) uses to be allowed. See § 14-16-2-14.	The VHTC zone is consistent with this policy since the VHTC area within Volcano Heights is recommended to be designated a Major Activity Center. The VHTC zone allows and encourages multi-family residential development in order to support the high-quality transit service and transit-oriented urban employment center recommended for the area. Paseo del Norte and Unser Boulevard provide access to the area, and the proposed mandatory street network as well as non-mandatory streets to serve local

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
	development; up to 10 dwelling units per net acre. 5) In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.		development are also intended to create conditions that further this policy.
<b>II.B.5.i</b>	Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.	N/A. The existing R-D zoning does not permissively allow employment and service uses.	The VHTC zone is consistent with this policy. The VHTC zone is a mixed-use zone that allows for employment and service uses in addition to residential and abuts other mixed-use zones that allow the same range of uses. The only purely residentially-zoned area with any proximity to the SU-2/VHTC zone is an Urban Residential zone across Paseo del Norte to the south in the Volcano Cliffs SDP. Therefore, there will be minimal, if any, effects of noise, lighting, pollution, and traffic on any nearby existing residential environments. Additionally, the development standards of the VHTC zone ensure the compatibility of residential and non-residential development that occurs within the VHTC zone.
<b>II.B.5.i</b>	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHTC zone furthers this policy through its tailored development standards that ensure high-quality development appropriate to the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights and its proposed Major Activity Center. Height bonuses are tied to the preservation of views and important topographical features and the provision of certain built environment

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
			features intended to create community benefits.
<b>II.B.5.m</b>	Urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.	The existing R-D zoning does not contain standards that encourage the maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	The VHTC zone furthers this policy through regulations related to height, open space, building placement, and mandatory street orientation. The bonus height system includes provisions for preservation of views through building placement and other enhancements to the visual environment.
<b>II.B.7 Goal</b>	The “Activity Centers” <u>Goal</u> 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.	The existing R-D zoning does not permissively allow mixed land uses or encourage the reduction of urban sprawl and auto travel needs; it, therefore, does not further this Goal.	The VHTC zone furthers this Goal by introducing flexible, mixed-use zones coupled with design standards that support transit-oriented development and the creation of a much-needed employment center on the West Side. Bringing services closer to existing residential areas will help reduce auto travel needs and improve traffic congestion in the area.
<b>II.B.7.b</b>	Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.	N/A. The existing R-D zoning does not permissively allow density up to or exceeding 30 du/acre.	The VHTC zone is consistent with this policy. Volcano Heights is recommended to be designated a Major Activity Center. Densities that exceed 30 du/acre may be developed in the VHTC zone, which is the highest-intensity zone within the VHSDP. The VHTC zone does not cap density by the number of dwelling units per acre; density is functionally limited by height limits, setback and open space requirements, and market demands.
<b>II.B.7.c</b>	Structure whose height, mass or volume would be significantly larger than any others in their surroundings shall be located only in Major Activity Centers to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access.	N/A. The existing R-D zoning permissively allows development per the R-1 zone (i.e., height limited to 26’).	The proposed Volcano Heights Major Activity Center is buffered from lower-density areas by transition zones. The highest-intensity zones (VHTC and VHRC) are buffered from low-intensity areas (VHNT and VHET) by a medium-intensity zone (VHMX). The VHTC zone contains an optional height bonus system that can be achieved by providing

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
			benefits to both the natural and built environments. The extent of this height bonus is limited in order to provide for visual variety and functional diversity while preserving pleasing vistas and solar access.
<b>II.B.7.f</b>	The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intense development.	N/A. The existing R-D zoning permissively allows only R-1 uses (i.e., single-family development). [NOTE: R-T uses would be allowed with a Site Development Plan and Landscaping Plan approved by the Planning Director.]	The VHTC zone does not abut any low-density residential areas. In keeping with this policy, the VHSDP buffers the VHTC zone with a medium-density zone. A Neighborhood Transition zone then provides an additional buffer to existing low-density residential areas with less intense development.
<b>II.B.7.h</b>	Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.	N/A. The existing R-D zoning does not permissively allow commercial, industrial or office uses.	The VHTC area is located within an area recommended to be designated a Major Activity Center. Therefore, changing zoning to allow commercial, industrial, and office uses instead of purely residential development in this area is consistent with this policy.
<b>II.B.7.i</b>	Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.	N/A. The existing R-D zoning does not permissively allow multi-unit housing.	The VHTC zone, which is located in an area recommended to be designated a Major Activity Center, allows multi-unit housing and is, therefore, consistent with this policy.
<b>II.B.7.j</b>	The City will structure capital expenditures and land use regulations in support of creating multi-use Activity Centers, and will promote ongoing public/private cooperation necessary for private market conditions that support the development of Activity Centers.	Leaving the existing R-D zoning in place would be inconsistent with this policy. R-D zoning is not appropriate given that the Volcano Heights area has been recommended to be designated a Major Activity Center.	The VHTC zone includes land-use regulations that introduce an appropriate range and level of intensity of uses flexible enough to meet private market conditions in order to realize the development of a Major Activity Center, which isn't possible under existing zoning. The Plan's proposed use of TIDD/PID/SAD and the designation of a Transit Boulevard with possible BRT service through the VHTC zone represent the public-private cooperation needed to achieve the development of a Major Activity Center.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
<b>II.C.1.b</b>	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional single-family development would actually further exacerbate existing and future traffic congestion.	The VHTC zone is consistent with and will help further this policy by introducing flexible, mixed-use zoning that supports transit-oriented development and promotes the efficient placement of housing, employment and services as part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network, in support of this policy. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
<b>II.C.6.b</b>	Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.	The existing R-D zoning does not address the treatment of significant archaeological sites and, therefore, doesn't further this policy.	The VHTC Zone helps further this policy by establishing incentives for property owners and developers to preserve and provide access to significant sites, such as rock outcroppings considered sacred places by Native Americans.
<b>II.C.8.a</b>	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.	The existing R-D zoning is a stock zone that doesn't take into consideration natural features unique to this part of Albuquerque. The R-D zone's regulations are not tailored to ensure that such things are respected in future development.	The VHTC zone will help further this policy by requiring new development to be designed to respect the area's unique features, particularly Petroglyph National Monument and the volcanoes. Height restrictions, open space requirements, and other development standards help ensure this. The optional bonus height system provides further opportunities to ensure that the built environment complements, respects, and benefits the natural environment.
<b>II.C.8.d</b>	Landscaping shall be encouraged within public and private rights-of-way to control	Other than policies in the Northwest Mesa Escarpment Plan that would apply,	The VHSDP contains street tree and ground cover requirements along streets

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
	water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	that are to be built within the VHTC area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
<b>II.C.9 Goal</b>	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a standard zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHTC zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. Regulations and incentives in the Plan are intended to preserve rock outcroppings and other sensitive lands within the Plan area that contribute to a unique sense of place and Albuquerque's historic landscape. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the mountains and volcanoes.
<b>II.C.9.b</b>	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and other materials appropriate to landscapes; Topography and landscape	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHTC zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height, setbacks, block size standards, façade elements (doors and windows), and

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
	<p>features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment - Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.</p>		<p>parking location.</p>
<b>II.C.9.e</b>	<p>Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to: minimize water use, screen parking areas, create useful and attractive signage and building facades, facilitate walking safety and convenience.</p>	<p>N/A. The existing R-D zoning does not address street design.</p>	<p>The VHSDP contains detailed street cross sections that are intended to complement the character of adjacent development in the VHTC zone and reinforce the unique identity being developed for the Volcano Heights area. The streetscape standards included in the VHSDP will help minimize water use by requiring the planting of native plant species, create attractive building facades, and facilitate pedestrian safety and convenience.</p>
<b>II.D.4 Goal</b>	<p>The <u>Goal</u> is to develop corridors, both</p>	<p>The existing R-D zoning does not</p>	<p>The VHTC zone, through its mixed-use</p>



Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
	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.	address the relationship between land uses and transportation corridors and, therefore, does not further this Goal.	zoning and the required street sections in the Plan, is intended to promote a dense, urban, pedestrian-friendly development pattern that is accessible via all transportation modes and will, therefore, help further this Goal. Street designs within the VHSDP have been analyzed and modeled to ensure that sufficient capacity can be provided while balancing different modes with the long-term goal of redistributing mode share to de-emphasize automobile travel.
<b>II.D.4.g</b>	Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.	The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.	The VHTC zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented toward and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage pedestrian activity.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
<b>II.B.5 Goal</b>	The “Developing and Established Urban Areas” <u>Goal</u> is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side’s jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHRC zone will further this Goal by allowing for residential development, encouraging employment and other nonresidential development, and supporting transit- and pedestrian-oriented development through street design regulations and development standards.
<b>II.B.5.a</b>	The Developing Urban and Established Urban Areas as shown by the <u>Plan</u> map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHRC zone will further this policy by allowing for a full range of uses (commercial, arts / entertainment / recreation, educational / health care / other institutional, manufacturing, residential); residential development in the VHRC zone is encouraged to exceed 5 dwelling units per acre since the VHRC zone is intended to create development with an urban character within the area recommended to be designated a Major Activity Center.
<b>II.B.5.d</b>	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn’t take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone’s regulations are not tailored to ensure that such things are respected.	The VHRC zone is tailored to appropriately regulate new development and provides development standards, such as height limits with a bonus system and open space requirements, that are intended to ensure that new development is consistent with this policy.
<b>II.B.5.e</b>	New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.	The existing R-D zoning is partially consistent with this policy. The area is served by existing major roads (Paseo del Norte and Unser Boulevard), but existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be impacted by whatever future	The VHRC zone is consistent with this policy. While internal, development-serving infrastructure (roads, sewers, water, etc.) will not be constructed by property owners/developers until development in the area occurs, the area designated Regional Center can be accessed via existing major area roads (Paseo del Norte and Unser Boulevard) where future bus rapid transit (BRT) can be accommodated.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
		development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	Furthermore, the integrity of existing residential areas surrounding Volcano Heights can be better protected through development per the VHRC zone than existing R-D zoning because of the range of uses that the VHRC zone allows that will serve existing neighborhoods and are intended to address the West Side's critical jobs-housing imbalance and reduce local and regional traffic congestion.
<b>II.B.5.g</b>	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHRC zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. Height bonuses are offered in order to create an incentive for dedicating rock outcroppings and/or open space and preserving views. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than "trail corridors" but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
<b>II.B.5.h</b>	Higher density housing is most appropriate in the following situations: 1) In designated Activity Centers. 2) In areas with excellent access to the major street network. 3) In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available. 4) In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre. 5) In areas where a transition is	N/A. Existing R-D zoning does not permissively allow higher-density housing. A Sector Development Plan would need to be adopted by the EPC and a Site Development Plan and Landscaping Plan approved by the Planning Director in order for higher-density (R-3) uses to be allowed. See § 14-16-2-14.	The VHRC zone is consistent with this policy since the VHRC area within Volcano Heights is recommended to be designated a Major Activity Center. The VHRC zone is intended for regional retail and allows high-density residential appropriate to its location along Paseo del Norte and Unser. The proposed mandatory street network as well as non-mandatory streets to serve local development are also intended to create conditions that further this policy. Residential development is not the emphasis of this zone, but it is permitted in order to allow maximum flexibility to respond to market demand.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
	needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.		
<b>II.B.5.i</b>	Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.	N/A. The existing R-D zoning does not permissively allow employment and service uses.	The VHRC zone is consistent with this policy. The VHRC zone is a mixed-use zone that allows for employment and service uses in addition to residential and abuts other mixed-use zones that allow the same range of uses. The only zone allowing single-family residential development nearby is VHNT (Neighborhood Transition) across a mandatory road to the north. Therefore, there will be minimal, if any, effects of noise, lighting, pollution, and traffic on any nearby existing residential environments. Additionally, the development standards of the VHRC zone ensure the compatibility of residential (only high-density allowed) and non-residential development that occurs within the VHRC zone.
<b>II.B.5.k</b>	Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.	The existing R-D zoning does not address the relationship between land development and the planning of arterial roadways that serve area development.	The VHRC zone is consistent with this policy. The VHRC zone is intended to address development along the two limited-access arterials that pass through the Plan area, Paseo del Norte and Unser Boulevard, and its development standards are designed to acknowledge the primary regional traffic function of these roads while also capitalizing on the commercial and retail opportunities for large-format, auto-oriented development that they provide. Primary access to development in VHRC is intended to be provided on a network of secondary streets designed to disperse traffic generated by land uses to a few limited access points on the regional roadway network.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
<b>II.B.5.i</b>	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHRC zone furthers this policy through its tailored development standards that ensure high-quality development that is appropriate for the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights and its proposed Major Activity Center. Height bonuses are tied to the preservation of views and important topographical features and the provision of certain built environment features intended to create community benefits.
<b>II.B.5.m</b>	Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.	The existing R-D zoning does not contain standards that encourage the maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	The VHRC zone furthers this policy through regulations related to height, open space, building placement, and mandatory street orientation. The bonus height system includes provisions for preservation of views through building placement and other enhancements to the visual environment.
<b>II.B.7 Goal</b>	The “Activity Centers” <u>Goal</u> 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.	The existing R-D zoning does not permissively allow mixed land uses or encourage the reduction of urban sprawl and auto travel needs; it, therefore, does not further this Goal.	The VHRC zone furthers this Goal by introducing flexible, mixed-use zones coupled with design standards that support transit-oriented development and the creation of a much-needed employment center on the West Side. Bringing services closer to existing residential areas will help reduce auto travel needs and improve traffic congestion in the area.
<b>II.B.7.b</b>	Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.	N/A. The existing R-D zoning does not permissively allow density up to or exceeding 30 du/acre.	The VHRC zone is consistent with this policy. Volcano Heights is recommended to be designated a Major Activity Center. Densities that exceed 30 du/acre may be developed in the VHRC zone, which is one of the highest-intensity zones within the VHSDP. The VHRC zone does not cap density by the number of dwelling units per acre; density is functionally limited by height

