

Amendments as of 1:30  
P.M. on 3/20/17

# Floor Amendments for the Comprehensive Plan

This packet includes amendments for:

- R-16-108, the adopting resolution for the comprehensive plan
- Exhibit A to R-16-108, the comprehensive plan itself
- R-16-109, a companion resolution that would amend cross references in the city's Code of Resolutions
- O-16-27, a companion ordinance that would amend cross references in the Code of Ordinances

Amendments labeled with capital letters (A, B, etc.) were prepared by staff in response to stakeholder input.

Amendments labeled with lower-case letters (a, b, etc.) were submitted by community members and have not been formatted.

**ABC Comp Plan Amendments - Overview**

<b>Amendment</b>	<b>Amends</b>	<b>Topic / Purpose</b>	<b>Sponsor</b>	<b>General Description</b>	<b>Staff Notes</b>	
	a	R-16-108	ABC-Z justification		Removes and revises much of the language from R-16-108.	Major change of direction
	R	R-16-108	Effective Date of Comp Plan	Peña	Changes the Effective Date of the Comp Plan to only go into effect once Bernalillo County adopts the Comp Plan.	Policy decision
	A	Exhibit A - Comp Plan	Downtown views	Benton	Adds narrative and revises policy to consider the Downtown Skyline a Cultural Landscape in Chapter 11 - Cultural Heritage.	Minor addition
	B	Exhibit A - Comp Plan	CPTED	Benton	Adds narrative and revises policy about urban design impacts on safety and Crime Prevention Through Environmental Design (CPTED) principles to Chapter 7 - Urban Design.	Minor addition
	C	Exhibit A - Comp Plan	Downtown boundary	Benton	Adds an Action directing the Planning Department to work with stakeholders to analyze the Downtown Center boundary and adjust it if necessary.	Minor addition
	D	Exhibit A - Comp Plan	Mismatched land use and zoning	Benton	Revises policy 5.6.3 to encourage aligning zoning and existing land uses.	Minor addition
	E	Exhibit A - Comp Plan	West Side truck restrictions	Lewis	Adds a new Action 6.6.3.3 to assess truck access to serve the Volcano Heights Urban Center and revise them if necessary through a public process.	Policy decision
	F	Exhibit A - Comp Plan	Coors - Premium Transit	Sanchez	Removes the Premium Transit Corridor designation from Coors Blvd., maintaining the Major Transit Corridor designation - addresses all references to this designation.	Policy decision
	G	Exhibit A - Comp Plan	Cultural sensitivity	Peña	Provides more detailed policy guidance for a more robust and culturally sensitive community engagement process.	Policy decision
	H	Exhibit A - Comp Plan	Jobs-housing balance	Benton	Revises the description of the jobs-housing balance based on data provided by MRCOG.	Minor change
	I	Exhibit A - Comp Plan	Sector Plans in the Appendix	Harris / Peña	Adds the Sector Development and Area Plans by reference to the Appendix as historical documents for informational purposes.	Policy decision
	J	Exhibit A - Comp Plan	El Camino Real	Benton	Adds narrative and policy about the history and cultural value of El Camino Real to Chapter 11 - Heritage Conservation.	Minor addition
	K	Exhibit A - Comp Plan	Staff responses to Public Amendments	Benton	Revises content to respond to Public Amendments.	Policy decision

**ABC Comp Plan Amendments - Overview**

<b>Amendment</b>	<b>Amends</b>	<b>Topic / Purpose</b>	<b>Sponsor</b>	<b>General Description</b>	<b>Staff Notes</b>	
	L	Exhibit A - Comp Plan	Minor miscellaneous	Benton	Includes minor revisions to narrative and policy content throughout the Comp Plan.	Minor addition
	M	Exhibit A - Comp Plan	CPA Order	Benton	Adds language to guide the order in which to conduct CPA assessments.	Policy decision
	N	Exhibit A - Comp Plan	BRT Planning & Complete Streets	Benton	Revises narrative about BRT, traffic management near neighborhoods, and street lighting.	Minor addition
	O	Exhibit A - Comp Plan	Residential Flooding	Benton	Adds potential damage from flood events as an assessment data point to be analyzed during the CPA assessment process.	Minor addition
	P	Exhibit A - Comp Plan	Alleys	Benton	Revises Policy 5.2.1.m to remove reference to alleys.	Minor addition
	Q	Exhibit A - Comp Plan	Clerical/ editorial	Benton	Makes clerical and editorial revisions to Policy 5.3.7.	Minor addition
	S	Exhibit A - Comp Plan	SDPs remain for 1 CPA cycle	Peña	Adds an action directing the Planning Department to complete CPA assessments in each of the 12 City areas prior to rescinding Sector Plans or adopting the Integrated Development Ordinance.	Policy decision
	T	Exhibit A - Comp Plan	Returning to existing Comp Plan language about context-sensitive development		Changes wording in the updated draft in a way that limits the applicability of the proposed policy to respect neighborhood values, etc., only to the regulation of new development.	Policy decision
	a	Exhibit A - Comp Plan	Streamlined development review		Removes policy guidance related to streamlining the development review process. Includes comments about retaining SU-1 site plans and the existing development review process.	Policy decision
	b	Exhibit A - Comp Plan	Development near the Bosque		Requests Policy revision and an Action to develop additional design guidelines for development near the Bosque.	Policy decision / See also Amendment K
	c	Exhibit A - Comp Plan	Areas of Change & Consistency		Removes narrative content about Areas of Change and Consistency from Chapter 5 - Land Use and removes the map of Areas of Change and Consistency.	Major change of direction
	d	Exhibit A - Comp Plan	Areas of Change & Consistency		Revises Chapter 5 - Land Use to remove reference to Areas of Change and Consistency, references to density and intensity in some areas, and policies to streamline the development review process.	Major change of direction

