II. GOALS & POLICIES

A. SUMMARY AND INTENT

Section one describes the evolution of Albuquerque and Bernalillo County. The metropolitan area is one of the fastest growing cities in the southwest as a consequence of its climatic, environmental, economic and cultural assets. The rapid growth and development has instituted many changes in the community which was once a small, sleepy, cluster of agricultural villages. The many advantages which growth and development have brought also carries some liabilities discussed in the previous section.

Section two contains the goals and policies. The Goals and Policies are based in the lessons of the past while looking to the future so that the citizens and their representatives in local government can build a better and brighter future for City and County residents. They rationalize the complex relationship between seemingly diverse issues. They relate issues to the community's long-term preservation and development strategy. They provide the framework by which diverse efforts can be synthesized to achieve complimentary development. The goals and policies are the yardstick for evaluating all significant public and private development proposals. They are the means by which individuals and local government officials will guide the pace, intensity, and direction of the metropolitan area's growth. The goals and policies are the citizens stated aspirations for a better community which they can use to direct Albuquerque and Bernalillo County's conservation and growth.

The Plan's Land Use objectives aim at integrating areas of different character, inter-mixed with the open space network. A Plan map (Figures 30 & 31) delineates areas most suitable for urban development, and those which should remain more rural in character. Land use policies should be applied interactively with those of environmental protection/heritage conservation and community resource management. As land use decisions are made, air and water quality, noise, waste handling, cultural and visual resources and effects of change must be evaluated. Likewise, it is important to minimize the costs of new growth to public services, transportation and energy use, and to maximize its benefits in terms of housing opportunity, human services, education, public safety, and economic development.

The Plan's Open Space network embraces major natural features-mesas, mountains, volcanoes, and the river-and ties them together though a trail system following drainage easements. The network includes many areas unsuited for urban development because of natural constraints such as unstable soils or excessive slope. The network's developable portions should limit land use intensities, densities and carefully be integrated into the open space system.

Reserve Area lands, formerly Private Grazing Areas in the 1975 Plan, are generally located far beyond existing developed areas. They include much of the land area west of the volcanoes and that of the southeast and southwest mesas. The vast mesa tracts will serve as a "reserve" for long range future development. If the lands are permitted to develop, they should become Reserve Area planned communities with public service costs negotiated between the City and the developer. Similar to other Plan areas, Reserve Area development will respect natural features while preserving resources. Each new community should provide employment, shopping, and recreation opportunities which preclude sprawl development and traffic congestion problems.

Rural Areas are appropriate for low intensity land use along with the possibility of a limited number of high quality planned communities. The Plan seeks to enhance rural character and maintain large tracts for agricultural or scenic open space use. These areas (with the Reserve Areas) shape the metropolitan area by marking the end of continuous urbanization. New commercial or industrial development should be limited to either small neighborhood-scale shopping centers or local "cottage" industries, except where part of sensitively designed planned communities compatible with the rural character of the surrounding area and capacities of the environment and infrastructure.

Semi-Urban Areas include portions of the north and south valley and North Albuquerque Acres. These areas contain important natural and cultural features that should be considered in development plans. The soil, topography and drainage conditions affect development in Semi-Urban Areas and portions have strong ties to agriculture. Development should reflect the distinct geographic, economic, and cultural setting of the Semi-Urban Areas.

Urban Area development includes growth and redevelopment in the Central Urban, Established Urban, and Developing Urban Areas. The Central Urban Area, formerly Redeveloping Urban in the 1975 Plan, contains older neighborhoods that have the highest revitalization priority. These areas are the focus of efforts to enhance their unique position at Albuquerque's historic center. Infill development in the Established Urban Area is encouraged to be sensitive to existing neighborhoods. Developing Area growth is to be programmed through sector plans that provide for orderly growth in these fringe areas.

As growth and physical change occurs throughout the metropolitan area, and as trends and policy objectives change with time, analysis developed through Plan monitoring and implementation or through lower rank plans may justify recommending boundary modifications to any of the Plan's development areas; such justification would have to be clear and strong, meeting requisite standards specified in this Plan and its adopting resolutions.

Environmental Protection and Heritage Conservation outlines issues, solutions and strategies for preserving environmental, cultural, and archaeologic and historical assets in the area and represents the community's growing concern for preservation and enhancement of unique cultural features.

Air quality policies support standards which measure air quality. Emphasis in air quality improvement is placed on reducing automobile generated pollutants through provision of travel alternatives; thoughtful placement of employment and services; and traffic engineering techniques to minimize unnecessary traffic delays. The Transportation and Transit and the Energy policies also addresses the importance of reducing automobile use.

Water quality addresses hazardous wastes, septic systems, and solid waste problems. The Plan proposes a coordinated water management program and a "total systems" approach to water management. Solid waste policies stress techniques for landfill design and management, waste recycling, and management of unregulated wastes that may be hazardous to public health.

Policies concerning noise are part of this 1988 Plan, addressing concerns for the impact of noise on nearby land uses. The mitigation measures will help avoid future noise/landuse conflicts.

Historic and archaeological resources, and Cultural Traditions and the Arts are also part of this section of the 1988 Plan. These policies underscore the importance of our cultural heritage. Policies stress identification, awareness, and resource protection for the area's historic, archaeologic, and cultural traditions. The developed landscape addresses design and placement of buildings, roadways and landscaping and the importance of these in the visual environment.

The Plan's Goals and Policies Section third part is Community Resource Management. This part addresses a range of areawide concerns including the placement and rehabilitation of City water, sewer, storm drainage, and transportation services. Policies address the need to balance new public service extension with existing system maintenance and rehabilitation. Long range regional planning will be necessary to effectively manage the above resources and systems.

Water management examines water conservation measures, water rights, and acknowledgment of its finite nature. Energy management covers efficient use of alternative energy sources such as solar, wind, solid waste, and geothermal power. Transportation system efficiency and alternative travel methods fall under this section.

Transportation and transit policies address the need for a balanced travel system. Transportation affects energy management and air quality problems and are addressed by those policies as well. Transportation constraints, planning and design, and mitigation measures should be incorporated into subsequent roadway plans.

Housing policies propose quality housing for all income groups. Employment and business recruitment are addressed in Economic Development, which advocates policies supporting local industry and business development, promotion of tourism, and maintenance of sound local government fiscal position. Education issues, public service facility location, police and fire services, are addressed in the Education, Human Service, and Public Safety parts of Section two.

Section two (goals and policies section) with its several topics outlines the policies, programs, and possible techniques by which the community can reach its objectives. It is designed not only to resolve conflicts and guide development and preservation, but also to encourage neighborhoods to determine their priorities and plan their future within the context of overall community goals and policies. The framework is flexible, designed to accommodate future changes and needs for the area's population, environment, economy, culture and social composition.

Section three, Monitoring and Implementation, recognizes that future conditions will undoubtedly necessitate Comprehensive Plan amendments. To meet changing conditions and new priorities, the goals and policies will be subject to a biennial review.* It will help both the community and local government officials determine if the course they have set for building a better community is being realized. The construction, implementation and maintenance of the community's goals and policies is our legacy of the future.

*The Biennial Review proposed in this Plan (1988, as subsequently amended) has been replaced by the Progress Indicators Report.

B. LAND USE

1. OPEN SPACE NETWORK

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

Policy a

Open space lands and waters shall be acquired or regulated as appropriate to serve one or more of the following specific purposes:

- **Conservation of natural resources and environmental features**
- **Provision of opportunities for outdoor education and recreation**
- **Shaping of the urban form**
- **Conservation of archaeological resources**
- **Provision of trail corridors**
- **Protection of the public from natural hazards**

Possible Techniques

1) Prepare a rank two open space and outdoor recreation management plan which identifies appropriate strategies for protection and appropriate use of open space.

2) Establish a Major Public Open Space register within the open space plan which will:

   - List all lands and waters which are proposed as Major Public Open Space.

   - Record the purposes to be served by each Major Public Open Space area to guide acquisition and management.

   - Establish strategies, requirements, and guidelines for acquisition, preservation, development, use, and management of each area.

3) Investigate use of an open space dedication ordinance or new revenue sources for open space acquisition such as real estate transfer tax or building permit fees.

4) Consider use of density bonuses or other incentives for easements or dedication of open space.

5) Continue public acquisition of unpurchased lands surrounding the volcanic cinder cones and contiguous, critical portions of the basalt flow presently in private ownership.

6) Pursue agreements between City, County, State, and possibly Federal agencies to preserve State-owned sections of the basalt flow for public use.

7) Incorporate critical site acquisition into major public facilities plans.

8) Investigate the possibility of undertaking a joint City and County Open Space effort.

Policy b

Access to the Rio Grande, bosque, and surrounding river lands should be carefully designed to provide entry to those portions suitable for recreational, scientific and educational purposes, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.

Possible Techniques

1) Use the Rio Grande Valley State Park Management Plan.

2) Integrate irrigation, water conservation, drainage and flood control functions with ecological preservation and recreational purposes.

3) Ensure that the design and construction of future river crossings are sensitive to the bosque's natural environment, river functions, and valley land uses.

4) Protect lands adjacent to the river by assuring compatible land uses; acquire adjacent lands suitable for recreation uses and provide links to the river and bosque.

5) Plan and develop a water related recreation area which integrates the Zoo, Tingley Lagoon, San Gabriel Park, and a botanical garden with links to Old Town.

Policy c

Development in or adjacent to the proposed Open Space network shall be compatible with open space purposes.

Possible Techniques

1) Modify ordinances to require the conduct slope, soil condition, and/or other appropriate surveys to determine open space property lines and site management.

2) Utilize special zoning standards to guide development of lands within or adjacent to the Open Space network.

3) Require adequate setbacks to protect sensitive areas.

4) Use scenic easements to protect critical open space views.

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.

Possible Techniques

1) Continue public acquisition of unpurchased sites.

2) Negotiate for scenic and/or recreational easements along the escarpment.

3) Arrange agreements between City, County, and State to preserve the area.

4) Incorporate mitigation into plans for any major public facility.

5) Implement development standards in the Escarpment Plan.

Policy e

The Sandia foothills, where ever slopes exceed 10 percent, shall be acquired or regulated as appropriate to protect such areas from detrimental and incompatible public and private activities.

Possible Techniques

1) Continue to acquire land above the slope demarcation line in the Sandia Foothills Area Plan.

2) Enforce development standards in the Sandia Foothills Area Plan.

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.

Possible Techniques

1) Incorporate a multiple use concept for suitable arroyos and irrigation ditches into corridor, sector, and site development plans.

2) Control development that would inhibit drainage or open space purposes of arroyos.

3) Obtain adequate right-of-way for multiple use of designated arroyos in developing areas and coordinate design between the public and private sectors through subdivision and site development plan processes.

4) Require planning and construction of pedestrian, equestrian, and bicycle crossings where designated arroyos and ditches intersect major streets and highways as a component of transportation projects.

5) Identify trail corridors through rank three corridor and sector development plans to be dedicated by the Subdivision Ordinance. Fund trails and associated public amenities through Capital Implementation Program bond issues, and other financing methods.

6) Investigate use of ditch/acequia easements or rights-of-way for open space purposes. Coordinate planning efforts with property owners adjacent to irrigation ditch system and the Middle Rio Grande Conservancy District.

7) Work with all public agencies and the State legislature to ensure that vacated irrigation ditch rights-of-way or easements are retained as part of the Open Space network.

8) Institute safety measures along irrigation ditches before inclusion in any multi-purpose network.

9) Work with the private sector to establish motorized recreational vehicle areas separate from the pedestrian, equestrian, and bicycle-oriented trail corridors and Open Space network.

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.

Possible Techniques

1) Prepare Park Planning and Development Guidelines.

2) Amend Park Dedication Policy to be consistent with the Park Planning and Development Guidelines.

3) Establish administrative procedures for joint school/park site planning; give Capital Improvements Program priority to developing existing park/school sites.

4) Continue to require dedication of parkland in proportion to population density.

5) Encourage developers to design, develop, and maintain dedicated parks.

6) Update park development fees periodically to facilitate park development.

7) Acquire, develop, and maintain conveniently located major regional parks suitable for large scale events.

8) Use Capital Improvements Program and general fund allocations for parks and park maintenance and examine alternative methods of financing parks and park maintenance.

Policy h

Developing areas shall have neighborhood parks and open areas located to serve the population of the area.

Possible Techniques

1) Encourage planned area developments which reserve larger areas of shared open space through clustering of houses and other innovative design techniques.