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
			limits, setback and open space requirements, and market demands.
<b>II.B.7.c</b>	Structure whose height, mass or volume would be significantly larger than any others in their surroundings shall be located only in Major Activity Centers to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access.	N/A. The existing R-D zoning permissively allows development per the R-1 zone (i.e., height limited to 26’).	The proposed Volcano Heights Major Activity Center is buffered from lower-density areas by transition zones. The highest-intensity zones (VHTC and VHRC) are buffered from low-intensity areas (VHNT and VHET) by a medium-intensity zone (VHMX). The VHRC zone contains an optional height bonus system that can be achieved through the provision of both natural environment and built environment benefits. The extent of this height bonus is limited in order to provide for visual variety and functional diversity while preserving pleasing vistas and solar access.
<b>II.B.7.f</b>	The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intense development.	N/A. The existing R-D zoning permissively allows only R-1 uses (i.e., single-family development). [NOTE: R-T uses would be allowed with a Site Development Plan and Landscaping Plan approved by the Planning Director.]	The VHRC zone does not abut any low-density residential areas. The VHSDP establishes medium-density Mixed-Use zone and Transition zones between the VHRC area and existing low-density residential neighborhoods to buffer areas with less intense development in support of this policy.
<b>II.B.7.h</b>	Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.	N/A. The existing R-D zoning does not permissively allow commercial, industrial or office uses.	The VHRC area is located within an area recommended to be designated a Major Activity Center. Therefore, changing zoning to allow commercial, industrial, and office uses instead of purely residential development in this area is consistent with this policy.
<b>II.B.7.i</b>	Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.	N/A. The existing R-D zoning does not permissively allow multi-unit housing.	The VHRC zone, which is located in an area recommended to be designated a Major Activity Center, allows multi-unit housing and is, therefore, consistent with this policy.
<b>II.B.7.j</b>	The City will structure capital expenditures and land use regulations in support of creating multi-use Activity Centers, and will promote ongoing	Leaving the existing R-D zoning in place would be inconsistent with this policy. R-D zoning is not appropriate given that the Volcano Heights area has been	The VHRC zone includes land-use regulations that introduce an appropriate range and level of intensity of uses flexible enough to meet private market conditions in

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
	public/private cooperation necessary for private market conditions that support the development of Activity Centers.	recommended to be designated a Major Activity Center.	order to realize the development of a Major Activity Center, which isn't possible under existing zoning. The Plan's proposed use of TIDD/PID/SAD represents the public-private cooperation needed to achieve the development of a Major Activity Center.
<b>II.C.1.b</b>	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional single-family development would actually further exacerbate existing and future traffic congestion.	The VHRC zone is consistent with and will help further this policy by introducing flexible, mixed-use zoning that supports transit-oriented development and promotes the efficient placement of housing, employment and services as part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network, in support of this policy. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
<b>II.C.6.b</b>	Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.	The existing R-D zoning does not address the treatment of significant archaeological sites and, therefore, doesn't further this policy.	The VHRC Zone will help further this policy by establishing incentives for property owners and developers to preserve and provide access to significant sites, such as rock outcroppings considered sacred places by Native Americans.
<b>II.C.8.a</b>	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.	The existing R-D zoning is a standard zone that doesn't take into consideration natural features unique to this part of Albuquerque. The R-D zone's regulations are not tailored to ensure that such things are respected in future development.	The VHRC zone will help further this policy by requiring new development to be designed to respect the area's unique features via height restrictions, open space requirements, and other development standards. The optional bonus height system provides further opportunities to ensure that the built environment complements, respects, and benefits the

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
<b>II.C.8.d</b>	Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	Other than policies in the Northwest Mesa Escarpment Plan that would apply, the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	natural environment. The VHSDP contains street tree and ground cover requirements along streets that are to be built within the VHRC area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
<b>II.C.9 Goal</b>	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a standard zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHRC zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. Regulations and incentives in the Plan are intended to preserve rock outcroppings and other sensitive lands within the Plan area that contribute to a unique sense of place and Albuquerque's historic landscape. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the Sandia Mountains and volcanoes.
<b>II.C.9.b</b>	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and other materials appropriate to	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHRC zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height, setbacks, block size standards, façade



Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
	<p>landscapes; Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment - Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.</p>		<p>elements (doors and windows), and parking location.</p>
<b>II.C.9.e</b>	<p>Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to: minimize water use, screen parking areas, create useful and attractive signage and building facades, facilitate walking safety and convenience.</p>	<p>N/A. The existing R-D zoning does not address street design.</p>	<p>The VHSDP contains detailed street cross sections that are intended to complement the character of adjacent development in the VHRC zone and reinforce the unique identity of the Volcano Heights area. The streetscape standards included in the VHSDP will help minimize water use by requiring the planting of native plant species, create attractive building facades, and facilitate pedestrian safety and convenience.</p>
<b>II.D.4 Goal</b>	<p>The <u>Goal</u> is to develop corridors, both</p>	<p>The existing R-D zoning does not</p>	<p>Even though the VHRC zone allows for</p>

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
	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.	address the relationship between land uses and transportation corridors and, therefore, does not further this Goal.	more auto-oriented development due to its location along regional, limited access roads, the VHRC zone still furthers this Goal by introducing mixed-use zoning and establishing development standards, including street cross sections, that support the creation of a pedestrian-friendly built environment that is accessible via all transportation modes. Street designs within the VHSDP have been analyzed and modeled to ensure that sufficient capacity can be provided while balancing different modes with the long-term goal of redistributing mode share to de-emphasize automobile travel.
<b>II.D.4.g</b>	Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.	The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.	The VHRC zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented toward and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage pedestrian activity.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
<b>II.B.5 Goal</b>	The “Developing and Established Urban Areas” <u>Goal</u> is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side’s jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHVC zone will further this Goal by allowing for residential development, encouraging employment and other nonresidential uses, and supporting transit- and pedestrian-oriented development through street design regulations and development standards.
<b>II.B.5.a</b>	The Developing Urban and Established Urban Areas as shown by the <u>Plan</u> map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHVC zone will further this policy by allowing for a full range of uses (commercial, arts / entertainment / recreation, educational / health care / other institutional, residential); residential development in the VHVC zone is encouraged to exceed 5 dwelling units per acre since the VHVC zone is intended to accommodate higher-density development and be of an urban character to support development in the nearby VHMx area.
<b>II.B.5.d</b>	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn’t take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone’s regulations are not tailored to ensure that such things are respected.	The VHVC zone is tailored to appropriately regulate new development and provides development standards, such as height limits with a bonus system and open space requirements, which are intended to ensure that new development is consistent with this policy.
<b>II.B.5.e</b>	New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.	The existing R-D zoning is partially consistent with this policy. The area is served by existing major roads (Paseo del Norte and Unser Boulevard), but existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be	The VHVC zone is consistent with this policy. While internal, development-serving infrastructure (roads, sewers, water, etc.) will not be constructed by property owners/developers until development in the area occurs, the area designated Village Center can be accessed via existing major area roads (Paseo del Norte and Universe

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
		impacted by whatever future development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	Boulevard). Furthermore, the integrity of existing residential areas all around the Volcano Heights area can be better protected through development per the VHVC zone than existing R-D zoning because of the range of uses that the VHVC zone allows that will serve existing neighborhoods and are intended to address the West Side's critical jobs-housing imbalance and ultimately reduce local and regional traffic congestion.
<b>II.B.5.g</b>	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHVC zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. Height bonuses are offered in order to create an incentive for dedicating rock outcroppings and/or open space and preserving views. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than "trail corridors" but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
<b>II.B.5.h</b>	Higher density housing is most appropriate in the following situations: 1) In designated Activity Centers. 2) In areas with excellent access to the major street network. 3) In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available. 4) In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density	N/A. Existing R-D zoning does not permissively allow higher-density housing. A Sector Development Plan would need to be adopted by the EPC and a Site Development Plan and Landscaping Plan approved by the Planning Director in order for higher-density (R-3) uses to be allowed. See § 14-16-2-14.	The VHVC zone is consistent with this policy since the VHVC area is located near the intersection of two major roadways (Paseo del Norte and Universe Boulevard). Also, the VHVC area is located across the street to the east from the area designated as "Village Center" in the Volcano Trails SDP, which allows for a mixed-use, mixed-density pattern and to the south from an area zoned for limited C-1 uses. Higher-density housing is appropriate in the VHVC location because of the intensity of zoning around

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
	development; up to 10 dwelling units per net acre. 5) In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.		it. The proposed mandatory street network as well as non-mandatory streets to serve local development are also intended to create conditions that further this policy.
<b>II.B.5.i</b>	Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.	N/A. The existing R-D zoning does not permissively allow employment and service uses.	The VHVC zone is consistent with this policy. The VHVC zone is a mixed-use zone that allows for employment and service uses in addition to residential and abuts other mixed-use zones that allow the same range of uses. The only purely residentially-zoned area with any proximity to the SU-2/VHVC zone is located catty-corner across Paseo del Norte and Universe Boulevard. Therefore, there will be minimal, if any, effects of noise, lighting, pollution, and traffic on any nearby existing residential environments. Additionally, the development standards of the VHVC zone ensure the compatibility of residential and non-residential development that occurs within the VHVC zone.
<b>II.B.5.i</b>	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHVC zone furthers this policy through its tailored development standards that ensure high-quality development appropriate to the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights. Height bonuses are tied to the preservation of views and important topographical features and the provision of certain built environment features intended to create community