### ABC Comp Plan Amendments - Overview

Amendment	Amends	Topic / Purpose	Sponsor	General Description	Staff Notes	
	e	Exhibit A - Comp Plan	Community Identity		Revises or deletes most policies in Chapter 4 - Community Identity to maintain the sector planning process, remove the Community Planning Area assessment process, and revert to Community Identity and Urban Design language from the existing Comp Plan.	Major change of direction
	f	Exhibit A - Comp Plan	Coors - Premium Transit		Removes Premium Transit designation from Coors Blvd.	Policy decision / See also Amendment F
	g	Exhibit A - Comp Plan	West Side density		Revises policy to discourage density and mixed-use development on the West Side.	Policy decision / See also Amendment H
	h	Exhibit A - Comp Plan	Development process for affordable housing		Revises policies to remove flexibility and development process incentives to encourage affordable housing options.	Policy decision / See also Amendment H
	i	Exhibit A - Comp Plan	Keeping SDPs		Adds language to keep Sector and Area Plans in place until the CPA assessment process is complete.	Policy decision / See also Amendment I, Amendment M, and Amendment S
	j	Exhibit A - Comp Plan	Environmental Justice		Provides language that would need to be reformatted as policies and regulations to address environmental justice issues.	Primarily regulatory request / Policy decision
	k	Exhibit A - Comp Plan	Areas of Change		Provides comments and questions to staff about Areas of Change and Consistency.	Questions for staff / See Staff Response to Public Comment Spreadsheet
	l	Exhibit A - Comp Plan	Vision		Revises the Vision statement on page 3-3, removing references to transportation and Centers and Corridors.	Major change of direction
	a	R-16-109	ABC-Z impact on existing ordinances		Removes and revises much of the language from R-16-109.	Major change of direction
	a	O-16-27	ABC-Z impact on existing ordinances		Removes and revises much of the language from O-16-27.	Major change of direction

Floor Amendments  
for R-16-108

**City Council  
Of the City Council  
March 6, 2017**

**Floor Amendment No. \_\_\_\_\_ to R-16-108**

**Amendment Sponsored by Councilor \_\_\_\_\_**

**Page 1, no changes**

**Page 2, delete, Lines 3-6 delete – there is no evidence to suggest that millennials and baby boomers want an urban lifestyle.**

**Page 2, delete Lines 7-10 - The Westside is stacked with high rise apartments, North 4<sup>th</sup> street is starting the mixed use and a moratorium has been suggested because the design destroys the character and identity of Albuquerque. Martineztown has had mixed use and experience has shown it has been detrimental to the residents. The allowed mixed uses changes identity and character and gentrifies the neighborhood. The commercial owners don't pay commercial taxes are not required to meet the criteria of the zoning. The buildings are poorly maintained and traffic intrusion is throughout the neighborhood including air and noise pollution. The current Update further allows incompatible uses next to residential and single family dwellings are zoned out of existence.**

**Page 2, Line 13 take out the word "and densification." A study should be done to demonstrate what impacts densification can do to a community. The reason is densification brings sanitary, crime and other social illnesses or it can do the opposite and allow developers to use public dollars and gentrify the neighborhood.**

**Page 2, Line 14, - Add, “ If Centers and Corridors are near established, historic or older neighborhoods the design guidelines should restrict the height of the buildings to be no higher than two stories or 26 feet.”**

**Page 2, Line 18, add – “contemporary best practices are not permissive in established, historical, older neighborhoods where identity, character, culture and traditions are preserved and protected.”**

**Page 2, Line 19-22 delete – there is no basis for this paragraph. The sector plans are required and state in each plan to follow the Comprehensive Plan and the Comprehensive City Zoning Code. If there is conflicting regulations there is current process to declare a declaratory ruling or a process to correct the discrepancies.**

**Page 2, Line 23-25 delete – there is no basis for this paragraph. The neighborhoods are required by law to be protected. If there is an error the City is required to correct policies. The recommended policies in the Updated Comp Plan further destabilizes the land use and does not promote the health, safety and welfare of the residents.**

**Page 2, Line 26-27 delete and on Lines 28 and 29 or add “The lower ranking plans are required by law to be consistent with the Rank 1 plan and provide a simpler, clearer, and more effective vision for the community.” The update is intended to be confusing in order to further disallow public participation and stream line the process for developers. Public financing should not be allowed if public process is diminished. The developer should be required to pay the roads and infrastructure.**

**Page 3, Line 4 add the word after preserve, “historical and established neighborhoods.”**

**Page 3, Line 6, delete Bernalillo County since there are no changes to their plan and would not have any interest in the City’s changes.**

**Page 3, Lines 8 through 13 are correct, but the board is made of business community**

**Page 3, Lines 14-16, add on Line 16 , “without community support.” It is important to add this line since many neighborhood leaders were against the Comp Plan and it needs to be noted.**

**Page 3, Line 23 delete the words “a sense of place”, the recommended changes that are made will decimate the historic and established neighborhoods.**