2) Encourage private recreational, educational, or resource production in designated open areas (e.g. riding stables, golf courses, crop raising, grazing, and neighborhood maintained open areas).

3) Develop strategies for managing open areas.

Policy i

The design of parks and other open areas shall incorporate the following criteria:

- **Multi-functional use of resources and compatible facilities.**
- **Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.**
- **Integration into residential design for easy accessibility and orientation to encourage use.**
- **Lighting, site design, or other methods to minimize vandalism.**
- **Connections between other Open Space network areas and public facilities.**

Possible Techniques

1) Continue to develop joint facilities such as park/school sites.
2) Include a wide variety of recreational resources in park design.
3) Experiment with various types of native vegetation.
4) Use natural drainage and infiltration facilities to irrigate parks, golf courses, and open areas.
5) Continue to utilize durable drought tolerant lawn grass in high use areas.
6) Orient new subdivisions adjacent to the Open Space network toward the open area as a focal point for pedestrian and recreational activity.
7) Integrate pedestrian, equestrian, and bicycle circulation with open areas and park areas.
8) Encourage clustered housing development which sets aside shared open areas.

Policy j

Design of neighborhood open areas should tie into other open spaces, where appropriate, to create an Open Space network.

Possible Techniques

1) Achieve through planning and subdivision procedures.

2. RESERVE AREA

The Goal is to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities, bounded by permanent open-space, in appropriate outlying areas, and to protect the non-urban development areas as Rural unless such planned communities are developed.

Policy a

A proportion of new growth may be accommodated in new planned communities in Reserve Areas. Such communities should meet the following guidelines.

- **Political unification with the central urban government.**
- **Substantial self-sufficiency in provision of employment, goods, and public services, with at least one community center; normally, there shall be adequate jobs and housing in the planned community to support the concept of self-sufficiency; within the planned community, housing should correspond to employment opportunities as to its quantity, type and price, and location.**
- **Negotiated sharing of service costs by the developer and the local government, with water, sewer and street systems installed to meet City requirements: planned communities shall not be a net expense to local governments.**
- **Transit/paratransit capability to provide service within the planned community and to connect with other urban areas.**
- **Designate portions of the Open Space network to distinguish the new community from ultimate Developing Urban Area development; dedication of open space adequate to a clear sense of separation from the Plan's contiguous Urban Area.**
- **Variety in economic levels and types of housing within carefully planned areas to ensure capability.**
- **Contiguous acreage sufficient to meet the above guidelines.**

Possible Techniques

1) Establish land use mix, quantity, and location of each planned community through master planning.

2) Preserve planned community open areas by land acquisition.

3) Prepare environmental, fiscal and economic analyses that demonstrate development

feasibility and plan phasing. Establish boundaries by submitting a plan for each planned community project.

4) Phase planned communities with respect to the City's Capital Improvements Programs, Utility Extension policy, and regional economic justification and impacts.

5) If balanced employment was not available within the planned community at the end of a phase, it would create a rebuttable presumption that no more residences should be approved until the level of employment was achieved.

Policy b

Overall gross density shall not exceed three dwelling units per acre, and density transfer (clustering) shall be used to accomplish appropriate urban densities in planned communities while ensuring an open space network within and around them. Within this overall density policy, housing densities and land use mix, open space, infrastructure size and location, and other public services and facilities are to be prescribed through rank two plans or rank three plans.

- **Transfer of development rights to local government shall ensure the permanency of the pattern.**

- **Land which is already in public ownership (whether fee or easement), including Indian lands, is not considered in calculating density, but all other land is counted.**

- **A carrying capacity analysis of each planned community area will identify constraints and opportunities presented by environmental, historical, cultural, archaeological and infrastructure factors.**

  1) Develop master plans with land owners; implement through zoning, and other local land use regulations and utility policies.

  2) Negotiate schedules within each master plan or as part of pre-annexation agreements between the City and planned community developers for sharing infrastructure costs.

Policy c

Development within Reserve Areas shall take place either in accordance with an approved planned community master plan (up to three dwelling units per acre), or in accordance with the standards applicable to Rural Areas.

Possible Techniques

1) Zone County Reserve Area land from one to twenty acres per dwelling unit based on environmental characteristics.

2) When annexing Reserve Areas without a planned community master plan, establish a low intensity holding zone (e.g. 5 acres/d.u.).

3) Annex and establish City zoning to allow more intensive development only upon acceptance of a planned community master plan; implement land use, design requirements, and other stipulations.

4) Include performance clauses in the City Subdivision Ordinance and the site development plan development regulations of the Zoning Code which invalidates plans if construction has not begun within a specified period of time.

Policy d

A planned community master plan approved in accordance with this section and more specific development criteria shall serve to implement the Comprehensive Plan. A planned community master plan shall not be approved if it fails to demonstrate its own sense of place, self-sufficiency, environmental sensitivity, separation from the contiguous Albuquerque urban area by permanent open space and the provision of infrastructure which is not a net expense to the local government(s).

3. RURAL AREA

The Goal is to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.

Policy a

Rural Areas as shown by a Plan map shall generally retain their rural character with development consisting primarily of ranches, farms and single-family homes on large lots; higher density development may occur at appropriate locations - within rural villages or planned communities. Overall gross densities shall not exceed one dwelling unit per acre.

- **Rural Area density patterns shall be more specifically defined through lower rank plans.**
- **Higher density development must provide local government with property rights ensuring appropriate overall-area gross density.**
- **Each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.**
- **Small "rural villages" should contain compact housing areas - usually no more than 100 dwellings - with very few stores to serve the village.**
- **Planned communities will follow the Reserve Area policies concerning such communities, except:**

  Lower gross density requirements;

  The automatic requirement for unified urban government; and

  In the East Mountain area, the average net density of permanent residential areas will be urban, the exact density to be determined by lower ranking plans, not this Plan.

- **New rural villages and planned communities will be approved only if all public infrastructure needed primarily to serve the proposed areas is provided at the cost of the developers.**

  Possible Techniques

  1) Map agricultural zone districts on land qualifying for greenbelt tax status.

  2) Prepare and adopt area plans specifying appropriate density patterns; implement through the Zoning and Subdivision Ordinances.

3) Use county zones which limit development densities to between 1 to 20 acres per dwelling unit based on land carrying capacity.

4) Provide incentives for development of cluster housing sensitive to natural constraints and adjacent development.

5) Consider extensions of City public services and facilities to Rural Areas only where:

   Public health and safety are threatened and there is no safe alternative; or

   A planned community is approved and being developed, for which extension of certain services and facilities is economically feasible and environmentally sound; or

   The extension is part of an adopted policy of metropolitan area service.

6) Monitor development through a comprehensive data base.

7) Determine, through the rank two planning process, where Rural Area boundaries may be altered to reflect existing and planned conditions.

8) Include performance clauses in the Subdivision and the Zoning Ordinances which invalidates plans if construction has not begun within a specified period of time.

Policy b

Development in Rural Areas shall be compatible with natural resource capacities, including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.

Possible Techniques

1) Develop design criteria for use in development review to minimize adverse environmental effects of development (e.g. require terracing and roads parallel to contours on steep slopes).

2) Develop and adopt area and sector plans specifying guidelines based on resource characteristics and unique community concerns and opportunities; implement through Zoning and Subdivision Ordinances.

3) Ensure compatible development and density through review and possible revision of the county Zoning and Subdivision ordinances.

4) Encourage and support development of community water and waste systems consistent with protecting the resource base and water quality.

5) Amend the Subdivision Ordinances to require dedication of designated trail corridors.

Policy c

Development shall be carefully controlled in floodplains and valley areas where flood danger, high water table, soils and air inversions inhibit extensive urbanization.

Possible Techniques

1) Apply flood hazard ordinance.

2) Map low density zoning districts in environmentally sensitive areas.

3) Use agricultural and greenbelt easements, land banks, land trusts, and voluntary agricultural districts.

Policy d

Land which is suitable for agriculture shall be maintained to the extent feasible in agricultural production and discouraged from non-agricultural development.

Possible Techniques

1) Apply flood hazard ordinance.

2) Use Greenbelt Law where applicable.

3) Support cooperative type farmers market at which growers can sell produce.

4) Investigate the voluntary preservation of agricultural land and associated uses.

Policy e

The following policies shall guide development of inhabited rural settlements of a distinctive historic and cultural character:

- **Existing buildings and spaces determined to be of significant local, State, and/or National interest should be maintained and integrated as viable elements of the community.**

- **New rural development shall be sensitive to existing historic, cultural and economic patterns.**

Possible Techniques

1) Encourage programs to develop building skills and use local materials as part of economic revitalization of historic villages in mountain and valley areas.

2) Investigate methods of funding revitalization of rural settlements.

3) Identify areas having a distinctive historic character for potential historic district designation.

Policy f

Development shall be carefully controlled in the East Mountain Area to prevent environmental deterioration, and be compatible with the resource base and natural recreational and scenic assets.

Possible Techniques

1) Use the East Mountain area plan; implement through zoning and subdivision processes.

2) Coordinate with the U.S. Forest Service and other governmental agencies in planning compatible development.

3) Consider extensions of public services/facilities to the East Mountain Area only where public health and safety are threatened.

Policy g

The following policies shall guide industrial and commercial development in Rural Areas:

- **Small-scale, local industries which employ few people and may sell products on the same premises are the most desirable industrial use.**

- **Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural or residential areas.**

- **Where mineral extraction and industrial development occurs, noise and pollution levels should be regulated and restoration of the land should be required.**

- **Neighborhood and/or community-scale rather than regional-scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages.**

Possible Techniques

1) Map appropriate zones to control location of commercial and industrial uses.

2) Coordinate compliance between the County Zoning Ordinance and its environmental health department regulations.

3) Use City and County Zoning Ordinances to require buffering of residences and other sensitive uses in Rural Areas from environmental impacts of commercial and industrial activities.

4. SEMI-URBAN AREA

The Goal is to maintain the character and identity of the Semi-Urban areas which have environmental, social or cultural conditions limiting urban land uses.

Policy a

Development within the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre.

Possible Techniques

1) Adopt performance standards to minimize impacts of development on soil stability, air and water quality, and on agricultural land.

2) Develop and adopt area and sector development plans to protect local resources and community values.

3) Ensure compatible development and density requirements through a comprehensive land development code and/or the City and the County Zoning Codes.

4) Implement City and County Floodplain Ordinances.

5) Develop a recreational trail system with efficient public access along appropriate arroyos and irrigation ditches.

6) Provide incentives for clustered housing development.

7) Use the Capital Implementation Program to implement development objectives.

8) Investigate use of fees on new development to help maintain a City/County major open space acquisition fund.

9) Monitor development through a comprehensive data base.

10) Amend the Subdivision Ordinance to include performance clauses which invalidates plans if construction has not begun within a specified period of time.

Policy b

Development in Semi-Urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.

Possible Techniques

1) Investigate use of development criteria for Semi-Urban areas which incorporate historic and cultural community values.

2) Identify areas having a distinct historic or cultural character for potential historic district designation.

3) Guide development through area and sector development plans, facilities plans, and the Subdivision and Zoning Ordinances.

Policy c

The following policies shall govern industrial and commercial development in Semi-Urban areas:

- **Neighborhood-scale rather than regional-scale commercial centers are appropriate.**
- **Strip commercial development is discouraged in favor of clustered commercial development.**
- **Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.**
- **Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.**

1) Require detailed performance standards through a comprehensive land development code or City and County Zoning Ordinances.

2) Guide location through area plans and control intensity of uses through the Zoning Ordinance.

3) Protect existing vegetation and otherwise promote sensitive transition/integration with landscaping requirements of residential and recreational uses.

5. DEVELOPING AND ESTABLISHED URBAN AREAS

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.

Policy a

The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Possible Techniques

1) Develop and adopt area and sector development plans stating density patterns.

2) Control through Zoning Ordinance performance standards or possibly through a Land Development Code.

3) Control through zoning and subdivision review processes.

4) Achieve by annexation and utility provision (see also Goal section C-1 Service Provision)

5) Achieve by public/private cooperation in preparing area and/or sector development plans.

6) Assess fees on new development to help maintain a major open space acquisition fund.

7) Include performance clauses in the Subdivision and the Zoning Ordinance which invalidates plans if construction has not begun within a specified period of time.

8) Monitor zone map amendment requests by sub-areas; prepare annual review of development trends.

Policy b

Developing Urban Areas shall be subject to special requirements for low-density holding zones to allow for sector planning, special design treatments, and phasing of infrastructure in keeping with capital improvements priorities.