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
<b>II.B.5.m</b>	Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.	The existing R-D zoning does not contain standards that encourage the maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	benefits. The VHVC zone furthers this policy through regulations related to height, open space, building placement, and mandatory street orientation. The bonus height system includes provisions for preservation of views through building placement and other enhancements to the visual environment.
<b>II.B.7.h</b>	Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.	N/A. The existing R-D zoning does not permissively allow commercial, industrial or office uses.	The VHVC area is recommended to be part of the Volcano Heights Major Activity Center, with a range of uses less intense than either Town Center or Regional Center. Residential uses are still allowed in the VHVC zone and are not wholly replaced by commercial, industrial or office uses. Finally, the area that is proposed to be zoned VHVC is located at the intersection of two major roadways in the area (Paseo del Norte and Universe Boulevard) where two of the other three corners surrounding the intersection allow commercial and other non-residential uses. The proposed allowance of commercial and office uses in the VHVC zone is consistent with this policy.
<b>II.B.7.i</b>	Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.	N/A. The existing R-D zoning does not permissively allow multi-unit housing.	While not officially designated an Activity Center, VHVC is recommended to be part of a future Volcano Heights Major Activity Center. The allowance of multi-family housing in this area is consistent with the general land use framework established by the VHSDP and neighboring Volcano Trails SDP.
<b>II.C.1.b</b>	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional single-family development would actually	The VHVC zone is consistent with and will help further this policy by introducing flexible, mixed-use zoning that supports a multi-modal transportation system and promotes the efficient placement of housing, employment and services as

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
		further exacerbate existing and future traffic congestion.	part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network, in support of this policy. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
<b>II.C.6.b</b>	Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.	The existing R-D zoning does not address the treatment of significant archaeological sites and, therefore, doesn't further this policy.	The VHVC Zone helps further this policy by establishing incentives for property owners and developers to preserve and provide access to significant sites, such as rock outcroppings considered sacred places by Native Americans.
<b>II.C.8.a</b>	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.	The existing R-D zoning is a standard zone that doesn't take into consideration natural features unique to this part of Albuquerque. The R-D zone's regulations are not tailored to ensure that such things are respected in future development.	The VHVC zone will help further this policy by requiring new development to be designed to respect the area's unique features via height restrictions, open space requirements, and other development standards. The optional bonus height system provides further opportunities to ensure that the built environment complements, respects, and benefits the natural environment.
<b>II.C.8.d</b>	Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	Other than policies in the Northwest Mesa Escarpment Plan that would apply, the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	The VHSDP contains street tree and ground cover requirements along streets that are to be built within the VHVC area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
			water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
<b>II.C.9 Goal</b>	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a stock zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHVC zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. Regulations and incentives in the Plan are intended to preserve rock outcroppings and other sensitive lands within the Plan area that contribute to a unique sense of place and Albuquerque's historic landscape. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the Sandia Mountains and volcanoes.
<b>II.C.9.b</b>	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and other materials appropriate to landscapes; Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment - Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHVC zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height, setbacks, block size standards, façade elements (doors and windows), and parking location.



Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
	<p>fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.</p>		
<b>II.C.9.e</b>	<p>Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to: minimize water use, screen parking areas, create useful and attractive signage and building facades, facilitate walking safety and convenience.</p>	<p>N/A. The existing R-D zoning does not address street design.</p>	<p>The VHSDP contains detailed street cross sections that are intended to complement the character of adjacent development in the VHVC zone and reinforce the unique identity of the Volcano Heights area. The streetscape standards included in the VHSDP will help minimize water use by requiring the planting of native plant species, create attractive building facades, and facilitate pedestrian safety and convenience.</p>
<b>II.D.4 Goal</b>	<p>The <u>Goal</u> 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.</p>	<p>The existing R-D zoning does not address the relationship between land uses and transportation corridors and, therefore, does not further this Goal.</p>	<p>The VHVC zone furthers this Goal by introducing mixed-use zoning and establishing development standards, including street cross sections, that support the creation of a pedestrian-friendly built environment that is accessible via all transportation modes. Street designs within the VHSDP have been analyzed and modeled to ensure that sufficient capacity can be provided</p>

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
			while balancing different modes with the long-term goal of redistributing mode share to de-emphasize automobile travel.
<b>II.D.4.g</b>	Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.	The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.	The VHVC zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented toward and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage pedestrian activity.

Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
<b>Comprehensive Plan</b>			
<b>II.B.5 Goal</b>	The “Developing and Established Urban Areas” <u>Goal</u> is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side’s jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHMX zone will further this Goal by allowing for residential development, encouraging employment and other nonresidential uses, and supporting transit- and pedestrian-oriented development through street design regulations and development standards.
<b>II.B.5.a</b>	The Developing Urban and Established Urban Areas as shown by the <u>Plan</u> map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHMX zone will further this policy by allowing for a full range of uses (commercial, arts / entertainment / recreation, educational / health care / other institutional, residential) that can achieve an average gross density of 5 du/acre.
<b>II.B.5.d</b>	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn’t take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone’s regulations are not tailored to ensure that such things are respected.	The VHMX zone is tailored to appropriately regulate new development and provides development standards, such as height limits, with a bonus system and open space requirements that are intended to ensure that new development is consistent with this policy.
<b>II.B.5.e</b>	New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.	The existing R-D zoning is partially consistent with this policy. The area is served by existing major roads (Paseo del Norte and Unser Boulevard), but existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be impacted by whatever future development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential	The VHMX zone is consistent with this policy. While internal, development-serving infrastructure (roads, sewers, water, etc.) will not be constructed by property owners/developers until development in the area occurs, the areas designated Mixed-Use can be accessed via existing major area roads (Paseo del Norte, Unser, and Universe Boulevard). Furthermore, the integrity of existing residential areas surrounding Volcano Heights can be better protected through development per the VHMX zone

Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
		development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	than existing R-D zoning because of the range of uses that the VHMX zone allows that will serve existing neighborhoods and are intended to address the West Side's critical jobs-housing imbalance and reduce local and regional traffic congestion over time.
<b>II.B.5.g</b>	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHMX zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. Height bonuses are offered in order to create an incentive for dedicating rock outcroppings and/or open space and preserving views. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than "trail corridors" but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
<b>II.B.5.h</b>	Higher density housing is most appropriate in the following situations: 1) In designated Activity Centers. 2) In areas with excellent access to the major street network. 3) In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available. 4) In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre. 5) In areas where a transition is needed between single-family homes and much more intensive development:	N/A. Existing R-D zoning does not permissively allow higher-density housing. A Sector Development Plan would need to be adopted by the EPC and a Site Development Plan and Landscaping Plan approved by the Planning Director in order for higher-density (R-3) uses to be allowed. See § 14-16-2-14.	The VHMX zone is consistent with this policy since the VHMX area within Volcano Heights is recommended to be designated a Major Activity Center. Also, the VHMX zone is intended to serve as a buffer between the more intense Regional Center and Town Center zones and the less intense Neighborhood and Escarpment Transition zones. Paseo del Norte and Unser Boulevard provide access to the area, and the proposed mandatory street network as well as non-mandatory streets to serve local development are also intended to create conditions that further this policy.

Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
	densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.		
<b>II.B.5.i</b>	Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.	N/A. The existing R-D zoning does not permissively allow employment and service uses.	While the VHMX zone borders less intense zones (VHNT and VHET) in some areas, there is a provision in the Plan (5.3.2) that requires all uses to be conducted in a fully-enclosed building and have no noise, vibration, particulate, or odor that poses an adverse impact on adjacent properties. The VHMX zone includes a buffer for detached single-family housing that limits structure heights to 26 feet. Where sharing a lot line with a single-family detached lot, VHMX developments would not be eligible for height bonuses. A privacy fence 6 feet high is also required.
<b>II.B.5.i</b>	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHMX zone furthers this policy through its tailored development standards that ensure high-quality development appropriate to the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights. Height bonuses are tied to the preservation of views and important topographical features and the provision of certain built environment features intended to create community benefits.
<b>II.B.5.m</b>	Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.	The existing R-D zoning does not contain standards that encourage the maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	The VHMX zone furthers this policy through regulations related to height, open space, building placement, and mandatory street orientation. The bonus height system includes provisions for preservation of views through building placement and other enhancements to

Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
<b>II.B.7 Goal</b>	The “Activity Centers” <u>Goal</u> 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.	The existing R-D zoning does not permissively allow mixed land uses or encourage the reduction of urban sprawl and auto travel needs; it, therefore, does not further this Goal.	the visual environment. The VHMX zone furthers this Goal by introducing flexible, mixed-use zones coupled with design standards that support transit-oriented development and the creation of a much-needed employment center on the West Side. Bringing services closer to existing residential areas will help reduce auto travel needs and improve traffic congestion in the area.
<b>II.B.7.b</b>	Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.	N/A. The existing R-D zoning does not permissively allow density up to or exceeding 30 du/acre.	The VHMX zone is consistent with this policy. Volcano Heights is recommended to be designated a Major Activity Center. Densities that exceed 30 du/acre may be developed in the VHMX zone. The VHMX zone does not cap density by the number of dwelling units per acre; density is functionally limited by height limits, setback and open space requirements, and market demands.
<b>II.B.7.h</b>	Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.	N/A. The existing R-D zoning does not permissively allow commercial, industrial or office uses.	The VHMX area is located within an area recommended to be designated a Major Activity Center, and VHMX has a range of uses less intense than either Town Center or Regional Center. Therefore, changing zoning to allow commercial, industrial, and office uses instead of purely residential development in this area is consistent with this policy.
<b>II.B.7.i</b>	Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.	N/A. The existing R-D zoning does not permissively allow multi-unit housing.	The VHMX zone, which is located in an area recommended to be designated a Major Activity Center, allows multi-unit housing and is, therefore, consistent with this policy.
<b>II.C.1.b</b>	Automobile travel’s adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional	The VHMX zone is consistent with and will help further this policy by introducing flexible, mixed-use zoning that supports a multi-modal transportation system and promotes the efficient placement of

Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMIX (Volcano Heights Mixed Use) Zone
		single-family development would actually further exacerbate existing and future traffic congestion.	housing, employment and services as part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network, in support of this policy. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
<b>II.C.6.b</b>	Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.	The existing R-D zoning does not address the treatment of significant archaeological sites and, therefore, doesn't further this policy.	The VHMIX zone helps further this policy by establishing incentives for property owners and developers to preserve and provide access to significant sites, such as rock outcroppings considered sacred places by Native Americans.
<b>II.C.8.a</b>	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.	The existing R-D zoning is a standard zone that doesn't take into consideration natural features unique to this part of Albuquerque. The R-D zone's regulations are not tailored to ensure that such things are respected in future development.	The VHMIX zone will help further this policy by requiring new development to be designed to respect the area's unique features, particularly Petroglyph National Monument and the volcanoes. Height restrictions, open space requirements, and other development standards are what will ensure this. The optional bonus height system provides further opportunities to ensure that the built environment complements, respects, and benefits the natural environment.
<b>II.C.8.d</b>	Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	Other than policies in the Northwest Mesa Escarpment Plan that would apply, the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	The VHS DP contains street tree and ground cover requirements along streets that are to be built within the VHMIX area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic

Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMIX (Volcano Heights Mixed Use) Zone
			<p>accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.</p>
<b>II.C.9 Goal</b>	<p>The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.</p>	<p>The existing R-D zoning is a standard zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.</p>	<p>The VHSDP and its regulations, including those of the VHMIX zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. Regulations and incentives in the Plan are intended to preserve rock outcroppings and other sensitive lands within the Plan area that contribute to a unique sense of place and Albuquerque's historic landscape. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the mountains and volcanoes.</p>
<b>II.C.9.b</b>	<p>In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and other materials appropriate to landscapes; Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment -</p>	<p>The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.</p>	<p>The VHMIX zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height, setbacks, block size standards, façade elements (doors and windows), and parking location.</p>



Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMx (Volcano Heights Mixed Use) Zone
	<p>Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.</p>		
<b>II.C.9.e</b>	<p>Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to: minimize water use, screen parking areas, create useful and attractive signage and building facades, facilitate walking safety and convenience.</p>	<p>N/A. The existing R-D zoning does not address street design.</p>	<p>The VHSDP contains detailed street cross sections that are intended to complement the character of adjacent development in the VHMx zone and reinforce the unique identity being developed for the Volcano Heights area. The streetscape standards included in the VHSDP will help minimize water use by requiring the planting of native plant species, create attractive building facades, and facilitate pedestrian safety and convenience.</p>
<b>II.D.4 Goal</b>	<p>The <u>Goal</u> 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</p>	<p>The existing R-D zoning does not address the relationship between land uses and transportation corridors and, therefore, does not further this Goal.</p>	<p>The VHMx zone furthers this Goal by introducing mixed-use zoning and establishing development standards, including street cross sections, that support the creation of a pedestrian-friendly built environment that is</p>

Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
	use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.		accessible via all transportation modes. Street designs within the VHSDP have been analyzed and modeled to ensure that sufficient capacity can be provided while balancing different modes with the long-term goal of redistributing mode share to de-emphasize automobile travel.
<b>II.D.4.g</b>	Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.	The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.	The VHMX zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented toward and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage pedestrian activity.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHNT (Volcano Heights Neighborhood Transition) Zone
<b>II.B.5 Goal</b>	The “Developing and Established Urban Areas” <u>Goal</u> is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side’s jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHNT zone will further this Goal by establishing development standards unique to the area that are intended to preserve and enhance the special character of the Volcano Heights area. A variety of residential development opportunities are allowed in the VHNT zone (single family, residential lofts, live-work unit) as well as a very limited number of non-residential uses (child day care, bed & breakfast, and office [conditionally]).
<b>II.B.5.a</b>	The Developing Urban and Established Urban Areas as shown by the <u>Plan</u> map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHNT zone is consistent with this policy in that it allows residential development up to, and exceeding, 5 dwelling units per acre.
<b>II.B.5.d</b>	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn’t take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone’s regulations are not tailored to ensure that such things are respected.	The VHNT zone is tailored to appropriately regulate new development and provides development standards, such as height limits and open space requirements, which are intended to ensure that new development is consistent with this policy. The VHNT zone is described in the Plan as being “intended to provide transitions of building scale and uses from the more dense, urban Mixed Use zone to adjoining neighborhoods north and south of the Plan area.” This zone was developed with an eye toward context-sensitive development because of the proximity to established, low-density residential areas.
<b>II.B.5.e</b>	New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services	The existing R-D zoning is partially consistent with this policy. The area is served by existing major roads (Paseo del Norte and Unser Boulevard), but	The VHNT zone is consistent with this policy. While internal, development-serving infrastructure (roads, sewers, water, etc.) will not be constructed by

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHNT (Volcano Heights Neighborhood Transition) Zone
	and where the integrity of existing neighborhoods can be ensured.	existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be impacted by whatever future development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	property owners/developers until development in the area occurs, the areas designated Neighborhood Transition can be accessed via existing major area roads (Paseo del Norte and Unser Boulevard). Furthermore, the integrity of existing residential areas all around the Volcano Heights area can be better protected through development per the VHNT zone than existing R-D zoning because of the tailored development standards that will help “blend the areas between new construction and existing buildings outside the Plan area” (123).
<b>II.B.5.g</b>	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHNT zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than “trail corridors” but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
<b>II.B.5.l</b>	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHNT zone furthers this policy through its tailored development standards that ensure high-quality development that is appropriate for the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights.
<b>II.B.5.m</b>	Urban and site design which maintains and enhances unique vistas and	The existing R-D zoning does not contain standards that encourage the	The VHNT zone furthers this policy through regulations related to height,

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHNT (Volcano Heights Neighborhood Transition) Zone
	improves the quality of the visual environment shall be encouraged.	maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	open space, building placement, and mandatory street orientation.
<b>II.C.1.b</b>	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional single-family development would actually further exacerbate existing and future traffic congestion.	The VHNT zone, as part of the comprehensive land-use strategy for the Volcano Heights area, is designed to help further this policy. The VHNT zone provides opportunities for residential development geared towards supporting the employment and other non-residential uses that are expected to be developed in close proximity. This proposed development is part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network that includes enhanced facilities for non-motorists (i.e., bike lanes and wide sidewalks), in support of this policy. By providing multi-modal streets and housing in close proximity to jobs, overall automobile travel in the area may decrease, which would have a positive effect on air quality. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
<b>II.C.8.a</b>	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.	The existing R-D zoning is a standard zone that doesn't take into consideration natural features unique to this part of Albuquerque. The R-D zone's regulations are not tailored to ensure that	The VHNT zone will help further this policy by requiring new development to be designed to respect the area's unique features via height restrictions, open space requirements, and other

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHNT (Volcano Heights Neighborhood Transition) Zone
		such things are respected in future development.	development standards.
<b>II.C.8.d</b>	Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	Other than policies in the Northwest Mesa Escarpment Plan that would apply, the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	The VHSDP contains street tree and ground cover requirements along streets that are to be built within the VHNT area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
<b>II.C.9 Goal</b>	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a standard zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHNT zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the Sandia Mountains and volcanoes.
<b>II.C.9.b</b>	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and other materials appropriate to landscapes; Topography and landscape	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHNT zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height, setbacks, block size standards, façade elements (doors and windows), and

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHNT (Volcano Heights Neighborhood Transition) Zone
	<p>features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment - Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.</p>		<p>parking location.</p>
<b>II.D.4.g</b>	<p>Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.</p>	<p>The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.</p>	<p>The VHNT zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented towards and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage pedestrian activity.</p>

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
<b>II.B.5 Goal</b>	The “Developing and Established Urban Areas” <u>Goal</u> is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side’s jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHET zone will further this Goal by establishing development standards unique to the area that are intended to preserve and enhance the special character of the Volcano Heights area. A variety of residential development opportunities are allowed in the VHET zone (single family, residential lofts, live-work unit, multi-family) as well as a limited number of non-residential uses (child day care, schools, libraries, bed & breakfast, and retail sales/office [conditionally]).
<b>II.B.5.a</b>	The Developing Urban and Established Urban Areas as shown by the <u>Plan</u> map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHET zone will is consistent with this policy in that it allows residential development up to, and exceeding, 5 dwelling units per acre.
<b>II.B.5.d</b>	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn’t take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone’s regulations are not tailored to ensure that such things are respected.	The VHET zone is tailored to appropriately regulate new development and provides development standards, such as height limits and open space requirements, which are intended to ensure that new development is consistent with this policy. The VHET zone is described in the Plan as being “intended to blend the areas between development and Major Public Open Space, as well as stepping down the intensity of uses and building heights closer to the Monument boundary.” This zone was developed with an eye towards context sensitive development because of the proximity to the Petroglyph National Monument.
<b>II.B.5.e</b>	New growth shall be accommodated through development in areas where	The existing R-D zoning is partially consistent with this policy. The area is	The VHET zone is consistent with this policy. While internal, development-



Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
	vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.	served by existing major roads (Paseo del Norte and Unser Boulevard), but existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be impacted by whatever future development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	serving infrastructure (roads, sewers, water, etc.) will not be constructed by property owners/developers until development in the area occurs, the area designated Escarpment Transition can be accessed via existing major area roads (Paseo del Norte and Unser Boulevard). The VHET area predominantly shares a boundary with the Petroglyph National Monument, not with existing neighborhoods; nonetheless, the development standards in the Plan require new development to be of a scale and character that is compatible with and respectful of other development, or lack thereof, in the area.
<b>II.B.5.g</b>	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHET zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than “trail corridors” but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
<b>II.B.5.i</b>	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHET zone furthers this policy through its tailored development standards that ensure high-quality development appropriate to the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
<b>II.B.5.m</b>	Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.	The existing R-D zoning does not contain standards that encourage the maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	The VHET zone furthers this policy through regulations related to height, open space, building placement, and mandatory street orientation.
<b>II.C.1.b</b>	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional single-family development would actually further exacerbate existing and future traffic congestion.	The VHET zone, as part of the comprehensive land-use strategy for the Volcano Heights area, is designed to help further this policy. The VHET zone provides opportunities for residential development geared towards supporting employment and other non-residential uses that are expected to be developed in close proximity. This proposed development is part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network that includes enhanced facilities for non-motorists (i.e., bike lanes and wide sidewalks), in support of this policy. By providing multi-modal streets and housing in close proximity to jobs, overall automobile travel in the area may decrease, which would have a positive effect on air quality. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
<b>II.C.8.a</b>	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a	The existing R-D zoning is a standard zone that doesn't take into consideration natural features unique to this part of	The VHET zone will help further this policy by requiring new development to be designed to respect the area's unique

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
	significant determinant in development decisions.	Albuquerque. The R-D zone's regulations are not tailored to ensure that such things are respected in future development.	features, particularly the Petroglyph National Monument, via height restrictions, open space requirements, and other development standards.
<b>II.C.8.d</b>	Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	Other than policies in the Northwest Mesa Escarpment Plan that would apply, the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	The VHSDP contains street tree and ground cover requirements along streets that are to be built within the VHET area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
<b>II.C.9 Goal</b>	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a standard zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHET zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the Sandia Mountains and volcanoes.
<b>II.C.9.b</b>	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHET zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height,

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
	<p>other materials appropriate to landscapes; Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment - Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.</p>		<p>setbacks, block size standards, façade elements (doors and windows), and parking location.</p>
<b>II.D.4.g</b>	<p>Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.</p>	<p>The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.</p>	<p>The VHET zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented toward and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage</p>

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
			pedestrian activity.

**Attachment 2:**

Public Correspondence Since Submittal  
and Prior to October 4 Hearing

**Renz-Whitmore Mikaela J.**

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**From:** Renz-Whitmore Mikaela J.  
**Sent:** Monday, September 10, 2012 10:35 AM  
**To:** 'guybrungardt@aol.com'; 'karlasellsgallup@cnetco.com'  
**Cc:** Westbrook, Sara; Webb, Andrew T.; Brito, Russell D.; Morris, Petra A.  
**Subject:** Volcano Heights - Park Edge Road  
**Attachments:** petroglyph\_bdy.pdf; Detail\_Pg15\_2\_PlanAuthority-reduced.pdf  
Mr. Brungardt,

I wanted to alert you to a change we made to the Park Edge Road in partial response to your multiple requests.

You've mentioned multiple times your objection to the Park Edge Road through your property, but at the last public meeting on August 21, you indicated that it would be helpful if the City provided for the road on its property.

We looked again at the Plan boundary and discovered that there is a small strip of City-owned land between your property and the official edge of the Petroglyph National Monument. While the Park Edge Road would not be allowed on the Monument itself, we coordinated with City Open Space, which agreed that whatever portion of the Park Edge road would fit in the City-owned open space could be allowed there.

We have moved the boundary of the Sector Plan to match the edge of the Petroglyph National Monument and moved the Park Edge Road onto that remaining City-owned open space as much as possible. The Park Edge Road still affects your property, but now approximately half the road would be on City-owned property and the responsibility of the City to construct and maintain. Additionally, this road realignment corrected what would have been a small island of land between the Park Edge road and the Plan boundary that would have been created by the previous road alignment.