**Page 3, Lines 24 to 27, delete - there should be no changes to the municipal boundaries in the historical established area. The areas should be preserved and protected.**

**Page 4, delete Lines 3-7, the proposed Areas of Changes and Areas of Consistency destroy the identity and character of the established and historical neighborhoods.**

**Page 4, Lines 8-14, The City of Albuquerque did not include many of policies in the sector plans since the sector plans are for a relatively small area that needs special attention. A Comp Plan is for all of the municipal boundaries. The sector plan has to attain stakeholder agreement and there never an agreement throughout this process. The neighborhood residents have not been shown historically evidence that the MRA’s benefit the residents. The City needs to ensure the language in the Comp Plan how the residents benefit. MRA’s are used to destroy historical residential neighborhoods. The Updated Comp Plan promotes mixed use in established and historical neighborhoods with emphases in commercial development.**

**Page 4, Lines 15-19, no changes - but review all changes recommended in this document.**

**Page 4, Lines 20-26, no changes**

**Page 4, Lines 27-33, no changes**

**Page 4, Lines 23-25, take out the word “and density”. The reason is that protection of the existing neighborhoods needs to include zoning for single family and stronger solar rights including design criteria as regulation.**



**Page 5, Lines 1-9, no changes – but refer to the recommended changes in this document.**

**Page 5, Lines 10-22, no changes –**

**Page 5, Lines 23-33, no changes – but refer to the recommended changes in this documents. The best practices are not best for established and historical neighborhoods.**

**Page 6, delete Lines 1-14, CPA's are not comprehensive as the sector plan. The CPA'S do not preserve the history, Community identity, character or preserve the name and boundaries of neighborhoods are not intended to have public process in the development of the community.**

**Page 6, Lines 13-14 no changes**

**Page 6, Lines 13-19, the language on 13.A. is not strong enough. The buffer proposed does not protect the air quality and other environmental impacts. The language in Chapter 13 to protect residents from the risk of toxic air emissions through the permitting process and enforcement is weak. The language should clearly state to “eliminate” all toxic air emissions.**

**Page 6, Lines 20-24, delete – There is not enough study of these Corridors and before considering them more analysis is need to determine best possible routes for investing public funds for Premium Transit. For example designation of Premium Transit for Coors is not appropriate.**

**Page 6, Lines 25-30, delete the word “denser” add the word**

**Page 6, Lines 31-33, no changes**

**Page 7, Lines 1-5, add, with any future growth the developer has to pay since we were \$1 billion deficient. If the City want to support development the City needs to require the developer to pay. The City of Albuquerque has balance the budget.**

**Page 7, Lines 6-9, delete - the proposed Updated Comp Plan can not be included in the ordinances ROA 1994 without community support. The new plan changes**

**the identity, characteristics and does not preserve or protect established and historical neighborhoods.**

**Page 7, 10-17 , delete – MRCOG has failed the Albuquerque community for many years. There is congestion on many of the roadways in Albuquerque. There was no such thing as walkability in areas that were historically walkable. There needs to be evidence that there was coordination.**

**Page 7, 18-32, delete - There is no evidence that all of the policies are included. Many of the actions in the sector plans were not included. The community wants to keep the sector plans. The proposed zoning is limiting in protection of neighborhoods. There was no participatory methods used to include or not include language from the sector plans.**

**Page 8, Lines 3-6, the Comp Plan is not user friendly, delete the words “user friendly and provide clearer guidance.”**

**Page 8, Line 1, add the word “and incorporated” after the unincorporated.**

**Page 8, Lines 23 to 25, delete**

**Page 8, delete Lines 26-28, the Community Identity Chapter 4 cannot protect neighborhood character with new mixed zoning that allows no public process, language that allows transition, and corridors that allow high density.**

**Page 9, Lines 1 to 5 add language that is stronger, Esther and Steven can help on this language.**

**Page 9, Lines 5-6, add language on Strong Neighborhoods that includes the words, “preserve and protect.”**

**Page 9, Lines 11-19, delete**

**Page 9, Lines 21-22, delete, CPAs are only assessments. The neighborhoods needs a comprehensive plan that protects the history, character, culture and traditions.**

**Page 10, Lines 1 to 4, delete, the words “community concerns.” The City of Albuquerque developed the plan on their own and never listened to the residents only the business community.**

**Page 10, Lines 5-10, This may be true, but where are the comments from the various agencies. I need to see if there are available online.**

**Page 10, Lines 11-17, the comments provided were bias and there was no room for compromise.**

**Page 10, Lines 18-20, neighborhood leaders were treated with disrespect at these meetings. The EPC is made up of all business leaders and there is no way the neighborhoods recommendations would be incorporated into the Updated Comp Plan. Advertised or not we were never going to have a just public hearing.**

**Page 10, Lines 20-23, the City should add how they plan to consider additional information and what they mean by “should”. The neighborhoods have included the should in this document.**

**Page 10, delete Lines 25 to 33, there was no participatory methods used in the meetings and people of color and those that speak Spanish were not included. There were questions asked and answers, but the plan was decided on by a few people and there was no effort to c**

CITY COUNCIL  
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March 20, 2017

FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

On page 10, lines 24 and 25, replace the current text as follows:

~~[SECTION 3. EFFECTIVE DATE AND PUBLICATION. This legislation shall take effect five days after publication by title and general summary.]~~

[Section 3. EFFECTIVE DATE AND PUBLICATION. This legislation shall take effect five days after publication by title and general summary only if the Bernalillo County Commission also adopts the plan]

Explanation: This amendment directs the Comprehensive Plan to not take effect until after the County Commission has voted to pass it. The plan is intended for both the City of Albuquerque and Bernalillo County – if the county chooses not to pass it, this amendment will ensure that there is not a disjointed Comprehensive Plan for the City and County.