Possible Techniques

1) Use land development regulations including annexation, zoning, and sector planning to achieve appropriate density patterns and design.

2) Condition extension of services upon satisfactory compliance with land development regulations.

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 development potential of each plan area in keeping with density objectives of the Comprehensive Plan.**

- **Determine activity center appropriateness and character for each area in coordination with the areawide Activity Centers implementation planning program.**

Possible Techniques

1) Calculate potential number of dwelling units per area based upon vacant land and absorption rates, zoning, and applicable Comprehensive Plan policies.

2) Calculate volume of non-residential activity per area based upon vacant land and absorption rates, zoning, and applicable Comprehensive Plan policies.

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, recreational concern.

Possible Techniques

1) Use environmental impact analysis and design criteria in the development review process for infrastructure development and for building siting and design.

2) Specify development guidelines based on local environmental characteristics and community values in sector and area plans; implement through Comprehensive Land Development Code or traditional zoning, subdivision, and development review process.

3) Assist area property owners, neighborhood groups, and developers, (by negotiation and public education) in achieving, with coordination and harmony of development plans.

4) Assist appropriate development through public or public/private efforts when private development is not feasible (title problems, old platting).

5) Use special assessment districts, issuance of public revenue bonds, tax increment financing, and/or tax incentives for improvements where public funds are unavailable for optimum protection of resources or provision of amenities.

6) Shape and manage development by:

   - low density zoning districts
   - controlling water rights
   - subdivision and re-subdivision
   - cluster development
   - Greenbelt Law

7) Monitor development through a comprehensive data base.

8) Consider a Zoning Ordinance amendment to specify that carrying capacity studies should accompany development applications in environmentally sensitive areas of the city and county designated Developing Urban or Established Urban.

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.

Possible Techniques

1) Identify and remove unnecessary obstacles to appropriate infill development.

2) Identify incentives for inducing infill in appropriate areas through sub-area analysis and more efficient administration.

3) Consistently appraise vacant land at current market value.

4) Consider use of differential taxation of land and improvements.

5) Investigate means to encourage public/private cooperation to promote infill development.

Policy f

Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

Possible Techniques

1) Guide through sector plans.

2) Implement through zoning and subdivision processes.

3) Identify incentives (e.g. density bonuses) potentially sponsored by local government.

Policy g

Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Possible Techniques

1) Guide through sector and area plans.

2) Implement through Zoning and Subdivision Ordinances.

3) Implement the Bikeways Master Plan.

Policy h

Higher density housing is most appropriate in the following situations:

- **In designated Activity Centers.**
- **In areas with excellent access to the major street network.**
- **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.**
- **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.**
- **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.**

(See also Activity Center Policy 7.b page II-39.)

Possible Techniques

1) Control through the Zoning and Subdivision Ordinances.

2) Explore direct (e.g. public investment) and indirect (e.g. zoning regulations) approaches to promoting higher density development in appropriate 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.

Possible Techniques

1) Achieve by Zoning and Subdivision Ordinances.

2) Consider use of performance zoning.

3) Prepare an Activity Center Implementation Plan.

4) Include industrial site location as a component of the Comprehensive Plan is economic development element.

5) Provide opportunity for neighborhood review and comment on site plans by notifying recognized neighborhood associations of site plan proposals in accordance with the City Neighborhood Recognition Ordinance 92.

Policy j

Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- **In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.**

- **In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.**

- **In free-standing retailing and contiguous storefronts along streets in older neighborhoods.**

Possible Techniques

1) Limit extension of strip zoning.

2) Control through sector plans, zoning and platting process.

3) Coordinate with transportation and transit planning.

4) Monitor zoning and zone change requests by sub-area; prepare annual review of commercial development trends.

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.

Possible Techniques

1) Amend City Zoning Ordinance to improve lot configuration requirements for sites adjacent to arterial streets to prevent conflicts between private driveways and arterial traffic.

2) Employ street tree planting, barriers, buffering, and other landscaping methods to minimize effect of traffic on adjacent uses; achieve by Zoning Ordinance site development plan review.

3) Use noise impact analysis for noise-sensitive uses proposed adjacent to arterial streets; analyze projected traffic and noise impacts of proposed street widening and similar projects upon adjacent neighborhoods and mitigate accordingly.

Policy l

Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Possible Techniques

1) Achieve through sector plans, and Zoning Ordinance.

2) Establish design awards.

3) Review development regulations to identify and minimize those which may restrict design innovation and quality.

4) Consider incentives (e.g. density bonuses) to encourage good design/amenities.

Policy m

Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Possible Techniques

1) Improve Zoning Ordinance and Subdivision Ordinance design standards, and apply design through their site design review processes.

2) Design public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) with respect for environmental and visual qualities.

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.

Possible Techniques

1) Bring land holders and private developers together to replan and re-subdivide problem areas.

2) Provide public reassembly assistance.

3) Resolve platting problems before extending urban public facilities.

4) Re-zone for low density until acceptable re-subdivision is proposed.

Policy o

Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Possible Techniques

1) Relate redevelopment planning to the Comprehensive Plan's economic development strategy.

2) Prioritize redevelopment efforts consistent with the Comprehensive Plan.

3) Prepare neighborhood improvement plans emphasizing active implementation programs.

4) Address all facets of neighborhood economic development including business development, job creation, historic preservation, and commercial revitalization within a neighborhood context with a strong emphasis on citizen participation.

5) Initiate three-way partnerships between private interests, the City, and neighborhood residents to achieve neighborhood redevelopment objectives.

6) Develop local funding methods, such as tax increment and public improvement districts, to replace declining Federal revenues.

7) Introduce mixed-use concepts as a means of strengthening residential markets.

8) Initiate and provide assistance to neighborhood based private non-profit organizations as a means of implementing redevelopment objectives.

Policy p

Cost-effective redevelopment techniques shall be developed and utilized.

Possible Techniques

1) Provide practicable redevelopment assistance not requiring direct City financial participation.

2) Emphasize private investment as a primary means to achieve redevelopment objectives.

3) Organize and prioritize redevelopment efforts on the basis of need and redevelopment opportunities.

4) Support redevelopment projects which will stimulate additional private investment.

5) Establish coordinated public-private investment strategies.

6) Provide project assistance at a level appropriate to need.

7) Strengthen capacities for negotiating the City's interest in public-private ventures.

8) Develop methods for the City to share in development benefits resulting from direct City participation in redevelopment projects.

6. CENTRAL URBAN AREA*

The Goal is to promote the Central Urban Area as a focus for arts, cultural, and public facilities/ activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.

Policy a

New public, cultural, and arts facilities should be located in the Central Urban area and existing facilities preserved.

Possible Techniques

1) Design an analytical method to address boundary modification and sites.

2) Encourage public/private partnerships and cooperative efforts; initially target redevelopment tools and strategies to this area.

3) Support efforts to promote a cultural corridor along which cultural activities are located.

Policy b

Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

Possible Techniques

1) Address area-wide opportunities and issues by the Capital Implementation Program.

2) Target Capital Implementation Program funds and special expenditures (i.e. Urban Enhancement Trust Funds) toward added amenities.

3) Program the construction of area-specific pedestrian, bike, and transit amenities.

*NOTE: The Central Urban Area is a portion of the Established Urban Area and as such is subject to policies of section II.B.5. as well as to those listed here. Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.

7. ACTIVITY CENTERS

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

Policy a

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

Possible Techniques for Implementing Activity Centers

1) Review Zoning and other ordinances for revisions necessary to facilitate private development and redevelopment of mixed-use concentrations of housing and employment that supports transit and pedestrian activity.

2) Develop prototype plans that integrate and illustrate details of ideal land use, site design, neighborhood interface, public right-of-way features for the Plan's Major and Community Activity Centers.

3) Form an inter-agency team to devise ways of evaluating land use intensity changes in designated Activity Centers which must occur for the City to rebuild streets with Major Transit or Enhanced Transit characteristics.

4) Develop (with the private sector) a balanced program of regulations and incentives designed to put more jobs near housing concentrations, to target growth to Activity Centers and corridors by priority, and to encourage and support Business Improvement Districts in those most committed to achieving the characteristics identified in the above Activity Centers policies.

5) Review all development standards and ordinances and identify obstacles to achieving the pedestrian and transit orientation necessary in Activity Centers and in transit corridors; develop modifications which facilitate walking and transit use in areas of suitable land use.

6) Identify all funding mechanisms — e.g. Capital Improvement Programs, Metropolitan Transportation Program, Metropolitan Redevelopment Area Funds, a development impact fee system — and their potential as implementation tools and incentives for development of Activity Centers, by priority.

*** Boundaries of Activity Centers shown on Figure 30 are not official, but merely indicate where non-residential use and/or Zoning meet the edge of residential use and/or Zoning, and where interrelated activities exist within walking distance of one another.**

Table 22: Policy a: TYPES OF ACTIVITY CENTERS

	Neighborhood Activity Center	Community Activity Center	Major Activity Center	Specialty Activity Center	Rural Village Center
Purpose:	Provides for the daily service of convenience goods & personal services for the surrounding neighborhoods. It serves as the social and recreational focal point for the surrounding neighborhoods and is accessible from all surrounding residential developments.	Provides the primary focus for the entire community sub-area with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community sub-area.	Provides the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs.	Provides locations for unique attractions serving local, regional and statewide needs.	Provides a location for the daily goods and service needs of surrounding rural communities. It should include pedestrian and non-motorized travel amenities such as sidewalks or trails, depending on area character and respecting its history.
Service/Market Area:	- ideally up to .5 mile walking distance - serves 15,000 population - in a larger driving service area	- up to 3 miles - serves population of 30,000+	- serves the entire metropolitan population and beyond	- serves the entire population of the metro area; draws some users from around New Mexico and nationally	- surrounding rural communities
Access: **- street designation** **- modes of travel**	- located on local or collector streets - least auto dependent - active pedestrian and bicycle connections should be provided to all adjacent neighborhoods, schools, and parks - convenient transit services should be connected with community-wide and regional transit development	- very accessible by automobile - located on minor & major arterial streets - should provide main hub connecting to regional transit system - community-wide trail network should provide access to center - the interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas	- accessible by all modes of travel, including pedestrians and bikes - located at major roadways and/or major transit stops/transfer points - served by on street and off-street parking; structures encouraged - major street intersections designed to facilitate pedestrian - transit connections	- accessible by all modes of travel, depending on nature of uses - located on or easily accessible to major roadways - served mainly by off-street parking	- accessible by vehicle, located on an arterial street - should afford opportunity to walk safely from one use to another, proximate use on same side of roadway - pedestrian and non-motorized travel amenities
Land Uses:	Core Area: 5-15 acres - minimum noxious impacts to sensitive adjacent uses EXAMPLE OF TYPICAL USES: - convenience grocery, dry cleaners, gift shop, deli - public and quasi-public uses (branch library, post office, police, fire, etc.) - garden offices - Neighborhood Service Area - daycare center - apartments, townhouses, patio homes and shop houses - elementary school	Core Area: 15-60 acres + adjacent contributing uses EXAMPLE OF TYPICAL USES: - low-rise office - public & quasi-public uses (e.g. post office, library) - entertainment (restaurants, theaters, etc.) - hotel/motel - shelter care - medical facilities - education facilities - large religious institutions - medium density residential - middle/high school - senior housing - community or senior center - park-and-ride facility under certain conditions	Area: 300 acres or more - land uses typical in modern commercial, office, and technology centers, including medium to high density residential in sensitive relationship to employment - transition from intense core to surrounding residential neighborhoods EXAMPLE OF USES: - mid & high rise office - hotels - major cultural, entertainment uses - regional & corporate offices - retail; service - technology/light manufacturing - higher education facilities - public & quasi-public uses - medium to high density residential	Area: Up to several hundred acres, depending on nature of uses EXAMPLES OF USES: - unique, large-scale recreational attractions - major air transportation hub - supporting retail and service uses (e.g. restaurants gift shops, administrative offices)	Area: several acres, depending on use/mix EXAMPLES OF USES: - grocery - service station - post office or other civic use - restaurant - office - retail and service uses - residential
Scale: **a. platting** **b. buildings (size, massing, height, intensity, setbacks)** **c. parking** **d. pedestrian amenities**	**a.** walkable from one side to another; fine grain/small parcels **b.** 1-2 story; small buildings close or touching each other, is transparent; windows toward street buildings oriented to street **c.** on-street parking is encouraged; "teaser" parking; park once; bicycle parking is required **d.** intimate outdoor seating should be provided by individual businesses for informal gathering (depends on business) at or near pedestrian paths/sidewalks	**a.** Some larger parcels, but heavily punctuated with fine grain, smaller parcels; very walkable **b.** 2-3 story; moderate floor area ratios (.3 to 1.0); connections between buildings and to sidewalks; more than one façade; buildings separate off-street parking from the street **c.** predominantly off-street parking; site circulation plan is important to avoid conflict between pedestrian and auto; parking in lots or structures; pedestrian paths between parking & bldg.; bicycle parking is encouraged **d.** public plaza/open space should be provided	**a.** mixed small and large parcels **b.** 3 story and higher; floor area ratios of 1.0 and larger; connections between buildings and to sidewalks; buildings close or touching in more urban of centers **c.** on-street and off-street parking; opportunity for park-and-ride; structured parking encouraged **d.** larger scale plazas and paths; greater opportunity for public-private partnership in creating public spaces	**a.** typically one large parcel, but may be broken up by multiple buildings **b.** buildings and related facilities may be of any height, appropriate to use and size **c.** predominantly off-street surface parking; site circulation plan should avert conflict between pedestrian movement and vehicles **d.** interior of center should be very accommodating to the pedestrian, even within off-street parking areas	**a.** platting varies with use **b.** 1-2 story buildings in scale with surrounding rural character & market **c.** off-street parking per use; might be shared **d.** should afford opportunity for pedestrians to walk from one use to another, especially when on same side of highway

Policy 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.