You will find these adjustments in the latest draft of the Plan, submitted to the Environment Planning Commission and available on the City's project webpage:

<http://www.cabq.gov/planning/residents/sector-development-plans/volcano-mesa-area-sector-development-plans/volcano-heights-sector/>

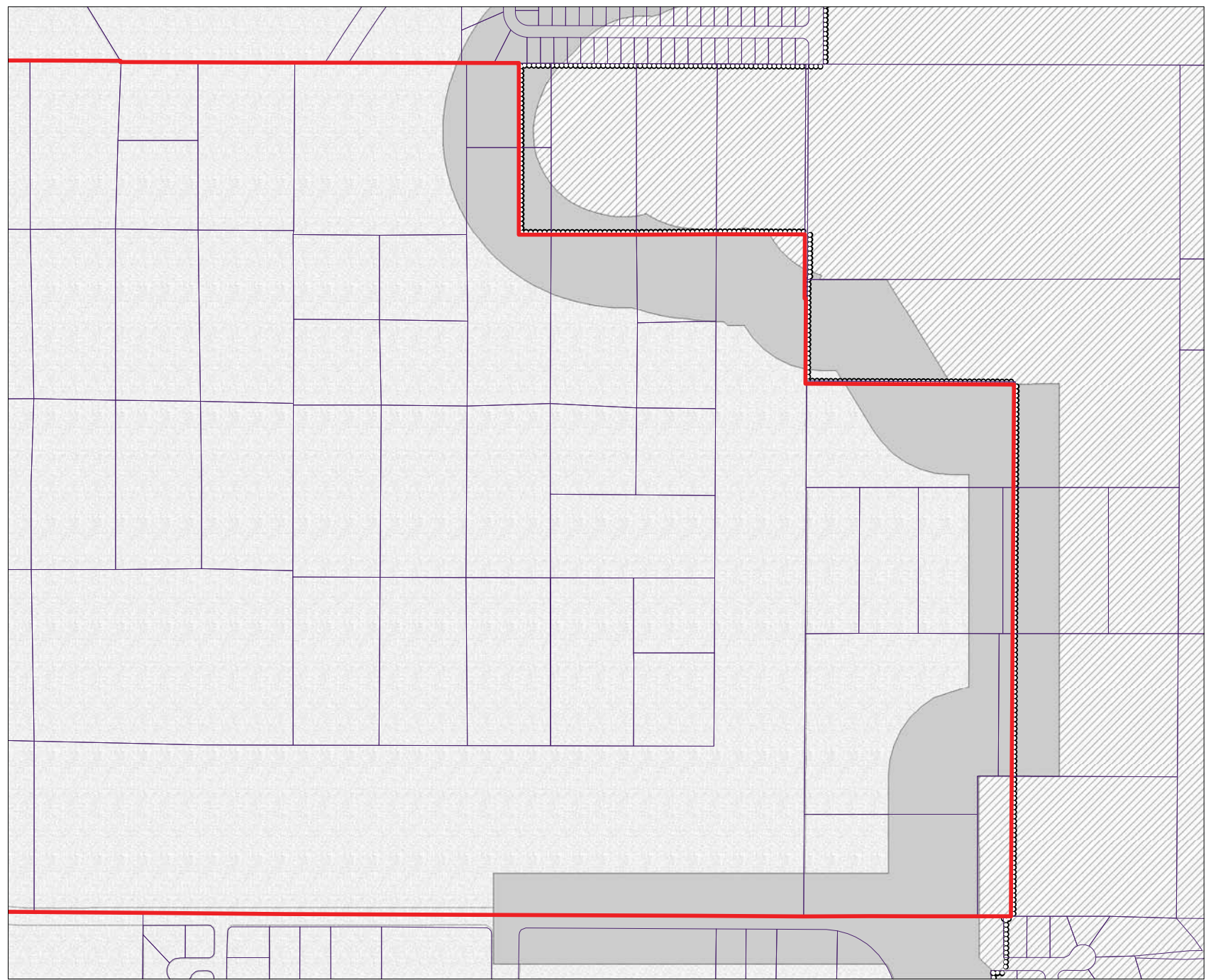
The attached illustration called "Petroglyph\_bdy" shows you the strip of white land between the previous Plan boundary and the Monument that has been added to the new Plan boundary. The other is the detail illustration of the "Impact Area" from the Northwest Mesa Escarpment Plan shows the adjusted Plan boundary in relation to your property.

As I mentioned, the City still believes the single-loaded road is the most appropriate buffer between the Petroglyph National Monument edge and development to the east. I realize this is only a partial response to your request, but I hope you will see it in the spirit in which it is intended, as a concession on the City's part to address your concerns.

Sincerely,

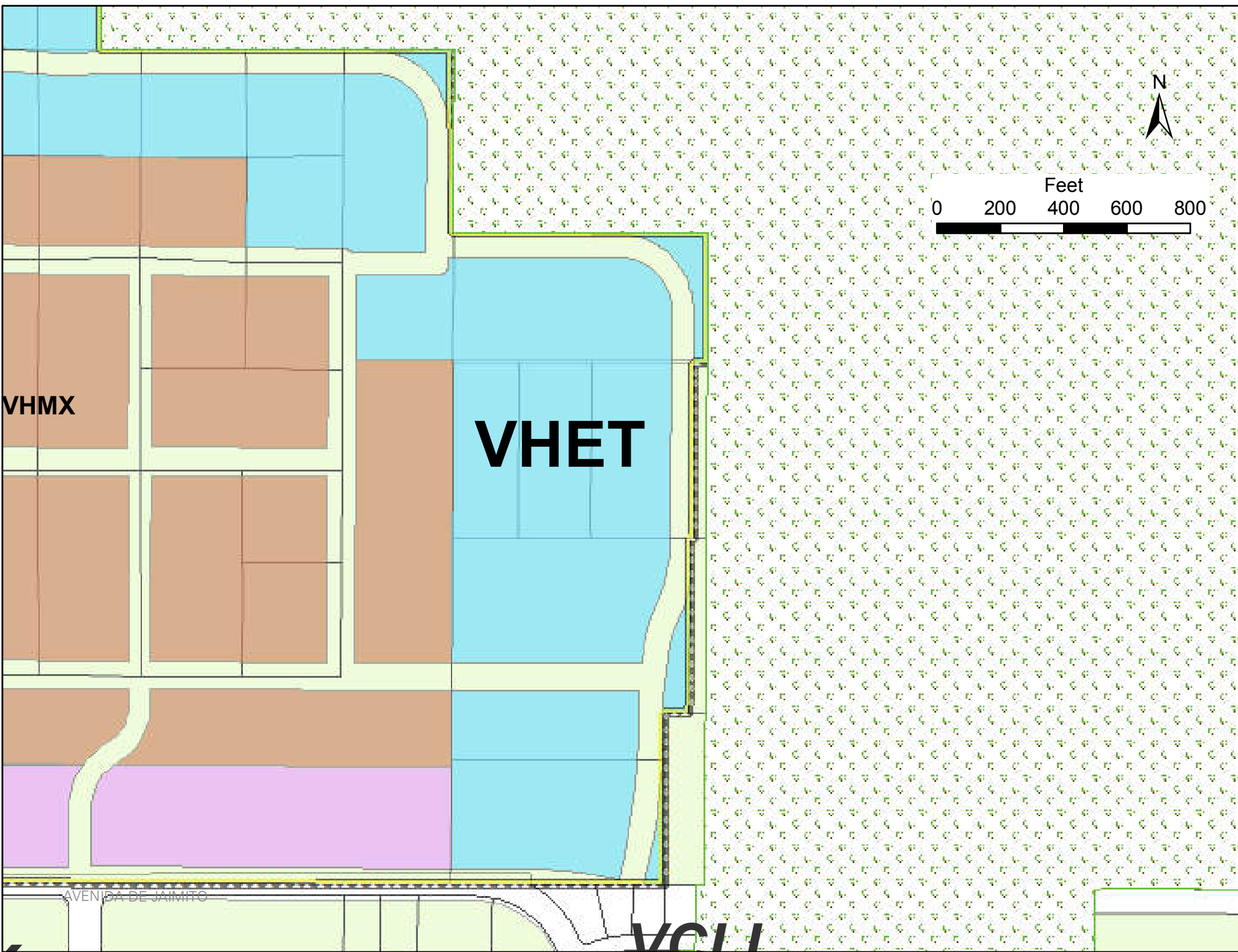
**Mikaela Renz-Whitmore, Planner**  
*Urban Design & Development Division*  
City of Albuquerque Planning Department  
600 Second Street NW, 3rd Floor  
Albuquerque NM 87102  
505-924-3932 direct  
505-924-3339 fax  
[mrenz@cabq.gov](mailto:mrenz@cabq.gov)

9/27/2012





Path: Q:\GIS\FILE\PROJECTS\PetraMorris\THG-Nov1-1-VolcanoHeights\June2012\VH\_ ProposedZoning\_8x11\_6\_25\_12.mxd

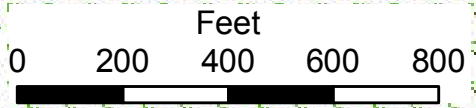


VHMx

VHET

AVENIDA DE JAIMITO

VCL



**Renz-Whitmore Mikaela J.**

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**From:** guybrungardt@aol.com  
**Sent:** Sunday, September 16, 2012 11:26 AM  
**To:** Renz-Whitmore Mikaela J.  
**Subject:** Volcano Heights Park Edge Road

Ms Renz-Whirmore:

Your e-mail to me of Sept. 10 regarding the changes made to the mandatory Park Edge Road was well received. We thank you for your interest and efforts on our behalf.

The road realignment appears to make good sense. However, we are still opposed to any road bordering the boundary of the Petroglyph National Monument. We will, therefore, continue to object to any plan that includes this road.

Sincerely,

Guy Brungardt  
480 654 3762  
6645 E. Redmont Dr. Unit #2  
Mesa AZ 85215  
[guybrungardt@aol.com](mailto:guybrungardt@aol.com)

**Renz-Whitmore Mikaela J.**

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**From:** Carruthers, Madeline  
**Sent:** Monday, September 17, 2012 9:05 AM  
**To:** Renz-Whitmore Mikaela J.  
**Subject:** FW: Volcano Heights Sector Development Plan

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**From:** guybrungardt@aol.com [mailto:guybrungardt@aol.com]  
**Sent:** Saturday, September 15, 2012 5:57 PM  
**To:** Carruthers, Madeline  
**Subject:** Volcano Heights Sector Development Plan

EPC Board Secretary Madeline Carruthers:

Please present the following views to the Commissioners for their review at the October 4 approval process. Also, I will appreciate receiving a return e-mail confirming that you have received this.

My comments are all related to the proposed mandatory Park Edge Road. From the beginning I have opposed this road as being entirely unnecessary and certainly not in the best interests of the landowners who have property bordering the Petroglyph National Monument.

One of the stated main goals of the Volcano Heights Plan is to minimize vehicular traffic and to encourage pedestrian traffic within the area of higher density homes and work places. The proposed Park Edge Road goes nowhere, is not necessary to move traffic, and would actually encourage additional traffic by enticing drivers to enjoy the view from the monument boundary.

A road to service the residents on one side only is certainly not cost effective. In addition, those residents would be subjected to undesirable additional traffic from non residents enjoying the view.

Finally, the issue of preserving the prime view of the valley and the mountains for the enjoyment of the residents is of great importance to me. Approximately 700 feet of my property borders the western boundary of the Petroglyph National Monument. More than thirty years ago when we purchased this property as an investment, it was chosen over other possible sites almost exclusively because of its unobstructed views. Almost twenty years ago, when we were required to sell half the property to the city of Albuquerque for use as part of the Petroglyph National Monument, I did not object. The sale left me with the remaining property on the escarpment with a view that would now never be compromised by future construction. I certainly did not consider the possibility that the city would, in the future, try to declare a mandatory street for public use. This is just not done in America.

Your serious consideration of these objections will be appreciated,

Sincerely,

Guy Brungardt  
480 654 3762  
6645 E Redmont Dr., Unit #2  
Mesa Az 85215 0889  
[guybrungardt@aol.com](mailto:guybrungardt@aol.com)

**Renz-Whitmore Mikaela J.**

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**From:** Carruthers, Madeline  
**Sent:** Monday, September 17, 2012 9:07 AM  
**To:** Renz-Whitmore Mikaela J.  
**Subject:** FW: Volcano Heights Sector development plan  
**Attachments:** Volcano Heights Sector Plan comments\_bedrock .doc  
[another to add to the report](#)

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**From:** Gerald Gold [mailto:gngold@comcast.net]  
**Sent:** Sunday, September 16, 2012 3:40 PM  
**To:** Carruthers, Madeline  
**Subject:** Volcano Heights Sector development plan

Madeline Carruthers  
EPC Board Secretary

Please enclose the following for the board to review for the October 4th meeting.