Floor Amendments  
to the exhibit (The  
Comprehensive  
Plan) for R-16-108

**CITY COUNCIL  
OF THE  
CITY OF ALBUQUERQUE**

**A**

**March 20, 2017**

**FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108**

**AMENDMENT SPONSORED BY COUNCILLOR \_\_\_\_\_**

**(1) Exhibit A to R-16-108 is hereby amended as follows:**

In Chapter 11, Heritage Conservation, page 11-18, insert the following new section after the section titled **Route 66/Central Avenue**:

**“Downtown Skyline**

The v-shape of the city’s valley sets up spectacular views from the east westward to the Downtown skyline, with the Northwest Mesa, volcanoes, and – on clear days – Mt. Taylor beyond. Similar vistas are visible from the west looking east across the valley toward Downtown, with the Sandia and Manzano Mountains beyond (see Figure 2-6.)

The Sandia and Manzano Mountains, Northwest Mesa, volcanoes, escarpment, and Mt. Taylor are all part of a sacred landscape for Pueblo and Native American people. The volcanic landscape on the Northwest Mesa, in particular, has been used for thousands of years as part of the rituals and pilgrimages related to the spiritual power of these places where the underworld meets the earth and sky. The visual integrity of the Northwest Mesa has been preserved in perpetuity by acquiring Major Public Open Space and designating the Petroglyph National Monument.

Downtown, in addition to being a center for arts and cultural activities, is a key part of the urban history of Albuquerque. As discussed earlier, New Town grew up between the AT&SF Railroad tracks and Old Town.

Today, views of the Downtown skyline, with the mountains, Northwest Mesa, volcanoes, escarpment, and Mt. Taylor beyond, form an important cultural landscape that connects our unique geography with our urban history and ongoing cultural center. Views from public rights-of-way from eastern slopes westward to Downtown deserve protection for their importance as a cultural landscape. These views are an anchoring image for placemaking, with their focal point on our region’s metropolitan center, connecting the east and west sides of the river, and its historical center

connecting our Native American, Hispanic, and Anglo American cultures.”

**(2)** On page 11-27, policy 11.3.1.c, add the word “signs” and rewrite the entire sub-policy as follows:

“Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.”

**Explanation:** *This amendment would add a new section to the Comprehensive Plan describing the Downtown Skyline as a “Cultural Landscape” for the city and establish a policy for protection of views of Downtown from public rights-of-way. It would also add a reference to signs in a sub-policy about design in relation to views. These additions were suggested by an adjacent neighborhood association.*

CITY COUNCIL  
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**B**

March 20, 2017

FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

Exhibit A to R-16-108 is hereby amended as follows. Retractions are depicted with strikethrough:

(1) In Chapter 7, on page 7-12, add a new Section 7.1.2. The new Section 7.1.2.6 shall read as follows:

**“7.1.2.6 Safety**

Urban design can have a broad impact on safety and perceived security of the community. Design techniques can be implemented to improve visibility, control access, and support activity in an area, all of which helps to deter criminal activity and make people feel more safe and comfortable. These approaches are often referred to as Crime Prevention through Environmental Design (CPTED). CPTED involves five principles, which are most successful when employed together, as they are mutually supportive:

- Natural Surveillance – adequate lighting and careful design of landscape elements or walls to minimize opportunities for concealment, which can help deter criminal activity and increase visitors’ awareness of their surroundings.
- Territoriality – clear delineation of public and private spaces can help people better understand how to use the spaces and where it is appropriate for them to be. The sense of ownership that comes with territoriality helps remove the sense that illegal acts can be committed without consequence.
- Access Control – installing doors or fences clearly marks public entrances while restricting access to private areas.
- Activity Support – activity that brings people to an area during most of the day elevates the community value of the area, while also deterring would-be offenders who depend on anonymity and solitude.
- Management and Maintenance – well-maintained properties encourage activity and create the perception that there is someone



keeping an eye on things. Proper maintenance is also important for the success of the other four principles, which depend on upkeep of design and landscape elements.

CPTED principles should be employed in collaboration with other public safety efforts. See the Infrastructure, Community Facilities, and Services chapter. Many of the techniques that promote walkable areas complement CPTED principles. Wide, protected sidewalks that make pedestrians feel safe from fast-moving traffic encourage pedestrian activity and create opportunities for natural surveillance. Buildings that are close to the sidewalk and well-lit alleys and parking lots reduce opportunities for concealment and make people feel more comfortable walking through the area.”