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.

Policy d

Size, functional diversity, and supporting market area are the primary determinants for designation as an Activity Center. Smaller Activity Centers serving surrounding neighborhoods may be developed, but are not designated or mapped.

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.**

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.

Policy g

Activity Center locations shown on a Comprehensive Plan map, and their predominate uses in accordance with their unique roles and expected needs of the community, shall be developed in accordance with more specific sub-area planning efforts.

Policy h

Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.

Policy i

Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

Policy j

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 and functioning of Activity Centers.

FIGURE 30

DEVELOPMENT AREAS WITH ACTIVITY CENTERS AND TRANSPORTATION CORRIDORS

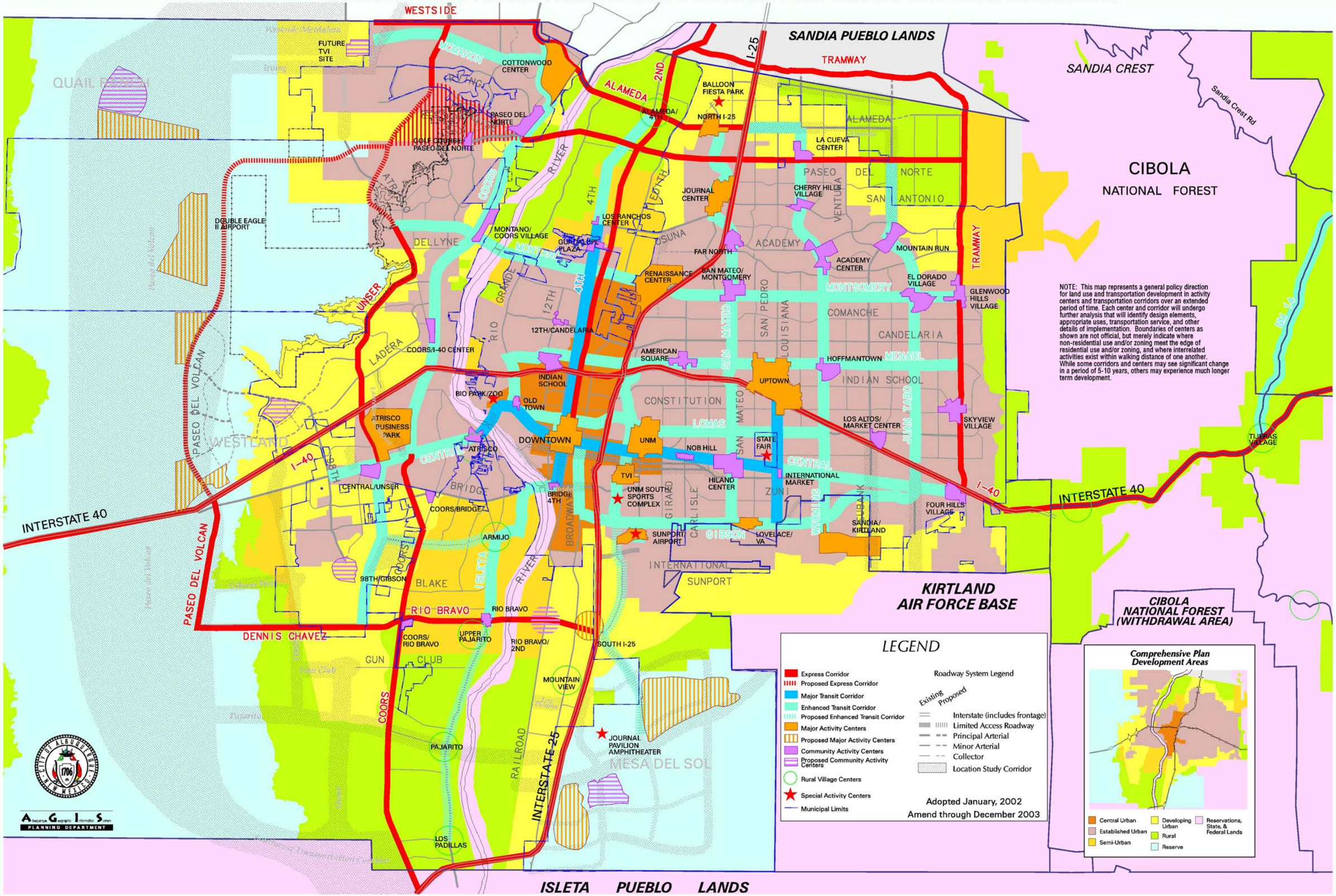
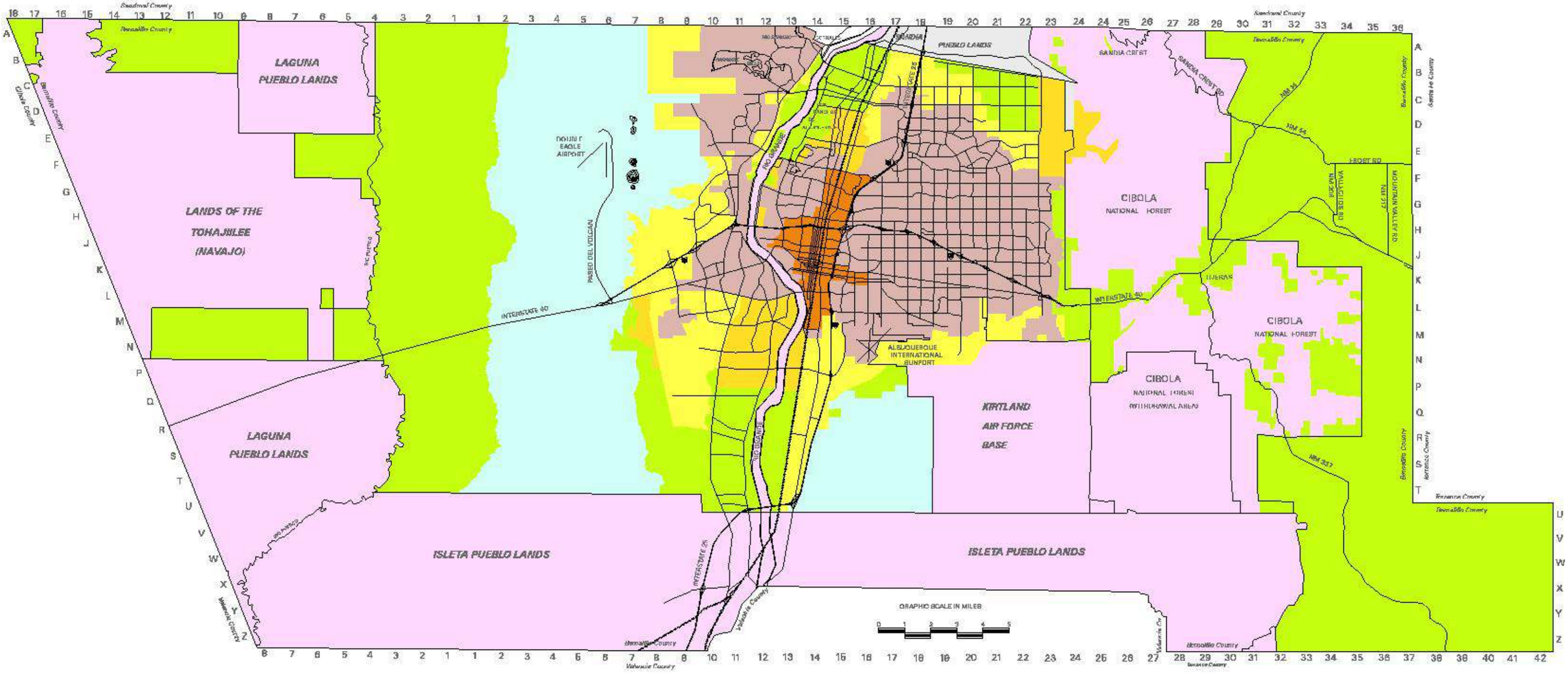


FIGURE 31

DEVELOPMENT AREAS



Central Urban

Established Urban

Semi-Urban

Developing Urban

Rural

Reserve

Reservations, State, & Federal Lands

C. ENVIRONMENTAL PROTECTION AND HERITAGE CONSERVATION

1. AIR QUALITY

The Goal is to improve air quality to safeguard public health and enhance the quality of life.

Policy a

Air quality shall be improved through the enforcement of air quality standards to safeguard public health and welfare.

Possible Techniques

1) Request the Air Pollution Control Division and the Albuquerque/Bernalillo County Air Quality Control Board to review and revise emissions standards where necessary.

2) Continue developing a comprehensive air quality monitoring network to determine if standards are being attained and to assess growth impacts on 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.

Possible Techniques

1) Improve coordination between transportation, land use and facility planning.

2) Encourage mixed use and infill development, where appropriate, which integrates residential, commercial and industrial uses for a better employment-housing balance.

3) Develop performance standards using local air quality criteria and modeling, to minimize development's adverse effects upon air quality.

4) Include air quality as a consideration in site development review.

5) Require traffic and air quality analyses for rank three and large development site plans to identify potential air quality problems and mitigation measures.

6) Stage development to match the road network and transit system capacity.

7) Develop guidelines to identify plans and projects requiring air quality impact analyses.

8) Reduce traffic generation by minimizing travel distance to work and maximizing public transit or industry sponsored transportation.

Policy c

Traffic engineering techniques shall be improved to permit achievement and maintenance of smooth traffic flow at steady, moderate speeds.

Possible Techniques

1) Expand the City's synchronized, computer controlled traffic signal system.

2) Post speed limits for smooth traffic flow in areas having computer synchronized lights.

3) Undertake special traffic circulation improvement programs in areas of heavy traffic concentration.

4) Continue to coordinate traffic flow improvement programs through the urban transportation planning process.

5) Require analysis for traffic effects upon streets and major intersections.

6) Reduce off-street parking requirements in Activity Centers and in other areas adequately served by transit.

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.

Possible Techniques

1) Continue to encourage use of park and ride facilities, car/vanpools and other paratransit alternatives through employee and employer education, media publicly, higher parking rates, and reduced parking requirements.

2) Encourage public and private employers to adopt staggered work hours and/or compressed work weeks where feasible.

3) Develop a transportation systems management plan requiring all major development to mitigate adverse traffic and air quality effects by incorporating trip reduction measures into all development plans.

4) Encourage bicycle use for commuter and shopping trips as well as for recreation.

Policy e

Motor vehicle emissions and their adverse effects shall be minimized.

Possible Techniques

1) Establish appropriate emission standards by model year groupings for gasoline powered vehicles of 10,000 lbs. or less gross vehicle weight and require these vehicles to pass an emissions test every other year.

2) Enforce the vehicle idling ordinance and regulate, through the Zoning Ordinance, drive through uses that encourage vehicle idling.

3) Sample and monitor the lead content in unleaded gasoline distributed in Bernalillo County until leaded gasoline is phased out.

Policy f

Hydrocarbon emissions from gasoline handling processes shall be minimized.