9/7/2012

#### Comments for EPC Hearing on VHSDP

Bedrock Partners owns 250 acres in the VHSDP area. We are not developers, but we are long time Albuquerque residents with pride in this city. Since 2003 we have supported the City of Albuquerque's planning efforts to create a high density residential/urban area on the west mesa to increase the tax base, to decrease river crossings, and to add to the quality of life for those who are live in the area. We have participated in many planning meetings with city officials. Last year, no longer able to support the current plan, I urged that the city step back from this plan.

The plan does not address the realities. The road network defined takes no notice of the existing topography of the site. Elevations, drainage patterns, and material makeup are ignored in favor of a drafting-room rectangular roadway system. Before considering any details, the city must lay out easily constructed roads and utility corridors based on what is the most sensible way of proceeding. We should incorporate, not blast through the natural features.

“The plan aims to encourage attractive development through the use of recognized principles of urban design and to allow property owners flexibility in land use, while providing predictability through a higher level of detail proscribed site development standards, building design, and form.” (p4,Sect 1.3)

I don't believe that what has been suggested is attractive. “Recognized principles of urban design” don't apply necessary to New Mexico tastes. The plan speaks of flexibility for property owners, only to take it away completely with the proscribed (to condemn as forbidden, harmful, and unlawful) site development standards, building design, and form. The 250 + pages of detail would make development impossible.

The plan should be greatly simplified. It must address infrastructure first.

9/27/2012

If the city wants to foster development in this area of multiple owners, it will have to make a substantial initial investment. This investment will pay the city back by future property tax revenue, hook up fees, and other charges.

- Provide adequate roadways for trucks, busses and vehicular traffic.
- Define the exact route of future mass transit and transit stations
- Install major water, sanitary sewer, and storm sewer infrastructure with the roads.
- Permit the various owners to explore new designs of architecture.
- Allow for phased development on the land while encouraging plans for high density, multifloored commercial building as may be required by future expansion.

Signed.

A handwritten signature in black ink that reads "Gerald N. Gold MD". The signature is written in a cursive style.

Gerald N. Gold MD  
Managing Member, Bedrock Partners LLC

**Renz-Whitmore Mikaela J.**

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**From:** Carruthers, Madeline  
**Sent:** Wednesday, September 19, 2012 2:22 PM  
**To:** Renz-Whitmore Mikaela J.  
**Subject:** FW: Volcano Heights SDP  
**Attachments:** Detail Comment September 2012.doc

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**From:** aschwartz74@comcast.net [mailto:aschwartz74@comcast.net]  
**Sent:** Wednesday, September 19, 2012 1:45 PM  
**To:** Carruthers, Madeline  
**Subject:** Volcano Heights SDP

Madeline,

Attached are comments on the Volcano Heights 2012 Draft SDP. I will appreciate if these can be included in the staff report for the hearing now scheduled for October 4.

I had hoped to be able to attend but I have a conflict with a Board of Ethics meeting scheduled for 4:00pm that same afternoon.

Thank you for your assistance,

Alan M Schwartz

**ALAN M. SCHWARTZ**

4409 Rancho Centro Ct. NW  
Albuquerque, New Mexico 87120

Telephone 505-890-7142  
Email [aschwartz74@comcast.net](mailto:aschwartz74@comcast.net)

Comments to Volcano Heights Sector Development Plan Draft 2012

**The Draft Plan does not satisfy Policy 3.95 of the WSSP.** (Volcano Mesa Area 2011 Amendment) **The Draft Plan does not comply with the ABC Comprehensive Plan.** (Sec II.B.7 Policy a, Table 22)

Policy 3.95 (Council Resolution R-10-77) directs the Town Center be designated as a Major Activity Center and this is reflected in the language of the current draft. (Note: MACs are not defined in the WSSP but are a designation of the ABC Comprehensive Plan. To date, the designation of the Volcano Heights Town Center as a MAC has not been adopted into the Comp Plan.)

In the July 2010 draft the Town Center consisted of 130 acres. (Volcano Heights Market Study) While the Comp Plan defines a MAC as considerably larger (300+ acres), it also comments that future MACs be denser and therefore smaller, and less auto oriented and more walkable. In the current draft however, the Town Center has been further reduced to 68 acres. It is unclear how this small amount of space could support a regional employment center (MAC) in addition to the 1,406 multifamily housing units that are programmed for the Town Center in the current draft. At 68 acres, the Town Center is more consistent with the WSSP definition of a Community Activity Center.

The MAC requirements, as outlined in the ABC Comp Plan and cited in the Council Resolution, further specify that buildings be three stories or higher and that the MAC have a minimum FAR of 1.0. The 727,650sf of non-residential development projected in the current draft, within a 68-acre Town Center, yields a FAR of .25. Admittedly this number is incomplete, as it does not include the proposed residential component. Unfortunately, the current draft presents residential only as “units” and does not disclose the square footage. To bring the FAR to 1.0 would require an additional 2,234,430sf of improvements or an average 1600sf for each of the 1,406 multifamily units. Not only is this unlikely, but it is inconsistent with the draft language (Chap I, para 1.6) “more retail and office uses are proposed than residential dwelling units”. In fact, 2.2M sf of Town Center multifamily alone would exceed the entire 2M sf of non-residential for the entire Heights SDP. Similarly, assuming an average 650sf for only the 3,363 multifamily units within the Heights SDP but excluding the Town Center, the result is greater than the 2M sf projected for the entire SDP. It is unclear how “more retail and office uses are proposed than residential dwelling units”, either for the Town Center or the entire SDP.

**The Draft Plan does not satisfy Policy 3.96 of the WSSP. (Volcano Mesa Area 2011 Amendment)**

Policy 3.96 specifies that “New zoning should be established for the Volcano Mesa area to correct the jobs/housing imbalance that exists for the area . . .” The current draft contains only a singular mention of “jobs/housing imbalance” at 11.2.2 under Goals. There is no other citation in the draft that attempts in any way to actually quantify what, if any, progress will be made as a result of this plan based on the plan projections.

Policy 3.96 references a projected build out for the entire Volcano Mesa planning area of 12,000 new homes and 30,000 residents. This reflects the assumptions made in the 2006 draft (Table 2 Employment Deficits). However, the analysis in the current plan (Executive Summary Table 1.2) considers only new residential within the Heights SDP. This is contrary to Policy 3.96 and the Council intent, which clearly addresses the entire Volcano Mesa planning area.

At 1.25 jobs needed per dwelling unit the current plan admittedly creates a surplus of jobs within the 68 acres of the Town Center (1,757 demand vs 2,134 created). However, this surplus quickly evaporates and turns negative when the analysis is expanded to the entire Heights SDP area. The 4,769 dwelling units with the SDP would create a demand for 5,961 jobs versus only 5,389 created. That still leaves job demand for 60% of the dwelling units with the Volcano Mesa planning area unaccounted for.

**The EPC may wish to consider:**

1. Eliminate the Town Center entirely and absorb the 68 acres into one or more of the adjacent Character Zones.
2. Designate the Town Center as a Community Activity Center and follow existing CAC guidelines in the WSSP.
3. Eliminate all housing from the Town Center. With all other assumptions held constant the Heights SDP would have a job surplus of 1,186.
4. Require that, prior to forwarding this plan to the Council, the plan include a numerical analysis of the jobs/housing balance over the currently projected life of the plan (2010-2035).



**Renz-Whitmore Mikaela J.**

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**From:** kanschuetz@comcast.net  
**Sent:** Thursday, September 20, 2012 4:47 PM  
**To:** Renz-Whitmore Mikaela J.  
**Subject:** Comments on Volcano Heights Development Sector Plan, August 2012 (working draft)  
**Attachments:** Anschuetz--Volcano Heights Sector Development Plan 12-09-20.pdf

Dear Mikaela,

Well, it look like I'll make the deadline after all.

I hope that there is a germ of an idea that is helpful. And I hope that your are receiving other letters of support.

I will look forwarding to seeing you in two weeks. (That is, if my work schedule allows it.)

With appreciation for all the hard work that you, Andrew, Petra, and all others have done over these two years,

Kurt

Tel. and Fax: 505-294-9709  
Cellular: 505-681-6933

**KURT F. ANSCHUETZ, PH.D.**  
**CONSULTING ANTHROPOLOGIST/ARCHAEOLOGIST**

*6228 Calle Pinon NW*  
*Albuquerque, New Mexico 87114*

*TEL & FAX: (505) 294-9709*  
*kanschuetz@comcast.net*

**September 20, 2012**

Ms. Mikaela Renz-Whitmore, Planner  
Urban Design & Development Division  
City of Albuquerque Planning Department  
600 Second Street NW, 3rd Floor  
Albuquerque NM 87102

**RE: Comments on *Volcano Heights Sector Development Plan, August 2012 (working draft)***

Dear Ms. Renz-Whitmore:

I am writing to this letter for members of the Environmental Planning Commission (EPC) in advance of their scheduled hearing on October 4, 2012, to express my support of the *Volcano Heights Sector Development Plan, August 2012 (working draft)*. When I first saw the July 2010 draft of this document, I would have thought it impossible that I would endorse the initiative two years later.

To borrow from a question that is currently popular in our political discourse today: How can I now be in favor of it, when I was first against it? Rather than viewing myself as a kind of a flip-flopping John Kerry or Mitt Romney character, I think that the answer for my transformation lies in what I see as the system of City Government working, even if it works in fits and starts, and is marred by many unseemly warts. (And there remains *much* room for improvement!)

Before I get into the substance of my comments specific to the *Volcano Heights Sector Development Plan, August 2012 (working draft)*, I first would like to provide needed context.

The release of the *Volcano Heights Sector Development Plan, July 2010 (draft)*, which accompanied by the near-simultaneous announcements of the *Westside Strategic Plan Amendment*, the *Volcano Cliffs Sector Development Plan*, and the *Volcano Trails Sector Development Plan*, was an unwelcome (to phrase its impact in its kindest terms) surprise for stakeholders who already live and work on the Westside. For those of us who have:

1. informed interests in maintaining the natural and cultural values of the Volcano Mesa,
2. ensuring that our neighborhoods will be livable places for our families and neighbors, and

3. knowing our individual property rights and our investments in helping to build Albuquerque's Westside community,

the release of such an assembly of planning documents without the prior and meaningful engagement of the Westside's stakeholders in the planning process was another woeful failure on the part of the City of Albuquerque Government over a span of many years.

The conversations that followed were much more difficult than they needed to be because the City Government belatedly reached out more broadly to the Westside's stakeholders, including the residents of established and developing neighborhoods within and around the Volcano Mesa's margins. The prior lack of meaningful engagement, let alone timely communication fueled tremendous tension and mistrust regarding the various Volcano Mesa planning initiatives.

Because the purpose of this letter is to provide comments on the current version of the *Volcano Heights Sector Development Plan*, I am not going to critique the processes concerning the revision and passing of the *Westside Strategic Plan Amendment*, the *Volcano Cliffs Sector Development Plan*, and the *Volcano Trails Sector Development Plan* in detail. It is important, however, to remember always that the *Westside Strategic Plan Amendment* policy statement to define the Volcano Heights Sector as a Major Activity Center established the framework upon which the planning initiative proceeded. The adoption of the *Westside Strategic Plan Amendment*, in turn, carries important implications for City of Albuquerque Government in faithfully implementing the guidelines contained within the Volcano Heights Sector Development and making a lasting commitment to ensure that the goals of the sector plan are fulfilled and maintained for the betterment for the whole of the City of Albuquerque.

Much is at stake. With respect to the City's prior policy to define Volcano Heights Sector as a Major Activity Center within the Volcano Mesa, I hope that, with the benefit of hindsight, the greater Albuquerque metropolitan community does not look back 20 years from now and ask, "What were those guys thinking?" The failure of the City to "walk the talk" of the *Westside Strategic Plan Amendment* and the consistent enforcement of the regulations included in the Volcano Heights Sector Development Plan will doom this enterprise. The good deal of the responsibility of the failures (and resulting public controversies) to fulfill the vision of the Coors Blvd. Parkway and the Cottonwood Mall Major Activity Center lie at the feet of the City Government for not fulfilling its obligations by allowing variances from approved regulatory frameworks.