**(2)** On page 7-22, delete and replace Policy 7.3.2 as follows to include CPTED language referencing the new narrative added above (proposed language is shown in green):

“POLICY 7.3.2

Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities **and make them safe and attractive places.**<sup>19</sup> [ABC]

- a) Design development to reflect the character of the surrounding area and protect and enhance views. [ABC]
- b) Encourage development and site design that incorporates CPTED principles. [ABC]**
- c) Reinforce identity through distinctive streetscape elements such as interpretive and gateway signage, wayfinding elements, lighting, and banners.<sup>20</sup> [ABC]
- d) Develop streetscape standards for rural development contexts that preserve historic character, including gravel roads, drainage swales, and no curbs.<sup>21</sup> [ABC]
- e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.<sup>22</sup> [A]
- f) See Goal 7.2 above for design approaches to create walkable communities.**
- g) See Goal 7.6 below for context-sensitive infrastructure.
- h) See Community Identity Goal 4.3 for character-defining elements of each Community Planning Area.

- i) See Land Use Goal 5.2 for policies about Complete Communities.
- j) See Heritage Conservation Goal 11.3 for cultural landscapes and view protection.
- k) See **Infrastructure, Community Facilities & Services Policy 12.3.4** for public safety.”

**(3)** In chapter 12, on page 12-33, add a new Policy 12.3.4.c. This new Policy 12.3.4.c shall read as follows:

“c) See **Urban Design Policy 7.3.2 for Crime Prevention Through Environmental Design (CPTED)**.”

**Explanation:** *This amendment would add new language to the Urban Design chapter establishing policies for design influenced by Crime Prevention Through Environmental Design (CPTED) principles. It was recommended by a participant in the planning process.*

CITY COUNCIL  
OF THE  
CITY OF ALBUQUERQUE

C

March 20, 2017

FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

Exhibit A to R-16-108 is hereby amended as follows:

In Chapter 5, page 5-29, add a new policy 5.1.3.6 to read as follows:

“Work with residents, stakeholders, and property owners to analyze the boundary for the Downtown Center and modify it as necessary to best match existing and desired future development, promote access and connectivity, ensure appropriate transitions to surrounding neighborhoods, and support economic development efforts.”

**Explanation:** *This amendment would add a new policy directing the Planning Department to review the boundary of the Downtown Urban Center in the near future as part of the Community Planning Area Assessment process to determine if the current boundaries, which were adopted as part of the Downtown 2025 Sector Development Plan in 1999, are still appropriate, or whether expansion might be appropriate in order to widen the area of form-based (mixed-use) zoning.*

**CITY COUNCIL  
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**D**

**Mach 20, 2017**

**FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108**

**AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_**

Exhibit A to R-16-108 is hereby amended as follows:

In Chapter 5, Land Use, page 5-48, delete and replace Policy 5.6.3 as follows to clarify guidance on zone changes in Areas of Consistency (new language is shown in green):

“POLICY 5.6.3

Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.<sup>123</sup> [A]

- a) Use Figure 5-6 created according to the methodology described in Section 5.1.2.5, to determine where Areas of Consistency policies apply.
- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
- c) ~~Discourage zone changes from residential uses to single-use commercial or industrial development.~~<sup>124</sup>
- d) ~~Carefully consider zone changes from industrial uses to mixed-use or residential uses for their impact on land use compatibility on abutting properties, employment opportunities, and historic development patterns.~~<sup>125</sup>
- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.<sup>124</sup>
- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.
- e) In areas with predominantly non-residential uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.<sup>125</sup>

- f) Limit the location of higher-density housing and mixed-use development to areas within ¼ mile of transit stations and within 660 feet of Corridors and arterials as an appropriate transition to single-family neighborhoods.
- g) Provide stepbacks and/or setbacks to protect solar access and privacy on abutting single-family residential properties.
- h) See Policy 5.6.4 below on appropriate transitions where Areas of Consistency abut Areas of Change.
- i) See Heritage Conservation chapter for policies on appropriate development next to parks and open space areas.”

**Explanation:** *This amendment would clarify the types of zone changes that should be given careful attention by decision-makers when they are proposed in Areas of Consistency. The proposed sub-policy 5.6.3.d is in response to public comments about mis-matched zoning and land use, particularly in older neighborhoods in the city.*

CITY COUNCIL  
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E

March 20, 2017

FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

Exhibit A to R-16-108 is hereby amended as follows:

In Chapter 6, Transportation, page 6-52, add a new Action 6.6.3.3 as follows:

“6.6.3.3 Work with constituent jurisdictions and the Mid-Region Council of Governments to assess whether there is adequate truck access to serve employment and commercial activities in the Volcano Heights Urban Center. Any proposed changes to truck restrictions should be considered with input from local stakeholders to ensure that such access does not impact adjacent neighborhoods or roadway design regulations.”

**Explanation:** *This amendment would carry forward a policy from the Volcano Heights Sector Development Plan that was not clearly incorporated into the updated draft. It was recommended by a participant in the planning process.*

**CITY COUNCIL  
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**F**

**March 20, 2017**

**FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108**

**AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_**

Exhibit A to R-16-108 is hereby amended as follows:

In Chapter 3, Vision, pages 3-6 and 3-7, amend Figures 3-1 (the Countywide Vision Map) and 3-2 (the Metro-focused Vision Map) to remove the “Premium Transit” designation from Coors Blvd., and maintain the “Major Transit” designation only as previously adopted by the Council.

In Chapter 5, Land Use, pages 5-10 and 5-11, amend Figures 5-2 (the Countywide Vision Map) and 5-3 (the Metro-focused Vision Map) to remove the “Premium Transit” designation from Coors Blvd., and maintain the “Major Transit” designation only as previously adopted by the Council.