Possible Techniques

1) Require installation of vapor recovery systems on all gasoline facilities in Bernalillo County when pollution levels, as determined by ambient air monitoring, warrant additional regulation.

Policy g

Pollution from particulates shall be minimized.

Possible Techniques

1) Request the Air Pollution Control Division and the Albuquerque/Bernalillo County Air Quality Control Board review and revise, where necessary, the local standards for airborne particulate matter.

2) Establish special districts to treat or pave existing unpaved roads. Finance special districts through community development block grants, tax increment financing, general revenue sharing or other funding mechanisms.

3) Use vegetation, landscaping and other erosion control techniques to minimize dust emissions especially from construction sites.

4) Modify the Development Process Manual to expand requirements for top soil disturbance permits and dust control plans for excavations greater than 3/4 acre; monitor and strictly enforce the existing regulations regarding airborne particulates.

5) Develop a smoking vehicle ordinance to address both diesel and gasoline powered vehicles.

6) Request the Air Pollution Control Division and the Albuquerque/Bernalillo County Air Quality Control Board develop and adopt certification standards for new low emission wood stoves and regulations to control the sale and installation of non-conforming woodburning devices.

7) Develop a residential wood burning strategy to regulate construction or installation of new woodburining devices.

8) Encourage installation of catalytic retrofits for existing woodburning devices and investigate incentives to encourage new construction or remodeling without fireplaces or wood stoves.

9) Intensify enforcement efforts to prevent open burning of trash and use of incinerators.

Policy h

During air stagnation episodes, activities which contribute to air pollution shall be reduced to the lowest level possible.

Possible Techniques

1) Use visual displays and media announcements to elicit public cooperation in reducing use of vehicles and woodburning devices.

2) Develop guidelines to issue air pollution alerts which request limited use of residential fireplace and wood stove burning during air stagnation episodes.

3) Update the Emergency Action Plan.

Policy i

Air quality considerations shall be integrated into zoning and land use decisions to prevent new air quality/land use conflicts.

Possible Techniques

1) Prevent land use/air quality conflicts by using industrial revenue bonds, annexation, utility extension, industrial zoning, and manpower recruitment and training programs to assist locating industry to appropriate areas.

2) Develop a location policy to minimize air quality impacts of traffic and industrial sources on sensitive land uses such as residences; achieve through the Zoning Code.

Policy j

Levels of indoor pollution shall be reduced.

Possible Techniques

1) Inform the public about indoor pollutants, assist in monitoring them.

Policy k

Citizens shall be protected from toxic air emissions.

Possible Techniques

1) Develop an air toxics program to inventory existing sources of toxic emissions and assess the air quality effects of existing and future industries.

2. WATER QUALITY*

The Goal is to maintain a dependable, quality supply of water for the urbanized area's needs.

Policy a

Minimize the potential for contaminants to enter the community water supply.

Possible Techniques

1) Investigate the need for treatment and adopt any appropriate treatment techniques to remove hazardous substances from drinking water; increase the cost of water, if necessary, to install treatment capabilities.

2) Systematically monitor and analyze groundwater for contaminants at various locations and depths in the aquifer.

3) Develop and implement a leak detection monitoring and installation program for underground storage tanks, in cooperation with the State Environmental Improvement Division.

4) Develop and implement a program for preventing hazardous substances from entering the aquifer and the water supply system.

Policy b

Water quality degradation resulting from on-site liquid waste disposal systems shall be minimized.

Possible Techniques

1) Extend municipal (or community) water and sanitary sewer systems to outlying areas in accordance with other local government policies to minimize potential adverse effects upon shallow groundwater.

2) Ensure the installation of adequate waste treatment facilities where the municipal system is not available. Monitor installation or expansion by:

   - improving coordination among agencies which issue permits for private wells and individual liquid waste disposal systems.

   - continuing to permit installation of on-site waste disposal systems only in areas which meet or exceed minimum requirements as defined in the State Environmental Improvement Board's regulations and relevant local ordinances.

***See Appendix E**

- discouraging new residential and industrial development using private wells and on site liquid waste disposal systems in areas of poor water quality and poor liquid waste disposal capacity; require centralized secondary sewage treatment facilities for development in such areas.

4) Site any private liquid waste disposal facilities close to master plan lines where feasible, enabling connection to City sanitary sewer lines when they are extended.

5) Systematically monitor groundwater at various locations and depths for relevant parameters to identify problem areas.

Policy c

Water quality contamination resulting from solid waste disposal shall be minimized.

Possible Techniques

1) Select landfill sites with appropriate geologic and soil characteristics and sufficient clearance to groundwater which will prevent groundwater contamination.

2) Use impermeable liners with leachate collection and treatment system in landfills which lack adequate natural groundwater protection.

3) Establish a groundwater monitoring program at landfills to permit the early detection of any groundwater degradation which may occur.

4) Minimize storm water runoff into and out of landfill sites.

5) Inspect sanitary landfill sites for proper management.

6) Prevent illegal dumping.

7) Develop alternatives to land disposal of solid waste.

8) Site future landfills away from drainage channels and natural water courses.

9) Prevent the disposal of hazardous waste in municipal or County solid waste landfills.

Policy d

Water quality management plans shall be coordinated to assure Bernalillo County's citizens receive adequate water quantity and quality that meets essential needs.

Possible Techniques

1) Establish and maintain mechanisms for coordination.

Policy e

Provide greater emphasis on a total systems approach to water as a valuable resource.

Possible Techniques

1) Continue development of the Comprehensive Groundwater Resource Management Program.

2) Investigate a regional approach to water supply and treatment.

3. SOLID WASTE

The Goal is an economical and environmentally sound method of solid waste disposal which utilizes the energy content and material value of municipal solid waste.

Policy a

Planning and implementation of more efficient and economical methods of solid waste collection shall be continued.

Possible Techniques

1) Continue investigating and using up-to-date equipment and collection methods.

2) Encourage designs utilizing advanced waste collection technology (e.g. hydraulic or collection tube systems).

3) Investigate possible privatization of refuse collection.

Policy b

Encourage solid waste recycling systems which reduce the volume of waste while converting portions of the waste stream to useful products and/or energy.

Possible Techniques

1) Encourage marketing of containers which are biodegradable or recyclable; support legislation which prohibits distribution and sale of beverages in non-recyclable cans or non-returnable bottles.

2) Undertake educational programs promoting voluntary collection of recyclable items (e.g. bottles, cans and paper); educate consumers to accept products made from reclaimed material.

3) Continue efforts towards joint public/private ventures for the collection of recyclable items such as bottles, cans and paper.

4) Encourage business to take a more active role in recycling and cogeneration techniques (e.g. seeking means of useful disposal or conversion of dairy and feedlot wastes and automobile hulks).

5) Periodically evaluate the feasibility of a recovery plant to reutilize valuable materials from municipal solid waste and to generate energy for local use or sale.

Policy c

Illegal dumping shall be minimized.

Possible Techniques

1) Continue efforts to educate the public concerning their responsibility for correct solid waste disposal and publicize the locations of legal landfill sites.

2) Locate and document significant illegal dumping sites; clean up and close the areas through owner notification, posting of "no dumping" signs, and berming or fencing to deny access.

3) Increase surveillance and enforcement; continue option of municipal clean-up as a penalty.

4) Continue patrol public open space to prevent illegal dumping.

5) Investigate the use of residential solid waste transfer stations between areas of population and landfills.

6) Enforce controls against poorly secured waste or construction materials during transportation and encourage stronger offender penalties.

Policy d

The potential for water and air pollution from regional landfills shall be minimized.

Possible Techniques

1) Select any additional sites which will not contaminate groundwater. Sites will have geologic and soil characteristics and adequate depth to groundwater which will minimize development or percolation of leachate. Where existing landfill sites do not have adequate natural protection against groundwater contamination, use impermeable liners, leachate collection and treatment systems, and groundwater monitoring well networks.

2) Continue to prevent surface water runoff into landfill sites.

3) Pave roads to landfill sites.

4) Establish a groundwater monitoring program at all landfills which includes the installation of monitoring wells.

Policy e

Landfills shall be designed and engineered in accordance with their ultimate use, improving the land's open space or reuse potential where needed and appropriate.

Possible Techniques

1) Improve coordination between landfill site selection and city-wide land use planning.

2) Use compaction techniques compatible with future planned land use.

Policy f

Continue development of a program for managing hazardous waste generated by households and conditionally exempt small quantity generators.

Possible Techniques

1) Develop a comprehensive, long-range waste management plan for collecting, transporting, storing, disposing, and recycling household hazardous wastes in an environmentally sound and fiscally responsible manner.

4. NOISE

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy a

Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Possible Techniques

1) Develop zoning standards to regulate the distance between of noise producing activities and noise sensitive land uses.

2) Where feasible, include noise mitigation measures in the construction of new and/or reconstructed roadways when noise sensitive land uses will be affected.

3) Utilize non-noise sensitive land uses to separate sensitive uses.

4) Adopt land use compatibility guidelines that establish standards for all types of noise producing and noise sensitive developments.

5) Require noise impact analyses for all new development with noise-sensitive land uses.

6) Include noise mitigation measures for all noise-sensitive and residential uses adjacent to current or proposed arterial streets.

7) Consider noise/land use conflicts in redevelopment processes.

Policy b

Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

Possible Techniques

1) Use zoning to guide compatible land uses within aircraft noise zones.

2) Where commercial development is located adjacent to residential land uses, effectively locate, shield, or design mechanical equipment to ensure that sound levels do not exceed those allowed by the Noise Control Ordinance.

3) Employ open space buffers, berms and barriers.

4) Guide new building construction and orientation so as to minimize the effects from noise producing sources.

5) Include noise mitigation measures in all new noise sensitive development located adjacent to existing or planned arterial roadways.

6) Include airport noise contours described in the Airport Systems Plan in the zone atlas.

7) Make information available to apprise potential buyers and tenants of affected properties as to the presence of aircraft noise and its meaning with regard to existing or proposed land uses.

5. HISTORIC RESOURCES

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

Policy a

Efforts to provide incentives for the protection of significant districts and buildings shall be continued and expanded.

Possible Techniques

1) Develop technical and financial assistance to preserve designated historic districts and buildings.

2) Examine legal and financial incentives to facilitate designation and protection of historic districts, structures, and sites.

3) Amend City and County ordinances to preserve designated structures.

4) Direct public improvements to areas where the rehabilitation of historic districts and structures is proposed.

Policy b

Research, evaluation, and protection of historical and cultural properties in the City and County shall be continued.

Possible Techniques

1) Conduct a comprehensive survey to identify additional historically significant districts and structures.

2) Nominate additional qualifying historic districts and properties to State and Federal Registers.

3) Enact a County ordinance to protect significant historic properties outside the City limits, including possible creation of a County Landmarks Preservation Commission.

4) Map the Historic Overlay Zone in qualifying historic districts.

Policy c

Increase public and inter-agency awareness of historic resources and preservation concerns.

Possible Techniques

1) Support activities which increase the public's awareness of preservation efforts and historic resources.

2) Record officially designated City Landmarks and historic areas on maps and records.

3) Assess effects of local government programs and projects on historic properties.

4) Consider acquiring historic sites as educational facilities.

6. ARCHAEOLOGICAL RESOURCES

The Goal is to identify and manage or acquire significant archaeological and paleontological sites for research, education, economic, and/or recreation use.

Policy a

A proactive program for identifying and evaluating archaeological and paleontological sites and items in the metropolitan area shall be undertaken.

Possible Techniques

1) Conduct a comprehensive survey to identify archaeological and paleontological sites in advance of development.

2) Initiate under an appropriate local government agency, a site management program with adequate staff and management capacity.

3) Form an advisory committee to advise staff and policy makers.

4) Require archaeological clearance surveys in identified areas proposed for development.

5) Develop and periodically review guidelines for determining archaeological and paleontological site significance.

Policy b

Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.

Possible Techniques

1) Develop special archaeological overlay zoning or use Historic Overlay zoning for significant sites.

2) Pursue inter-governmental cooperation at the City, County, State, Tribal and Federal levels.

3) Establish a local repository for survey, testing, and excavation records for artifacts removed from sites in the City/County area.

4) Acquire significant sites and items through public and private efforts to prevent loss.

5) Request the advisory committee to review proposed site acquisitions and make recommendations to the City and County.

6) Develop incentives for private owners to preserve sites and encourage site donation to the City and County.

Policy c

Public understanding of and appreciation for the area's archaeological and paleontological past shall be promoted.

Possible Techniques

1) Develop deeper support for the Albuquerque Museum and other local and regional museums and educational institutions to facilitate student utilization of archaeological and paleontological interpretive sites.