As I have stated in my prior commentaries on the Volcano Mesa planning documents, I am not opposed to the development of the Volcano Heights Sector. I think the policy statement defining the Volcano Heights Sector for mixed use not just appropriate, it is a practical necessity in the twenty-first century. I further embrace the concept of scaled zoning, and applaud the definition of the Escarpment and Neighborhood transition zones leading to the greater development density in the sector's core.

With the caveat that my underlying concern resides in the density and scale envisioned for Volcano Heights Sector development as a whole, the principal reason that I can now support the *Volcano Heights Sector Development Plan, August 2012 (working draft)* rests in the refinements

in the conceptual and regulatory guidelines that have been proposed. These achievements have been made possible by the Herculean effort of the Planning Department staff and their dedication over the past two years to

1. invite varied stakeholders to participate in the planning process,
2. engage these many individuals of widely contrasting training, experience and expectation in respectful and substantive personal and collective dialogue, and
3. work tirelessly in the effort to meld different perspectives and ideas into a coherent document.

Do I think that the August 2012 working draft is a perfect plan? With all due respect, I do not think that it is. I suspect that anyone who makes the effort to understand the various policies that inform the scope and content of the plan would be so naïve as to think that it could be.

The important thing here is that the present draft plan is the product of a community enterprise and represents a multitude of compromises. I see many provisions in the current draft for which I have been an advocate. I now feel a sense of “ownership” of the document.

While I do not adopt an inflexible posture and reject the proposal, now is the time to address some of its persistent shortcomings in the effort to improve the plan further. My following remarks do not focus on old business, such as maximum building heights within the Town Center, Regional Center, and Village Center zones.<sup>1</sup> Instead, I will use this opportunity to identify important topics that remain underdeveloped.

As a professional anthropologist and archaeologist with practical experience working in the Volcano Mesa area and known for contributions in the recognition, documentation, evaluation, and management of cultural landscapes in north-central and west-Central New Mexico, I remain unconvinced of the plan’s meaningful commitment to its goals of contributing to the Volcano Mesa’s environment to:

- 11.1.1. Establish an interconnected open space network comprised of parks, arroyos, the Petroglyph National Monument, and other open spaces,
- 11.1.2. Respect Albuquerque’s culture and history, including Hispanic and Native American, through contextually sensitive development of Volcano Mesa, and

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<sup>1</sup> The incentive program, by which development interests can earn the privilege of greater building heights in some zones by providing amenities that contribute to, or preserve, natural environmental, cultural-historical, or recreational values that enhance the sectors quality of life, is an innovative approach that can be used to fulfill policies defined in the Westside Strategic Plan.

- 11.1.3. Conserve Volcano Heights' archaeological resources and protect and emphasize views and visual connections to the Volcano's Sandia Mountains, and Rio Grande. [p. 172]

The plan includes certain regulatory (e.g., p. 160) and policy (e.g., p. 180) statements regarding these issues, but their discussions are generalized and disconnected. Overarching strategy is needed in the discussion of the incentive programs to help development interests visualize the full assortment of "carrots" that are available to them, as well as understand the options available to them. For example, developers should understand that archaeological sites, just the basalt outcrops, are significant cultural resources eligible for incentive program. I further think that they should be helped to understand that the costs of archaeological resource mitigation are much higher than the alternative of in-place avoidance. What is more, the protection of archaeological sites through avoidance can potentially be part of an incentive for greater development density and height elsewhere. Talk about having your ("carrot") cake and eating it, too!

A larger issue, however, is that I do not think that the discussion of these topics in the presentation of the draft plan is sufficient to enable decision-makers, regulators, and stakeholders to comprehend how these issues are important to the development of a more livable community with a unique sense of place. In fact, language used in the policy statements relating to these issues (e.g., see p. 180) is so weak (e.g., the word "should") that fulfillment of policies related to cultural-historical and recreational amenities is left in doubt. That is, while these policies might be nice to fulfill, they are not really needed. It is easy to anticipate that decision-makers, regulators, or stakeholders might think that such amenities are entirely optional.

As seen in the planning document's traffic study (Appendix C), the Paseo del Norte and Unser Blvd. rights-of-way will carry extremely heavy vehicle loads within the Volcano Heights Sector. High traffic densities, of course, will largely be the product of sector's development as a Major Activity Center replete with Town and Regional center scale facilities. To fulfill the plan's goals for the sector's residential use and the promotion of a pedestrian-friendly environment, I think that the City of Albuquerque needs to make clear policy statements and specific commitments that the construction of grade-separated pedestrian crossings across these bustling corridors is a necessity. Additionally, the proposed intersections shown in the sector plan (e.g. Exhibit 4.3) are insufficient, both in terms of number and placement, for a safe and workable pedestrian environment.

At the very least, the City, which wanted the Major Activity Center designation, now has the obligation to guarantee the construction of supplemental grade-separated pedestrian crossings over Unser Blvd. in the area of the Volcano Heights Sector's north and south boundaries. The timing of the construction of these facilities must be tied to specified levels of traffic flow in and out of the sector to prevent the "can" from being kicked down the proverbial "road" year after year. Regarding the north boundary, the tragedy of a student attending either the Sunset View Elementary School or James Monroe Middle School dying in a pedestrian traffic accident must not have to happen before this topic is addressed.

I want the *Volcano Heights Sector Development Plan, August 2012 (working draft)* to be the basis of the final planning document used to help guide Albuquerque's development on the

Volcano Mesa. I encourage the EPC to provide guidance to the Planning Department staff to further refine this instrument, just as the members of the public are doing.

I also want for this document to be a success (e.g., an Uptown-style project as opposed to a series of big box “eyesores” and auto dealerships) at the intersection of Paseo del Norte and Unser Blvd. Only if the development is successful fulfilling the wide-reaching goals and policies outlined in the Westside Strategic Plan Amendment can it be a benefit to the Albuquerque community.

Planning Department staff and members of the community have been doing their part. It now for the decision-makers to do does theirs in finalizing the *Volcano Heights Sector Development Plan*.

In closing, I again would like to commend the Planning Department staff for their remarkable job of working the community<sup>2</sup> under many difficult constraints to develop the August 2012 draft.

Thank you for your consideration of these thoughts. If you have any questions, please feel free to contact me. I now look forward to seeing this process move forward.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kurt F. Anschuetz", with a long horizontal flourish extending to the right.

Kurt F. Anschuetz

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<sup>2</sup> I hope that the City of Albuquerque Government learns from this process. Planning Department staff, when given the time and support to work with diverse stakeholders within the community, has demonstrated its capabilities in a professional manner. I hope that the decision-makers will give Planning Department staff the authorization and support to continue working with the public closely from the outset of planning initiatives given that these projects affect the lives and welfare of the community’s people. This is a good thing for all of us.

**Renz-Whitmore Mikaela J.**

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**From:** John Ransom [jransom@nmrea.com]  
**Sent:** Thursday, September 20, 2012 3:19 PM  
**To:** Renz-Whitmore Mikaela J.; Webb, Andrew T.  
**Subject:** FW: VHSDP comments

Mikaela and Andrew-

Thank you for your all of your work thus far on the VHSDP. We are in support of the EPC approving a VHSDP and encourage the City to continue with a leadership role to see this plan come to fruition for the sake of our community. Below is the letter I sent to be of record for consideration at the hearing.

John Ransom, CCIM, SIOR  
Grubb & Ellis | New Mexico  
505.880.7011-direct  
[john.ransom@grubb-ellis.com](mailto:john.ransom@grubb-ellis.com)  
[www.RansomWith.com](http://www.RansomWith.com)

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**From:** John Ransom  
**Sent:** Thursday, September 20, 2012 11:01 AM  
**To:** 'mtafoya@cabq.gov'  
**Subject:** VHSDP comments

Dear Chairman Floyd:

The Ransom Family has been involved with and following the Sector Plan being prepared by the City of Albuquerque and are one of 35 land owners in the plan. We are generally in favor of the latest draft of the VHSDP. The intent and the development of the plan brings to the West side the needed employment center and job balance that the City needs desperately for the community. There has been so much progress made towards flexibility of the plan to allow for "phased-In" development that can help spur jobs, earn gross receipts taxes and reduce trips over our overcrowded bridges. We believe that the zoning is what the City needs and the density to create that job balance. While the Sector plan deals with land use and, to some extent the traffic and access, what is still missing in the plan is additional planning to bring this plan to fruition. What the plan lacks, and our community requires, is the City to take the leadership role to study and complete plans for the drainage master plan, extension of water and sewer to the area as well as the regional backbone infrastructure and regional roadways that will have impact beyond the sector plan boundaries.

While there are some land owners that have more land than others it still has 35 distinct property owners. The diverse landownership and the appearance that some hold out land owners can prevent the orderly development of the Sector plan places a burden on the remaining few land owners with the responsibility to coordinate governmental agencies and finance the planning and construction of a Regional Town Center that will benefit all of us. We hope that the City continues to take the leadership role in the plan development.

In closing again we support the plan. Thank you for the opportunity to review the plan.

John Ransom, CCIM, SIOR

Grubb & Ellis|New Mexico  
505.880.7011-direct  
[john.ransom@grubb-ellis.com](mailto:john.ransom@grubb-ellis.com)  
[www.RansomWith.com](http://www.RansomWith.com)



## Renz-Whitmore Mikaela J.

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**From:** Hoffman,James,FORT WORTH,R&D [Jim.Hoffman@AlconLabs.com]

**Sent:** Thursday, September 20, 2012 8:36 AM

**To:** Carruthers, Madeline ; Renz-Whitmore Mikaela J.; Webb, Andrew T.

**Subject:** Comments on August 2012 Draft VHSDP for EPC meeting

Mikaela / Andrew,

I would like to express my support for approval of a Volcano Heights Sector Development Plan (VHSDP) which is greatly needed to provide a framework for organized development in Volcano Heights. The current draft VHSDP has made significant progress in achieving the plan goals (reference draft VHSDP section 11.0), especially with regard to Environment and Open Space, and Land Use and Urban Design. The negative impact of not approving a Volcano Heights Sector Development Plan would be a significant setback for the City of Albuquerque in helping address the jobs / housing imbalance on the West Side as well as continuing to aggravate traffic congestion problems in Northwest Albuquerque and at river crossings

My comments on the current draft VHSDP to be presented to the EPC on 10/4/12 are summarized below:

1. Table 2.2 should have a reference in the text.
2. Section 3.5 - Add a definition of approved grade. This definition should be the higher of the natural terrain or approved roadway grade?
3. Section 4.7.3 (iii) – I do not believe that this “requirement” is legally enforceable via the Sector Plan ... wording should be softened to encourage such agreements.
4. Section 7.4.2 / 7.4.5 – What if a roadway has been constructed above natural grade (see comment 2 above). Flexibility in retaining wall height and / or amount of fill up to approved roadway grade should be allowed without additional administrative processes.
5. Section 7.5.5 – delete or modify the 2<sup>nd</sup> sentence. In most cases fill is used to alter the site topography (e.g. to make the site more level).
6. Section 9.1 – The sign restrictions in the Unser Boulevard Design Overlay Zone did not anticipate a Major Activity Center. These restrictions should be reviewed to determine if modifications are warranted.
7. Exhibit 10.2 and Section 10.5 – Open Space rock outcroppings. It is unclear whether rock outcropping dedications must include the 100’ buffer and to what extent the buffer must remain undeveloped. I could imagine that in many cases it would preferable to dedicate a smaller physical area and provide an attractive barrier such as a wall or fence to protect the rock outcropping along with some interpretive information about the archeological significance, rather than just have an undeveloped buffer of open space where the public would hardly be able to see the rock outcropping from 100’ away. Can some language be added to allow this possibility ... maybe with Open Space approval?
8. Section 13.4 – Should reference to table 14.1 (pending) be table 13.1 on the following page?
9. Table 13.1 – Change the priority of E-1 and E-2 to short term. Also, add updating the Centers and Corridors plan as short term (reference Appendix A – C.1
10. Street Screens – The requirements / height limitations (section 8.2.2) for street screens is not practical along portions of Paseo del Norte and Unser Boulevard (B streets) where the existing roadway has been constructed several feet above grade. Significant amounts of fill would be required to bring a site up to the roadway level and then provide a street screen, or an exceptionally high street screen would be required.