In Chapter 5, Land Use, page 5-15, amend Figure 5-5 (Centers and Corridors map) to remove the “Premium Transit” designation from Coors Blvd., and maintain the “Major Transit” designation only as previously adopted by the Council.

In Chapter 5, Land Use, page 5-18, delete and replace the last paragraph of the “Premium Transit Corridors” text as follows:

“The design and operation of premium transit service will vary according to the land use context and underlying Corridor designation. Much of Central Ave. is also designated as a Main Street Corridor with pedestrian-oriented development, so stations are planned every quarter mile. On other Premium Transit Corridors, if they have lower densities and less street connectivity, transit stations may be spaced farther apart to serve nodes of higher-intensity, pedestrian-oriented activity.”

In Appendix F, Centers & Corridors, page A-48, remove the Premium Transit designation for Coors Blvd. between Tower and Seven Bar Loop, between Ellison and Seven Bar Loop, and on Ellison Dr. between Cottonwood Dr. and the NW Transit Center via Cibola Loop, and maintain the “Major Transit” designation only as previously adopted by the Council.

**Explanation:** *This amendment would update the Comprehensive Plan's Centers and Corridors map to revert the proposed designation of Coors Blvd. from Premium Transit to the existing Major Transit designation adopted in 2001. It would amend text references in the Comprehensive Plan to Coors as a Premium Transit Corridor.*



**CITY COUNCIL  
OF THE  
CITY OF ALBUQUERQUE**

**G**

**March 20, 2017**

**FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108**

**AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_**

Exhibit A to R-16-108 is hereby amended as follows:

In Chapter 4, Community Identity, page 4-32, add a new Action 4.2.1.2 as follows and renumber the remaining Action:

“Provide a demographic analysis of race/ethnicity and income for each Community Planning Area as part of the five-year Comp Plan update. [A]”

In Chapter 4, Community Identity, page 4-33, delete and replace Policy 4.2.2 as follows to promote more robust and culturally sensitive community engagement (proposed language is shown in green):

“POLICY 4.2.2

Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents. [ABC]

- a) Engage communities to help identify, build, and strengthen distinct identity and sense of community. [A]
- b) Increase awareness about and understanding of cultural differences, shared identity, and differing needs across communities. [A]
- c) Build capacity for more culturally significant interactions between City and County staff and the public. [A]
- d) Work with community leaders to identify and remove barriers to meaningful community engagement. [A]
- e) Create robust and meaningful public involvement processes to help build long-term consensus about growth and development in the Albuquerque area. [A]
- f) See Land Use Policy 5.7.5 for additional policies on public engagement.

- g) See Transportation Goal 6.5 for policies about equity in transportation systems.
- h) See Infrastructure, Community Facilities & Services Policy 12.4.1 for collaborative strategies to prioritize public investment.
- i) See Infrastructure, Community Facilities & Services Policy 12.4.2 for policies about ADA accessibility in public facilities.
- j) See Infrastructure, Community Facilities & Services Policies 12.5.5 and 12.5.6 for policies about staff capacity and public input in public resource allocation.

#### ACTIONS

- 4.2.2.1 Engage neighborhoods and area stakeholders in the county through planning efforts to create Area Plans and/or Sector Development Plans to identify appropriate protections for character, guide future development, and plan needed capital projects. [BC]
- 4.2.2.2 Engage neighborhoods and area stakeholders in the city through a CPA assessment process to identify contributing elements to distinctive character and identity and recommend needed changes to Comp Plan policies or City zoning standards. [A]
- 4.2.2.3 Provide a Citizens Academy training program for residents, businesses, and community-based organizations to discuss the land use and zoning framework, the planning and development process, and other City functions. [A]
- 4.2.2.4 Coordinate between the Planning Department and Council Services staff throughout the CPA assessment process to plan and host the Citizens Academy and to track implementation efforts by various departments over time. [A]
- 4.2.2.5 Create an advisory board to develop best practices, training components, and recommendations for administrative procedures for more meaningful and accessible community engagement. [A]
- 4.2.2.6 Provide staffing and/or funding for language interpretation and translation services for outreach and public engagement efforts. [A]”

In Chapter 5, Land Use, page 5-52, delete and replace Policy 5.7.5, including Actions, as follows to clarify guidance about public engagement and remove repetition from policy (proposed language is shown in green):

“POLICY 5.7.5

Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process. [ABC]

- a) Coordinate with developers and lenders to remove obstacles and identify effective incentives for desired development. [A]
- b) See Community Identity Goals 4.2 and 4.3 for the CPA assessment process and Citizens Academies to engage the public on a regular basis.
- c) See Infrastructure, Community Facilities & Services Policies 12.5.5 and 12.5.6 for policies about staff capacity and public input in public resource allocation.
- d) See Appendix D for a description of how the City will plan with communities in the future through the CPA assessment process and regular Citizens Academies.”

In Chapter 12, Infrastructure, Community Facilities & Services, page 12-34, add two new sub-policies under Policy 12.4.1 as follows:

- d) “Prioritize infrastructure projects, capital investment, and services in an equitable way to meet the needs of all communities over time.
- e) See Community Identity Goals 4.2 and 4.3 for community engagement through the CPA assessment process.”