2) Encourage public involvement in the site management program.

3) Develop a publication program oriented toward the general public.

4) Acquire sites as parks, research preserves, and historic interest areas.

7. CULTURAL TRADITIONS AND THE ARTS

The Goal is to emphasize and support unique cultural traditions and arts as viable components of the community's well-being.

Policy a

Programs which contribute to the greater understanding of area history and ethnic traditions shall be encouraged.

Possible Techniques

1) Promote museum exhibits in local community centers.

2) Promote ethnohistorical site acquisition and development of interpretive facilities.

3) Improve identification of historic districts and sites.

4) Support the organization of tours in historic districts.

Policy b

Participation and attendance at traditional community observances and activities shall be encouraged as appropriate.

Policy c

Coordination and promotion of the arts in the metropolitan area shall be supported.

Possible Techniques

1) Coordinate and promote cultural resources and arts activities.

2) Form a commission to develop a comprehensive cultural activities program.

3) Develop multi-use performing arts facilities.

4) Determine the needs and criteria for portable, performing arts staging that can be used throughout the community.

5) Develop an "arts-in-schools" program.

6) Explore the formation of a coalition to support the visual and performing arts.

7) Support small neighborhood cultural events throughout the City and the County.

8) Request the Albuquerque Museum sponsor more local art shows and exhibits, culminating in an annual juried contemporary craft show.

Policy d

A cultural Plan for the City of Albuquerque with topic specific goals, policies, and action strategies shall serve to implement the Comprehensive Plan. The Cultural Plan for the City shall be updated in the same fashion as all ohter Comprehensive Plan elements.*

*The Cultural Plan is available separately

8. DEVELOPED LANDSCAPE

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy a

The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

Possible Techniques

1) Conduct an inventory of important visual, environmental, and climatic resources affecting design considerations.

2) Adopt environmentally-based development standards for use in the subdivision, zoning, and site plan approval processes which encourage solutions which are not limited to engineering effectiveness.

3) Review development applications for the references to project design qualities.

4) Design public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) with respect for environmental and visual factors.

5) Certify compliance with the Sidewalk Ordinance prohibiting placement of incidental structures which block sidewalks in existing and new development.

Policy b

Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

Possible Techniques

1) Utilize an inventory of visual, environmental, and climatic resources in determining area and sector plan policies.

2) Adopt qualitative standards for development and design of public facilities.

3) Investigate interagency and intergovernmental arrangements to initiate a design review process and qualitative standards for the planning, design, and construction of public buildings and spaces.

4) Adopt landscape standards for street medians, rights-of-way, and other public use/open areas.

Policy c

Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

Possible Techniques

1) Amend of the City and County Zoning and Subdivision Ordinances to improve pedestrian mobility.

2) Work with utility companies and other responsible agencies to develop improvement districts (or other workable means) for burying existing overhead electrical distribution lines.

3) Revise Zoning Ordinance sign regulations to equitably reduce number and visual intrusion of signs along major streets.

4) Develop and enforce specifications to coordinate the placement of visually pleasing street furniture, utility poles, and fire hydrants, within the public right-of-way in locations which do not conflict with pedestrian mobility.

Policy d

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.

Possible Techniques

1) Specify vegetation within right-of-way development in design of new streets.

2) Investigate street design that naturally irrigates vegetation.

3) Review and update relevant City legislation to promote high-quality street landscaping.

4) Plant native trees along the recreational trail and open space system, utilizing natural irrigation along arroyos and irrigation ditches.

5) Provide incentives for developers to landscape and maintain medians adjacent to new development.

6) Use plants with low water requirements and which cause minimal allergic response.

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.

Possible Techniques

1) Identify and designate scenic areas.

2) Map an overlay zone to establish specific design and siting criteria for scenic areas.

3) Review site plans within scenic areas for consistency with design criteria.

4) Encourage developer use of private covenants.

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.

Policy a

The City and County differentiate into thirteen sub-areas as shown on the Community Areas map; the unique character and constituent neighborhoods of each area identified on the Community Areas map shall be respected in all planning and development actions.

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 as arroyos, the Rio Grande and bosque, the foothills, and escarpments**
- **Soils and erosion potential**
- **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

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. (See also policies under "Activity Centers")

Policy d

Development projects within Community Activity Centers should contribute the following:

1. **Related land uses that effectively encourage walking trips from one destination to another within the center, including shopping, schools, parks or plazas, employment, entertainment, and civic uses such as public libraries, recreation or senior centers, post office or fire station.**

2. **Pedestrian linkages among uses in the Activity Center and connecting to surrounding neighborhoods.**

3. **Buildings designed and arranged to reflect local architectural traditions, scale, height, massing and setbacks appropriate to the community served by the Activity Center and that support public transit and pedestrian activity.**

4. **Landscaping, street furniture, public art, colored or textured paving and other improvements to the public realm that reinforce the cultural, social and design traditions of the community served by the Activity Center.**

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**

D. COMMUNITY RESOURCE MANAGEMENT

1. SERVICE PROVISION

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

Policy a

Rank two facilities plans for water, sewer, transportation, and drainage shall reflect the regional nature of these systems and the need for long range analysis.

Policy b

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

Policy c

The existing public service area should be highest priority for service, capacity, use, maintenance, and rehabilitation.

Possible Techniques

1) Provide public services to adjacent jurisdictions only where approved by the Mayor and the City Council.

2) Review utility extensions and expansions for compliance with Plan policies.

3) Provide public services to encourage and reinforce development location policies.

Policy d

Public service expansion costs, benefits, and effects should be evaluated and balanced between new service recipients, existing users and the community at large.

Possible Techniques

1) Review zone map amendment requests to ensure consistency with plans and service level performance standards.

2) Evaluate public service provision costs for proposed development within the non-contiguous portions of the Developing Urban and the Reserve areas relative to costs in the Established Urban area.

3) Examine use of incentives for development within the existing public services areas, such as modifying utility connection fees and graduated system expansion charges.

4) Conduct annual monitoring/evaluation of public services levels and impacts of growth on service levels.

5) Require compliance with an approved performance schedule for development requests as a condition of approval.

2. WATER MANAGEMENT

The Goal is efficient water management and use.

Policy a

Measures shall be adopted to discourage wasteful water use, such as extensive landscape-water runoff to uncultivated areas.

Possible Techniques

1) Enforce landscaping and irrigation requirements of the City and County.

2) Design parks over 20 acres to include vegetation with low water requirements.

3) Study the costs, benefits, and impacts of adjusting water rates to encourage conservation.

4) Revise City and County development regulations to encourage or require recycling and conservation devices in new development.

5) Require water conservation devices in new construction.

Policy b

Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

Possible Techniques

1) Utilize on-site water detention and infiltration facilities in new development where feasible.

2) Certify compliance with detailed storm run off plans for new development.

3) Require regular maintenance and removal of sediment and debris from surface water retention and infiltration facilities.

4) Certify compliance with seeding, planting, and/or rip-rap drainage ordinance guidelines.

5) Ensure easements and rights-of-way follow drainage ordinance guidelines.

6) Minimize impervious cover in new development.

Policy c

Existing water rights shall be protected and new rights acquired if necessary to accommodate increasing population needs.

Possible Techniques

1) Examine use of agreements to transfer vested water rights to the City when agriculture lands are retired to a different use.

2) Coordinate water management efforts within the state.

3) Oppose inter-basin transfers of water and water rights which reduce water availability to Bernalillo County.

4) Investigate City acquisition of water rights associated with annexed properties.

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.

Policy a

Use of energy management techniques shall be encouraged.

Possible Techniques

1) Increase public awareness about the importance of energy conservation and demonstrate cost-effective and efficient applications of energy management techniques in local government operations and buildings.

2) Offer financial or regulatory incentives to developers for meeting building energy performance standards in new construction.

3) Apply energy planning techniques and develop an annual energy budget report which would forecast local demand for, and supply of, conventional energy commodities, and which would recommend actions if supply and demand are not balanced. Coordinate with local utilities.

4) Encourage energy audits and energy disclosure reports or ratings for residential buildings at the time of sale.

5) Investigate financing sources for a low income family home weatherization program.

6) Advocate adoption of appliance efficiency standards.

7) Encourage lower winter and higher summer building temperatures and adopt lower maximum lighting levels for signs and stores.

8) Promote the use of variable electric rates that reflect periods of peak demand; encourage peak-limiting devices and scheduling of major energy-consuming equipment to coincide with off-peak periods.

9) Promote the use of single metering for apartments in an equitable manner.

10) Promote public awards programs for energy management efforts.

11) Certify compliance with the Life Cycle Cost Analysis Ordinance which applies to all municipal structures built which consume energy.

12) Convert street lights to the most efficient lighting method.

Policy b

Efficient and economic use of alternative and renewable energy sources such as solar, wind, solid and liquid waste, and geothermal supplies shall be encouraged.

Possible Techniques

1) Advocate a low-cost Federal, State or local program for the purchase of residential solar water heating equipment through bonds or other financial incentives.

2) Consider augmenting conventional energy sources for the municipal water system with alternative energy sources.

3) Consider development of a recovery plant to produce energy from municipal waste.

4) Advocate equitable utility "buy back" rates for small power producers.

5) Demonstrate use of alternative energy sources in local government projects and buildings.

6) Investigate use of "energy performance standards" which prescribe annual consumption levels of purchased energy but provide flexibility in meeting those standards.

Policy c

Land use planning that will maximize potential for efficient use of alternative and renewable energy sources shall be undertaken.

Possible Techniques

1) Certify compliance with the solar access provisions of the City Zoning Code and the City Subdivision Ordinance.

2) Consider adopting geothermal overlay zoning to encourage use of energy in known geothermal resource areas of the west mesa.

3) Encourage planned unit developments and clustered housing to enable replacement of individual systems with a single or coordinated community energy system.

4) Encourage housing design and orientation to enable each unit to take advantage of solar energy, wind shelter, and other microclimatic characteristics.

5) Encourage use of vegetation to maximize natural shading and cooling in summer and allow penetration of sun for solar heating in winter.

Policy d

A transportation system that is more energy efficient shall be developed. In particular, promote:

- **a variety of transportation modes including expansion of transit, paratransit, and railway systems; and**
- **fuel efficiency standards for automobiles.**

Possible Techniques

1) Continue to support programs promoting ridesharing concepts such as carpooling, vanpooling, and other efficient transportation, by means such as exclusive lanes, preferential parking, park-and-ride lots, and auto-restricted zones.

2) Continue traffic engineering improvements for fuel conservation such as coordinated signals and flashing signal operation, where appropriate.

3) Advocate the continuation of Federal legislation setting automobile performance standards for fuel efficiency.

4) Continue to promote the development and expansion of mass transit, a bicycle network, and pedestrian improvements. Evaluate alternative transit service options to determine the most cost effective transit solution(s) for Bernalillo County.

5) Improve the functional location of employment and services.

6) Support use of alternative energy sources for transportation.

Policy e

An emergency energy curtailment plan shall be developed through cooperation between governmental agencies and private utilities.

Possible Techniques

1) Develop, with agencies and local energy suppliers, emergency contingency plans for energy shortfall episodes to assure essential energy supplies and quickly reduce energy consumption.

2) Consider forming an energy consumers coalition, comprised of major commercial and industrial users of conventional energy, to be served a local means for providing information on energy reduction techniques in times of emergency.

3) Update the City's administrative instruction on emergency fuel allocation planning.

4. TRANSPORTATION AND TRANSIT

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

Policy a

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

Possible Techniques

1) Provide adequate right-of-way and street capacity to meet mobility and access needs.

2) Balance the street system by encouraging bicycling, walking, and use of mass transit in and between the Activity Centers.

3) Provide high occupancy vehicle lanes on freeways and along heavily travelled arterial streets.

Possible Techniques for Implementing Corridors

4) Review the Zoning and other Ordinances for revisions necessary to facilitate private land use development and redevelopment of mixed-use concentrations of housing and employment that supports transit and pedestrian activity.

5) Develop prototype plans and integrating mechanisms that illustrate details of ideal land use, site design, neighborhood interface, public right-of-way features, etc. for each type of corridor as defined by Comprehensive Plan policy.

6) Form an inter-agency team to devise ways of evaluating private land use intensity change corridor by corridor, which must occur for the City to rebuild arterial streets with Major Transit or Enhanced Transit characteristics.