11. Bike Paths – Appendix A – D.4 makes reference to the May 2011 Bikeways and Trails Master Plan that bike routes typically work best on streets with speed limits of 25 miles per hour or less and traffic volumes of 3,000 average daily trips or less. Neither of these conditions fit Paseo del Norte or Unser Boulevard. From the perspective of multimodal functionality, safety, and ROW requirements near the intersection of Paseo del Norte and Unser Boulevard, bike routes in the plan area should be incorporated into the “loop road system” surrounding the intersection of Paseo del Norte and Unser Boulevard, and deleted from the Paseo del Norte and Unser Boulevard cross sections for the portions of these two roads within the boundary of the “loop road system”.
12. Roadway Cross-sections for Paseo del Norte and Unser Boulevard – The 2006 VHSDP envisioned Paseo del Norte and Unser Boulevard as urban boulevards incorporating access roads. This concept was abandoned in the current VHSDP as noted in exhibit 4.16 and 4.17. However, the concept of urban boulevards with access roads has suddenly re-appeared in the traffic study in Appendix C. This raises several questions regarding Paseo del Norte and Unser Boulevard as to what are the desired cross sections, transitions to access roads / intersection details, and whether additional right-in / right-out access to the access roads would be permitted. Consequently, the plan should be amended to identify that the City as the lead agency responsible for implementing Paseo del Norte and Unser Boulevard.
13. My final comment is with regard to the goals for Transportation, Infrastructure, and Economic Development, all of which are inter related – There are several strong statements made in the draft VHSDP that all infrastructure is to be provided by the property owner and / or developer (e.g. section 1.7.3, 4.3.1 (iv), 12.5.1, 12.5.4 (iii), 12.5.5 (i), Appendix A - D.1.b, etc.). While I agree that the local infrastructure (mandatory and non-mandatory streets, along with associated water, sewer, storm drainage, etc.) will need to be provided for by the landowners and / or developers, there is certain regionally significant infrastructure within the plan area for which more regional funding sources must be considered. This significant regional infrastructure would minimally include the two vital regional traffic arteries within the plan area (Paseo del Norte and Unser Boulevard) and backbone infrastructure to interconnect the northernmost Volcano trunk or the ABCWUA water system with the Corrales truck of the former New Mexico Utilities area.

As limited access principal arterial roads, Paseo del Norte and Unser Boulevard will retain their primary regional functionality of moving large volumes of traffic through the plan area. These two roads are also the gateways into Volcano Heights whose development as efficient, attractive roadways should be regional priorities to help recruit employers to the Volcano Heights area. Interconnecting the ABCWUA and former New Mexico Utilities water systems was identified as a priority in the West Side Strategic Plan amendment for the Volcano Mesa area; however, no projects to interconnect these areas currently exist.

Failure to provide some public funding support for this regional infrastructure poses a risk to achieving the plan’s goals. While I recognize that there are limitations in the current economic environment, the plan sections above (and any others I have missed) should be revised to encourage the City to pursue alternative funding sources for significant regional infrastructure.

Again, thank you for the opportunity to provide comment and I am supporting approval of a Volcano Heights Sector Development Plan.

James Hoffman

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## Renz-Whitmore Mikaela J.

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**From:** Carruthers, Madeline  
**Sent:** Monday, September 24, 2012 8:18 AM  
**To:** Renz-Whitmore Mikaela J.  
**Subject:** FW: Volcano Heights Sector Dev. Plan Comments  
[another one.](#)

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**From:** John Edward [mailto:jbedward@edwardgroup.net]  
**Sent:** Thursday, September 20, 2012 4:00 PM  
**To:** Carruthers, Madeline  
**Cc:** Webb, Andrew T.  
**Subject:** Volcano Heights Sector Dev. Plan Comments

### **Please see our comments per the : Volcano Heights Sector Development Plan (VHSDP).**

In the context of the comments it is important to note the following.  
 Note there are 30 property owners in this approximate 500 acre area VHSDP.  
 Bedrock is one of the 30 property owners. Bedrock for whom my family is a shareholder/partner, owns approximately 258 acres (net of ~270 acres, and land used for roads and open space, year to date).  
 Much of the land is owned by the 30 parties in a jumbled or scattered fashion.  
 All of the land is encumbered by Basalt rock which is very big obstacle financially in development of land. Thus efficiencies and flexibility must be addressed.

#### Summary:

- Cost of regional infrastructure is placed on the backs of the development/plan area. Land cannot afford to bear this burden for a 50 square mile region.
  - Infrastructure, topography and road networks are not interrelated because there is no drainage study or study relative to elevations. This will greatly impact costs.
  - Plan designs are made on a very fine scale without the broader more fundamental aspects of development planned for.
1. The plan overly burdens land owners with Regional Infrastructure and with no infrastructure plan. The plan refers to the cost of the following to be built by the land owners at their expense.
    - a. ROADS:
      1. The plan essentially calls for the entire financial burden of Paseo del Norte (6 lanes) and Unser (4 lanes) (these roads serve a 50 mile region and the greater area)
        1. Currently these region serving Major Arterial roads are not built to acceptable standards and these roads will need to be torn up and redone.
        2. The roads are built at elevations in some cases 12 feet above grade.
          1. (note that this will have impact on buildings next to road, which have severe height limitations).
          2. (In this regard the plan is very strict on what is allowed to bring in fill for development).
      2. Additionally, lands owners pay for

1. the Transit Route/road and
  2. all mandatory and non mandatory roads.
  3. All internal "non mandatory roads".
3. Road Network will be very difficult to complete, due to limitations on what the plan refers to as protected rock outcropping, which encroach on the roads laid out in the plan.
    1. See that page 159 shows protected rock outcroppings overlaying on the road network. Why were the roads not planned to avoid them initially?
    2. This immediately pits landowners or future developers against the plan upon any development request to the city by requesting variances. i.e. no plan can form as the plan does not conform now.
- b. OTHER INFRASTRUCTURE
1. There is no planning or work done relative to topography (except rock-outcroppings) which materially impacts wet related infrastructure.
  2. Infrastructure is usually tied into roads, however, roads are laid out with no attention to drainage effectiveness or slopes (which are to be maintained per the plan).
  3. The plan wants the 30 land owners to come to some agreement to hire a Master Developer to lay out infrastructure, funding, etc. This one point may prove to be impossible.
  4. Regional trunk infrastructure on the land owners of the VHSDP is to be borne by land owners, just like the roads,
  5. Due to the roughly 30 land owners there must be a plan at the very least
  6. Placement of infrastructure, should be allowed to be placed in logical areas (due to slope and placement of roads, open space). Due to the rock, placing infrastructure in some of the prescribed areas may cause building disruption later if modifications are needed. Currently in the area, blasting and trenching are both used. Placement of the infrastructure as prescribed needs to be more flexible.
  7. AMAFAC, was not consulted, nor requested for a drainage plan, for which there is sensitive drainage issues, as the Petro-glyph park has some extreme limitations on drainage flow per volume and quality of water.
  8. Pg 192 it states the area is outside of the ABCWUA service area. However, this same entity (City of ABQ water) purchased NM Utilities, which this was their service area. By virtue of that, ABCWUA, is obligated to fulfill that and thus is within the service area. On page 192 it states the property must pay additional Water Supply Charges. This was not part of the service to be provided by NM Utilities, which was purchased.
2. Building Heights:
    - a. These are too low and the bonus system is in connection not generous enough if utilized, especially in light the demanded/needed regional infrastructure costs as required by the city.
    - b. The Plan's Low building heights is to help preserve views, but it will cause development up to this glass ceiling of max heights and then no one will have a view.
    - c. Topography of land is varied enough that taller building heights could be built without blocking offsite property (offsite of plan area) views.
    - d. Current plan heights have be reduced as much as 50% from the prior plans.
    - e. Other than bonus system, Taller buildings can only be built if a single employer has over 150 employees and they must have a development agreement with the city, with claw backs. What if someone wants to build a building independent of that and clearly the building would hold more than 150 employees? This is a limitation on free enterprise of major investment dollars into our community. See page 132.
    - f. Heights are in direct relation to cost of infrastructure. If in adequate density is allowed, then ability to re-coup the cost of infrastructure as proposed may not be possible, especially if the

topography of the property is not considered for drainage, water and sewer. The basalt rock limitations make the rigid aspects of the plan, financially very restrictive.

3. Approval Process:
  - a. Any site plan with significant infrastructure, is required to have the most burdensome review and the streamlined options are not viable. The plan backs much of the land into this category by putting forth a road network which ignores infrastructure/slope/drainage relationships and requires moving of roads by more than 10% to avoid topographical features. This is engineering the area in a re-active way.
  - b. For a plan with this level of detail, larger parcel sizes, greater than the 5 acres noted on page 33, meeting or being close to standard, should be allowed for a more streamlined approach.
4. Building Design:
  - a. Too Restrictive.
  - b. Not much allowance for architectural freedom.
  - c. Very restrictive with materials used to build buildings.
  - d. Examples of strict standards,
    1. requirements for certain percentage of a building to be masonry,
    2. that windows must be set back in to a building.
    3. Type of glass to be used,
  - e. Limitation on the Heights of floors in a building (which may not allow maximization of property with low building heights).
  - f. Building Street requirements/Orientation, does not allow much different positioning to take advantage of solar aspects or view corridors. The streets should not be the only mechanism for building placement.
5. Implementation:
  - a. There is a requirement that a master developer be hired. However, can you force of the 30 property owners "hold out" property owners to participate?
  - b. There is required coordination with various government agencies, on matters that should be already part of this plan, like drainage, open space/parks, as previously stated.

The City has worked long an hard on this plan and we have been very patient and worked hard too. However there are some obvious things that must be done to help make this a viable area to develop. While we may not be the developer, we ultimately have to sell to one, for which if its not feasible, there is no sale nor development.

Thank you.

John

Someday is not a day of the week. Have you made plans today for the long term?  
 Hope is essential, but Hope is not a plan

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September 24, 2012

Mikaela Renz-Whitmore, Planner  
City of Albuquerque Planning Department  
600 Second St. NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

Re: Letter In Support Of Volcano Heights Sector Plan

Dear Ms. Renz-Whitmore:

I wanted to take this opportunity to thank you and all of the other dedicated City of Albuquerque (“City”) Representatives, and your consultants, for all of your excellent work with regard to the Volcano Heights Sector Plan.

As you are aware, the Albuquerque Public Schools (“APS”) is not generally subject to land use, zoning, subdivision and construction regulations, ordinances and procedures of local jurisdictions such as the City. However, as a Community Partner with the City and other local governing entities, APS does all that it can to voluntarily comply with such regulations. It is important to APS that orderly development occurs as such development ultimately has a major impact on the future operations of APS.

As you are aware, as the Real Estate Director for APS, I have participated in many of the workshops and public meetings that the City has held with regard to the Volcano Heights Sector Plan over the last few years. The current plan is well thought out and if implemented, will be beneficial to the entire Albuquerque Metropolitan area. Because of this, I wanted to take this opportunity to express my support of the plan. I hope that the Environmental Planning Commission will approve this plan as soon as possible.

If you should have any questions, please do not hesitate to contact me.

Sincerely,  
Albuquerque Public Schools

Martin W. Eckert, Real Estate Director