In Chapter 12, Infrastructure, Community Facilities & Services, page 12-34, add a new Action 12.4.1.1 as follows:

“Work with stakeholders to identify infrastructure, community facility, and service needs in each CPA. [ABC]”

In Chapter 12, Infrastructure, Community Facilities & Services, page 12-38, delete and replace Policy 12.5.5 as follows to provide additional policy guidance about providing adequate staff and resources (proposed language is shown in green):

#### POLICY 12.5.5

Staff Capacity: Budget for adequate staff, training, and appropriate technology to plan, deliver, and monitor public services effectively and efficiently. [ABC]

- a) Ensure opportunities for staff to stay up to date in professional best practices, skills, and technology related to their field. [ABC]
- b) Provide training opportunities in customer service, workplace safety, professional conduct, cultural sensitivity, and racial equity. [A]

- c) See Community Identity Policy 4.2.2 for providing meaningful public engagement processes.

#### ACTIONS

- 12.5.5.1 Establish a regular cycle of appropriate training for all employees to ensure a quality work environment, good customer service, and cultural sensitivity. [A]
- 12.5.5.2 Analyze the need for language interpretation and/or translation within departments and divisions. [A]
- 12.5.5.3 Identify and provide adequate staffing and/or funding to provide language interpretation and translation services. [A]

In Chapter 14, Implementation, page 14-7, delete and replace Strategic Action 1.2 as follows to reflect a more engaging and culturally significant process (proposed language is shown in green):

#### Objective:

To provide a forum for discussion, training, education, and engagement among residents, neighborhood association leaders, decision-makers, land development professionals, and City staff about the City's framework for land use and development and decision-making and processes for providing infrastructure, transportation, community facilities, parks, etc.

#### Description:

Conduct a Citizens Planning Academy through a set of classes focused on planning topics, such as development processes, land use policy, and regulatory frameworks. It could be a series of six to eight, two- to four-hour classes, at the culmination of which attendees receive a certificate of completion.

Skills training for area leaders and stakeholders should be offered as a component of Citizens Academies to supplement the land use and zoning framework curriculum and help build capacity and knowledge in the community. Local experts will be invited to teach skills related to facilitation, mediation, negotiation, cultural sensitivity, and how to have difficult conversations.

Staff from departments who implement projects (Department of Municipal Development, Parks & Recreation, etc.) will be involved to present updates, recent priorities, and opportunities for engagement.

Facilitated discussion among neighbors, developers, and design professionals will be provided to explore the opportunities and constraints of development and to learn more about best practices for effective collaboration that results in investment in high-quality projects.

Timing:

Short-term (1 year), repeated **at least** twice annually.

Responsibilities:

City Planning Department (including Long Range planning staff) and Council Services (including Council Neighborhood Coordination staff), with participation by **the Office of Diversity and Human Rights and** staff from other relevant City Departments.

**Explanation:** *This amendment would provide policy guidance for more robust and culturally significant outreach and engagement between City and County government and the public. The proposed language is in response to public comments about insufficient and culturally insensitive public engagement.*

CITY COUNCIL  
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H

March 20, 2017

FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

Exhibit A to R-16-108 is hereby amended as follows:

In Chapter 8, Economic Development, page 8-7, delete and replace the first paragraph under the section, "Jobs-Housing Balance" as follows:

"In 2012, only 13 percent of all jobs in Bernalillo County were located on the West Side. According to MRCOG's 2040 Forecast for the region, 23% of the new jobs expected will locate on the West Side over the next 25 years if current development trends continue. This improves the balance of jobs slightly so that the West Side will then have 16% of all the jobs in Bernalillo County. The vast majority of jobs will still remain on the East Side."

**Explanation:** *This amendment would reflect a more nuanced analysis of where new jobs are expected to locate between now and 2040 and what the jobs-housing ratio would be based on that analysis. The revised analysis was conducted in response to public comments and questions.*

CITY COUNCIL  
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I

March 20, 2017

FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

Exhibit A to R-16-108 is hereby amended as follows:

In the Appendix to the ABC Comp Plan, add a new Appendix D on page A-31 as follows and renumber the remaining Appendices:

“APPENDIX D. Sector Development Plans  
City Sector Development Plans and Area Plans as adopted and/or amended by March 2017, listed in Tables A-1 and A-2 in Appendix C, are hereby included by reference in this Comp Plan as historical documents to be used for informational purposes and to inform future planning in the relevant areas. With adoption of the updated Comp Plan in 2017, the adopted policies from these plans have been incorporated into policies within the Comp Plan Elements.

Sector Development and Area Plans are not established or amended through the Comp Plan, and their inclusion here does not affect them in their current form or affect any future amendments. They are included here to provide a snapshot as of February 2017 of the history, issues, objectives, goals, vision, regulations, and zoning of and in these plan areas and because they are an important part of the historical record of land use and planning in the Albuquerque area.”

**Explanation:** *This amendment addresses public concern about the importance of Sector Development Plans, the rich history included in many of those documents, and the community effort that went into drafting them.*

CITY COUNCIL  
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CITY OF ALBUQUERQUE

J

March 20, 2017

FLOOR AMENDMENT NO. \_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

Exhibit A to R-16-108 is hereby amended as follows:

1. On page 11-10, replace the “Historic neighborhoods & Plazas” section with the following (proposed text in green):

“Existing neighborhoods near the Rio Grande still show the long, linear platting dating from Spanish settlement starting in the 17th century, as farms and haciendas were established in the floodplain of the Rio Grande and along El Camino Real de Tierra Adentro (El Camino Real). These neighborhoods still bear the names of founding families of these small farming villages: Los Duranes, Los Candelarias, and Los Griegos in the North Valley; Los Padillas in the South Valley. Neighborhoods in the South Valley were established as early as 1692 in Atrisco, followed by Armijo (1695), Barelas (1707), and Alameda (1710). Other villages and communities along the historic route include Pajarito and Martineztown.