7) In cooperation with the private sector, develop a balanced program of regulations and incentives designed to attract more jobs near housing concentrations, to target growth to corridors by priority, and to encourage and support Business Improvement Districts in those most committed to achieving the characteristics identified in the above corridors policies.

Table 11 Policy a. CORRIDOR POLICIES

Steet Design				
Policy Objective	**Express**	**Major Transit**	**Enhanced Transit**	**Arterial**
Access Control	limited access	full access	some access control	some access control
Peak Hour/LOS/Auto	LOS D or better	LOS D or better. The City may permit a lower LOS at an intersection by substituting transit improvements for auto improvements. A developer may be allowed to substitute transit improvements, employee travel demand strategies, and mixed use developments which lower overall trip generation, in place of auto based improvements in order to mitigate traffic impacts of a development.	LOS D or better. The City may permit a lower LOS at an intersection by substituting transit improvements which facilitate transit vehicles bypassing congestion at the intersection for auto improvements. A developer may be allowed to substitute transit improvements, employee travel demand strategies, and mixed use developments which lower overall trip generation, in place of auto based improvements in order to mitigate traffic impacts of a development.	LOS D or better
Travel Speed	45-55 mph	30-35 mph	35-45 mph	35-45 mph
Signalized Intersections	decel lanes;right turn lanes	transit/emergency vehicle signal preemption; selected lanes for transit; selected right turn lanes	transit/emergency vehicle signal preemption; selected lanes for transit; some right turn lanes	some decel lanes;some right turn lanes
Transit in Outside Lane	shared with auto	dedication of lane concurrent with transit level of service requirement	generally shared with auto, but with exceptions to facilitate transit movement through intersections	shared with auto
On-Street Parking	no	Permissible on case-by-case basis	Permissible on case-by-case basis	Permissible on case-by-case basis
Pedestrian Circulation	pedestrian connections required from development to transit stops and between adjacent developments	maximize pedestrian connections to transit stops, between adjacent developments, and across the street	maximize pedestrian connections to transit stops and between adjacent developments	pedestrian connections required from development to transit stops and between adjacent developments
Sidewalk	trail or sidewalk, minimum 6 feet wide	12 foot wide sidewalk; as little as 6 feet where there are unalterable constraints	6-8 foot wide sidewalk	6 foot wide sidewalk
Sidewalk Setback	8 feet minimum unless right-of-way constrained	4 feet minimum, may be reduced if wider sidewalk is desirable or should be increased with sufficient right-of-way	4 feet minimum, may be reduced if wider sidewalk is desirable or should be increased with sufficient right-of-way	4 feet minimum, should be increased with sufficient right-of-way
Bicycle Circulation	trail preferred; bike lanes possible	alternate routing or bikes, if possible	based on bike plan	based on bike plan

Transit Service				
Policy Objective	**Express**	**Major Transit**	**Enhanced Transit**	**Arterial**
Bus Service Type	Express rush hour service	Local; some express	Some local; mostly express	Local; some express
Frequencies:Peak Hour	20-30 minutes	5-10 minutes	5-15 minutes local; 15-30 minutes express	15-30 minutes
Frequencies:Off Peak Hour	Express service	10 minutes maximum, except late evening hours	15-30 minutes local; 60 minutes express	20-45 minutes
Target Service Hours	Approximately 6 am to 9 pm	Approximately5 am to midnight	Approximately5 am to midnight	Approximately6 am to 9 pm
Route & Service Commitment	Long term capital commitment	Long term capital commitment	Long term capital commitment	Flexible
Stations/Stops (Capital Commitment)	Enhanced bus stops at activity nodes; park-n-ride with enhanced stops; bus bays	Varies; amenity based on adjacent uses	Weather-protected bus stops	Weather-protected bus stops at select locations
High Capacity Service (community-wide high capacity study)	Not anticipated	Future service possible	Future service possible	Not anticipated

Development Form				
Policy Objective	**Express**	**Major Transit**	**Enhanced Transit**	**Arterial**
Building Access from Street	Flexible	Provide major entrance from street	Provide an entrance from street	Flexible
Building Setback	Based on zoning ordinance	Minimum setback; setback to provide landscaping or pedestrian activity areas only	Minimum setback; setback to provide landscaping or pedestrian activity areas only	Based on zoning ordinance
Parking Location	Flexible	Separated from the street by the building	Separated from the street by the building or to the side of the building	Flexible
Parking Reductions	10% allowed if transit stop available; shared parking allowed	10% mandatory and up to 25% encouraged; shared parking encouraged	10-20% encouraged; shared parking encouraged	10% encouraged if transit stop available; shared parking allowed
Employment Density Targets for New Development	Flexible	Floor area ratio of 1.0 - 2.0	Floor area ratio of 0.5-1.5	Flexible
Housing Density Targets for New Development	5-12 du/acres (net)	10-35 du/acre (net)	7-30 du/acre (net)	5-20 du/acre (net)
Modal Hierarchy	Autos Transit Bikes Pedestrians	Transit Pedestrians Autos Bikes	Transit & Autos Pedestrians Bikes	Various accommodations of modal needs

NOTE: Not all the above objectives will be implemented throughout the system due to such constraints as right-of-way width, costs of acquisition etc.

8) Review all development standards and ordinances and identify obstacles to achieving the pedestrian and transit orientation necessary in transit corridors; develop modifications which facilitate walking and transit use in areas of suitable land use.

9) Identify all funding mechanisms — e.g. Capital Improvement Programs, Metropolitan Transportation Program, Metropolitan Redevelopment Area funds, a development impact fee system — and their potential as implementation tools and incentives for development of corridors, by priority.

Policy b

The City will structure capital expenditures and land use regulations in support of creating additional housing and jobs within Major Transit and Enhanced Transit Corridors, and will promote ongoing public/private cooperation necessary to create private market conditions that support intensified development of jobs and housing in these corridors.

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.

Policy d

The frequency of driveways along principal and minor arterial streets will be reduced when possible, toward a spacing frequency of one or two drives per 300 feet of frontage on principal arterials, and one or two drives per 200 feet on minor arterials.

Policy e

The architecture of bridge structures, landscaping, planting and public art shall be incorporated into interstate highway engineering designs in cooperation with the State of New Mexico.

Policy f

Transit planning and implementation shall be coordinated among agencies and area jurisdictions, including identification of high capacity corridors for high occupancy vehicles.

Possible Techniques

1) Monitoring and update the Transit Development Program at regular intervals.

2) Promote public support of additional taxing sources to be used for public transit.

3) Continue to examine the application of various multi-modal transportation technologies.

4) Maintain transit public awareness program.

6) Solicit cooperation from businesses to support employee use of alternative modes.

7) Establish the following land use standards to promote transit use in potential high capacity transit corridors:

   - Reserve land for park and ride lots, transit centers, and transit lanes as necessary upon subdivision or site development plan approval;

   - Encourage high density development in Activity Centers and in other high employment areas;

   - Minimize requirements for commercial and office use off-street parking where effective transportation alternatives exist or can be implemented;

   - Revise the City Subdivision Ordinance to provide for dedication of land for park and ride lots and transit (transfer) centers.

8) Coordinate efforts by the City and County to promote alternative modes.

9) Coordinate transit and paratransit services from outlying communities.

10) Implement City and County ridesharing programs as models for businesses.

Policy g

Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Possible Techniques

1) Develop a pedestrian improvement plan to include, but not limited to, the identification of candidate auto-free and auto-restricted areas in appropriate parts of Major Activity Centers (Downtown, possibly Uptown) and Community Activity Centers (Old Town, University neighborhoods).

2) Conduct pedestrian studies in areas of heavy pedestrian activity to identify improvements needed for safety, efficiency, capacity, and amenity.

3) Construct pedestrian improvements identified in the pedestrian plan. Finance through assessment districts, Tax Increment Financing, and Community Development Block Grants.

4) Achieve by subdivision review and by acquisition of rights-of-way.

5) Certify compliance with the setback provision of the Sidewalk Ordinance in subdivisions with traditional design orientation.

6) Coordinate with City/County Public Works and Parks and Recreation planning.

7) Establish fringe parking around pedestrian-oriented areas.

8) Encourage home delivery service.

9) Improve design provisions and other requirements for barrier-free construction design for the elderly and handicapped.

Policy h

A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among Activity Centers shall be constructed and promoted.

Possible Techniques

1) Implement Bikeway Network with Bikeway Advisory Committee and the annual Transportation Improvement Program

2) Coordinate bikeway construction and street improvements; finance through Capital Implementation Program, Federal funding and other available resources.

3) Require new subdivision and planned unit developments to dedicate rights-of-way for bikeways, separate from streets where appropriate.

4) Require commercial and service centers to make provisions for bicycle access and parking and encourage businesses to support employee use of the bicycle network.

5) Incorporate bikeways into the arroyo trail system.

6) Provide separation for bikeways and pedestrianways where feasible.

7) Provide permanent bike lanes on any new river crossings.

8) Assess the feasibility and possible location of an equestrian trail system with an analysis of adjacent land use that will accommodate the boarding of horses.

9) Form a City/County trails task force to advise with trail network planning.

Policy i

Street and highway projects shall include paralleling paths and safe crossings for bicycles, pedestrians, and equestrians where appropriate.

Possible Techniques

1) Coordinate policy with the Annual Transportation Improvement Program and the Long Range Roadway System Plan, through the urban transportation planning process.

2) Certify project consistency with trail plans.

Policy j

For each mode, potential transportation/emergency response hazards such as grade crossings, obsolete street geometry, and inadequate street lighting shall be minimized.

Possible Techniques

1) Plan the street system to provide emergency vehicles with direct routes to all parts of the city.

2) Plan bicycle and pedestrian paths for accessible law enforcement and for surveillance by area residents.

3) Continue emergency response training for hazardous waste transportation accidents.

4) Identify and map those streets serving as primary routes for emergency vehicles.

5) Design major streets as all-weather facilities, functional during 100-year flood events.

Policy k

In currently developed areas, efficiency of existing arterial streets shall be increased in preference to addition of new freeways.

Possible Techniques

1) Improve signalization, median control; consolidate and/or limit access, improve pavement quality, intersection capacity, striping, and channelization of existing arterials and other Transportation System Management (TSM) programs determined effective.

2) Coordinate policy with the Transportation Improvement Program and the Long Range Roadway System Plan through the Urban Transportation Planning Process.

3) Include Plan goals and policies in street location and improvement studies.

4) Maximize potential of all forms of ridesharing (buses, carpools, vanpools, etc.) by providing priority treatment (park and ride lots, special lanes and/or freeway ramps, and priority signalization) and other effective transportation system management actions.

5) Apply regional travel demand forecasting techniques in developing a generalized understanding of the benefit/cost values of implementing or expanding ridesharing and other TSM programs.

Policy l

In the newly developing areas, a portion of the street system should focus on arterial roads upon which vehicles encounter few stops.

Possible Techniques

1) Coordinate policy with the Transportation Improvement Program and the Long Range Roadway System Plan through the urban transportation planning process.

2) Involve all pertinent agencies in roadway location studies to specify routes and design.

3) Limit access along arterials where appropriate, consider landscaping, buffering and limiting the speed and type of vehicles allowed.

Policy m

In rural areas, an all-weather circulation system allowing year-round access to existing and planned development shall be established, with construction standards based on a hierarchy of use. Roads should fit the topography of the area traversed as well as the scale of travel needs.

Possible Techniques

1) Use Federal road classification system for Rural Areas.

2) Discourage widening of rural roads carrying primarily local traffic.

3) Investigate alternate width and shoulder requirements for rural roads.

Policy n

Important environmental and cultural resources should continue to be considered in roadway planning, design, and construction to minimize harmful effects and engineering costs of facilities.

Possible Techniques

1) Conduct an environmental analysis and prepare environmental documentation including appropriate mitigation techniques for each major transportation project. These techniques may include public acquisition of additional land.

Policy o

Peak hour demands on the circulation system should be decreased.

Possible Techniques

1) Develop and implement an areawide transportation demand management program.

2) Encourage private business to provide incentives to alternatives to private automobile commuting.

3) Promote carpooling, vanpooling, and other transportation alternatives.

4) Promote staggered work time and compressed work week in government and private business.

5) Improve public transit service, (including express bus commuter service) to major employment centers, to improve effectiveness in terms of travel time and convenience.

6) Improve the transit system to facilitate connections among such travel modes as train, inter-city bus, Activity Center circulators, and other paratransit (e.g. van pools).

7) Locate higher density development to balance bi-directional peak hours traffic flows on major streets.

Policy p

Efficient, safe access and transfer capability shall be provided between all modes of transportation.

Possible Techniques

1) Provide efficient accessibility to multi-modal transfer terminals (e.g. Albuquerque International Airport, University of New Mexico) via interstate and arterial highway system connections with inter-city and intra-city buses, taxis future rail transit and other services.

2) Initiate a bus-bike system which transports bicyclists and bicycles.

3) Provide bicycle parking facilities such as high security racks or lockers at Activity Centers, selected bus stops or in park-and-ride locations.

4) Provide park-and-ride facilities in areas of heavy travel demand.

5) Apply regional travel demand forecasting techniques to assess the effectiveness of inducing greater use of existing transportation system capacity through multi-modal usage.

6) Establish mode share objectives; monitor mode effectiveness.

7) Develop service performance standards for evaluating the need, type and location of connecting transfer facilities.

8) Identify multi-modal needs and opportunities for passengers and freight transportation, and design transportation facilities for multi-modal access.

9) Continue development of the transit system to facilitate connections among such travel modes as train, inter-city bus, taxis, and para-transit (e.g. van pools).

10) Develop a multi-modal transportation center Downtown.

Policy q

Transportation investments should emphasize overall mobility needs and choice among modes in the regional and intra-city movement of people and goals.

Possible Techniques

1) Provide adequate street capacity and right-of-way to meet mobility and access needs.

2) Improve the effectiveness of the existing street system by encouraging bicycling, walking, and use of mass transit in and between the Activity Centers.

3) Consider providing high occupancy vehicle lanes on the Interstate Highways.

5. HOUSING

The Goal is to increase the supply of affordable housing; conserve and improve the quality of housing; amellorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

Policy a

The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

Possible Techniques

1) Assess the City's housing inventory to determine the amount and distribution of rental and owner-occupied units affordable to lower income groups, including the homeless; update the study every three years.

2) Form a working group composed of representatives from public and private sectors and staffed by the City Department of Family and Community Services to evaluate affordability of housing to all income groups.

3) Institute strategies to minimize the displacement of low income people from affordable housing.

4) Secure public and private resources, and create a range of incentives to encourage production and wide distribution of all types of affordable housing.

5) Investigate innovative financing methods to maintain an adequate supply of low and moderate income housing.

6) Monitor the percentage of housing developed with public resources in each census tract and construct assisted housing in those tracts with low percentages (less than 15%).

7) Periodically review of the effects of development controls on housing costs.

Policy b

Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

Possible Techniques

1) Monitor the number of substandard housing units. Target housing rehabilitation programs to improve substandard dwellings.

2) Use public and private financing and other means to increase the number of rehabilitated substandard housing units.

3) Integrate housing rehabilitation programs with neighborhood revitalization programs.

4) Improve housing quality by compliance with the Zoning Ordinance and the Housing Code throughout the City; provide adequate financial support for systematic code enforcement.

5) Structure an incentive program, aimed at rental and non-rental housing markets, lenders and local government officials, to stimulate renovation of deteriorated and substandard housing.

6) Examine amending City and County ordinances to permit zoning bonuses and tax abatement incentives for rehabilitation.

7) Revise any City and County ordinances that restrict innovation in new housing design and construction.

Policy c

The displacement of low income households, shall be ameliorated and the objectives of historic preservation and conservation of affordable housing balanced.

Possible Techniques

1) Monitor the effects of home improvement and preservation programs on nearby land costs, property values and rents, and conversion to non-residential uses.

2) Establish strategies to minimize displacement of low income people from affordable housing by: (1) identifying funding to assist individuals and families whose homelessness has been caused by displacement; and (2) coordinating the work of local government agencies.

Policy d

Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry, or handicapped status shall be assured.

Possible Techniques

1) Enforce the Human Rights Ordinance provisions that prohibit housing discrimination.

2) Provide information on fair housing practices to owners, tenants, lending institutions, and real estate associations through the Public Interest Research Group and housing and lending associations.

3) Complete an analysis of housing demographics and use the information to target locations for ordinance enforcement activities and to select sites for new public housing.

4) Integrate a fair housing system with other City and County activities aimed at preventing discrimination.

Policy e

Encourage efficiencies in the public development review process and reduce unnecessary construction costs, but balance short-term benefits of delivering less costly housing with long-term benefits of preserving investment in homes and protection of quality of life.

Possible Techniques

1) Review administrative rules (e.g., Development Process Manual) periodically for ways of expediting the development review process.

2) Disseminate ideas on quality, and efficient land use development.

3) Eliminate unnecessary costs or time delays caused by governmental organization or administrative process.

4) Keep building codes current with the state of the art; allow or require materials aimed at reducing costs without sacrificing dependability and public safety.

6. ECONOMIC DEVELOPMENT

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

Policy a

New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Possible Techniques

1) Provide incentives to prospective employers through use of municipal industrial revenue bonds, planning activities, utility extensions, and support of recruitment and training services.

2) Encourage expansion of export-based business to strengthen the economy.

3) Encourage prospective employers willing to hire local residents and able to diversify the employment base.

Policy b

Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Possible Techniques

1) Offer incentives to local employers to expand the existing employment base.

Policy c

Opportunities for improvement in occupational skills and advancement shall be encouraged.

Possible Techniques

1) Support educational institutions offering adult education programs appropriate to the emerging employment base.

2) Encourage prospective employers to cooperate in offering training and recruitment programs.

3) Provide more efficient distribution of employment information on the unemployed.

Policy d

Tourism shall be promoted.

Possible Techniques

1) Promote recreational, athletic, and cultural programs and events of a regional nature.

2) Develop and support convention related facilities.

3) Manage development and change to retain and enhance unique features which give this area its identity.

4) Promote tourism and educational use of the Open Space network and archaeological sites through construction of appropriate facilities, trails, interpretive centers, and picnic areas.

Policy e

A sound fiscal position for local government shall be maintained.

Possible Techniques

1) Prepare and annually review an integrated strategic plan for local government.

2) Relate planning and development priorities to achieving fiscal solvency.

Policy f

The City and the County should remove obstacles to sound growth management and economic development throughout the community.

Possible Techniques

1) Prepare an area-wide economic development strategy.

2) Identify obstacles to private investment (obsolete platting, deteriorating building conditions, public perception, vacancies, obsolete land uses, and high crime areas) through surveys, economic base analysis, and market studies.

3) Target economic incentive programs to promote equitable economic development conditions throughout the community.

4) Develop strategies to correct problems of disinvestment.

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.

7. EDUCATION

The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

Policy a

A variety of opportunities for post secondary and adult education and training shall be supported.

Possible Techniques

1) Continue support for existing and expanded adult educational programs and institutions.

2) Actively support attempts to provide aid to public and private schools.

Policy b

Stronger communication and planning links with area schools and educational institutions shall be established.

Possible Techniques

1) Improve coordination among the Albuquerque Public Schools, the City, and the County in long range planning efforts and other relevant matters.

2) Cooperate on joint use of public facilities and sites.

Policy c

Library services shall be expanded and made more accessible to people at a neighborhood and community level.

Possible Techniques

1) Consider feasibility of opening school libraries longer hours to serve broader community needs.

2) Improve coordination between the School District, the City, the County and the State public libraries for cooperative use of learning materials and facilities.

3) Increase funding for all aspects of library system, including personnel.

4) Investigate regionalization of the library system.

5) Continue City/County library services consolidation.

Policy d

Efforts should be made to integrate educational programs with the natural and cultural environments.

Possible Techniques

1) Preserve areas of scientific, natural, historic and cultural interest for educational as well as recreational purposes; include environmental studies in primary, secondary, and post secondary educational programs.

2) Provide environmental teaching resources for the classroom.

3) Use selected Major Public Open Space sites as an outdoor laboratory or classroom.

Policy e

Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

Possible Techniques

1) Continue use of the Rio Grande Zoo as a site for concerts and art exhibits.

2) Continue cultural activities (concerts, plays, art shows) in the park system and other private and public sites.

3) Continue joint use of educational/recreation facilities and the Open Space network:

   - continue planning for joint school/park sites.
   - continue to locate joint use swimming pools on high school sites.
   - locate tennis or multi-purpose play courts on all secondary school sites.
   - encourage use of Albuquerque Public School and University of New Mexico buildings for jointly sponsored recreational programs.
   - allow use of facilities by non-profit groups.

4) Develop and maintain a trail network, separated from motorized traffic, to serve all schools and parks, and to serve both recreation and transportation purposes to combine pleasure and exercise with daily commuting.

Policy f

A botanical garden with an educational emphasis should be established.

Possible Techniques

1) Develop a plan for funding and constructing a City/County botanical garden.

2) Develop and implement programs to perpetuate vegetation native to or found in the semi-arid grasslands, mountains, and waters of the Southwest.

3) Conduct and stimulate programs of education and public interest by providing demonstration gardens, historic garden types, and life-zone gardens.

Policy g

Adult literacy shall be increased.

Possible Techniques

1) Support educational institutions in maintaining data bases which identify client groups.

2) Support Graduate Equivalent Diploma and other continuing education programs.

Policy h

Public awareness of substance-abuse and resulting problems shall be promoted.

Possible Techniques

1) Establish inter-agency cooperative program designed to target at risk populations, and provide preventive education, counseling and referral.

Policy i

The City's Cultural Plan with specific goals, policies, and action strategies, shall serve the Comprehensive Plan. The Cultural Plan, available separately, shall be updated in the same fashion as all other Comprehensive Plan elements.

8. HUMAN SERVICES

The Goal is to site human service facilities in locations that provide the greatest possible access to services, and to consider human rights and human service needs in development and redevelopment throughout the Plan area.

Policy a

Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services.

Possible Techniques

1) Review land use and the Zoning Ordinance to ensure access to human services.

2) Review economic development proposals to ensure access to human services.

Policy b

Establish community-based residential care facilities equitably throughout the City and County.

Possible Techniques

1) Amend the City and County Zoning Ordinances to define and appropriately regulate community residential care facilities to balance the need for such facilities with neighborhood impact.

Policy c

Development's negative effects upon individuals and neighborhoods shall be minimized.

Possible Techniques

1) Develop objective criteria to measure social impacts of land development.

9. PUBLIC SAFETY

The Goal is to develop a safe and secure community in cooperation with the public and other governmental agencies.

Policy a

A strong fire prevention and suppression program to protect lives and property shall be maintained.

Possible Techniques

1) Provide a budget and personnel adequate to perform annual inspections of structures and the required number of code-enforcement and building plan examinations.

2) Provide a budget and personnel adequate for response necessary to protect lives and property and minimize insurance rates.

3) Review and update City and County fire code standards as necessary.

4) Provide an on-going fire prevention educational program in the public and private schools and the media.

5) Upgrade the arson investigation and training programs.

6) Employ modern techniques and equipment to surpress fires and manage emergency/ disaster conditions.

7) Ensure the best use of fire-resistant construction materials.

8) Maintain the water distribution system at an adequate pressure and capacity level and improve it where necessary to effectively surpress fires.

Policy b

Emergency preparedness capabilities shall be maintained.

Possible Techniques

1) Utilize hazard program plans based on analysis of the metropolitan area.

2) Maintain state-of-the-art training by participation in on-going staff training programs.

Policy c

Effective and efficient use of technological and human resources shall be maximized.

Possible Techniques

1) Maintain adequate personnel and records to continuously track crime trends.

2) Assure adequate funding of training programs and state-of-the art equipment necessary to conduct periodic needs analysis.

Policy d

Emergency and routine crime prevention efforts shall be continued and improved.

Possible Techniques

1) Participate with other local governments in identifying causes of police service problems, (i.e. changing demographics, urban growth patterns,) which could be addressed through planning.

2) Develop ability to forecast threats to public safety and respond with preventive measures, such as the Neighborhood Watch and Crimestoppers, programs.

3) Develop partnerships with all community elements to reduce and prevent crime.

4) Review development plans to ensure design which minimizes the potential for crime.

5) Provide an on-going safety and crime prevention education program in schools.

Policy e

Police protection, law enforcement, and optimum use of the criminal justice system shall continue to be emphasized as priority activities of City and County government.

Possible Techniques

1) Maintain adequate facility, equipment, and personnel resources to train for and respond to public protection needs.

2) Cooperate with other governmental law enforcement agencies at the local, state, and federal level to eliminate duplication of law enforcement efforts and maximize effectiveness.

3) Expedite the processing of offenders through the criminal justice system through intergovernmental coordination and support of adequate budgets.

Policy f

Implement a comprehensive system of emergency medicine and rescue services.