Following the “Laws of the Indies,” Spanish settlers arranged villages around central plazas anchored by a church, government buildings, and places of commerce. This pattern is still recognizable in Old Town, first established in 1706 as Villa de Alburquerque. Haciendas and villages were located a few miles apart along the 1,600 mile long El Camino Real, the oldest continuously used highway in North America, which runs from Mexico City to Santa Fe. El Camino Real runs along the west side of the Rio Grande in the southern part of the county (west section), until it crosses the river at Bridge Boulevard. It then runs east to 4th Street, then north to Tijeras Avenue, and then north along Edith Boulevard (high road segment). This National Historic Trail has its terminus in Santa Fe, where it connects to another National Historic Trail, the Santa Fe Trail.

The legacy of El Camino Real is also evident in the alignment of the Pan American Highway, which links North and South America from Canada to Argentina. Interstate 25 is the portion of the Pan American Highway that



runs through Bernalillo County and Albuquerque. The exchanges between people from many backgrounds, including Native Americans, Spaniards and other Europeans, Mexicans, and New Mexicans that began with El Camino Real have profoundly influenced the settlement and development patterns in not only the city and the county, but throughout the southwestern United States.”

2. On page 11-24, make Action 11.1.4.1 a new sub-policy a., add a new sub-policy b as follows, and renumber the remaining sub-policies:

“Encourage collaboration among jurisdictions, businesses, and residents along El Camino Real to acknowledge and preserve the trail’s importance to local heritage. [ABC]”

3. On page 11-26, add a new Action 11.2.3.2 as follows and renumber the remaining Actions:

“Encourage collaboration among jurisdictions, businesses, and residents along El Camino Real to provide neighborhood gateways, interpretive signage, public art, and educational opportunities for residents and visitors. [ABC]”

4. On page 11-36, add new sub-policies and a new Action to Policy 11.5.4 as follows:

“a) See Policy 11.1.4 above for local traditions and heritage.

b) See policy 11.2.3 for elements of the built environment that promote historic assets.”

“11.5.4.4 Encourage collaboration among jurisdictions, businesses, and residents along El Camino Real to create a common theme and shared designs for markers, signage, landscaping, and connections between the cultural centers. [A]”

**Explanation:** This amendment enhances the language in the Heritage Conservation chapter about “Historic Neighborhoods and Plazas”. It outlines the importance of El Camino Real as culturally significant and adds policies related to the preservation of the trail.

**CITY COUNCIL  
OF THE  
CITY OF ALBUQUERQUE**

**K**

**March 20, 2017**

**FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108**

**AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_**

Exhibit A to R-16-108 is hereby amended as follows:

In Chapter 4, Page 4-3, add a third bullet as follows:

"Established neighborhoods are protected, preserved, and enhanced."

In Chapter 4, Community Identity, Page 4-24, replace the first paragraph under the heading Central Albuquerque with the following:

"Central Albuquerque is the location of the original Old Town settlement with surrounding agricultural lands, the New Town development during the railroad era (now known as Downtown), and the original residential subdivisions, many of which have been designated as historic neighborhoods."

In Chapter 4, Community Identity, Page 4-31, revise Policy 4.1.4 to read (proposed language in green):

"**Enhance, protect, and preserve** neighborhoods..."

In Chapter 5, Land Use, Page 5-28, add a new Policy 5.1.1.w as follows:

"See Resilience & Sustainability Goal 13.5 for community health considerations."

In Chapter 5, Land Use, Page 5-28, revise Action 5.1.1.13 to read (proposed language in green):

"Partner with the private sector **and neighborhood organizations** to redevelop vacant land..."

In Chapter 5, Land Use, Page 5-35, add the following to the end of Policy 5.3.3:

"...in order to provide landscaped open space and/or plazas and courtyards."

In Chapter 9, Housing, Page 9-30, delete and revise Goal 9.6 to read:

"Promote cost-effective housing redevelopment and construction that meets community needs."

In Chapter 11, Heritage Conservation, page 11-28, delete and revise Policy 11.3.3.d as follows (proposed text in green):

"**Ensure** appropriate edge treatments, transitions, and buffers through site design and development standards.

**Explanation:** *This amendment addresses requests for miscellaneous changes from public comments.*

**CITY COUNCIL  
OF THE  
CITY OF ALBUQUERQUE**

**L**

**March 20, 2017**

**FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108**

**AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_**

Exhibit A to R-16-108 is hereby amended as follows:

In Chapter 4, Community Identity, page 4-26, add a new third bullet under “Near North Valley Design/Character Considerations” as follows:

“Long, narrow lots that reflect traditional agricultural uses.”

In Chapter 4, Community Identity, page 4-26, delete and replace the final bullet under “Near North Valley Design/Character Considerations” as follows to better reflect existing conditions in the Near North Valley:

“Mixed land uses, including industrial and commercial uses, along major streets.”

In Chapter 4, Community Identity, page 4-30, delete and replace Policy 4.1.2 (not including Sub-policies or Actions) as follows provide clearer policy direction (new language is shown in green):

“Identity and Design: **Protect** the identity and cohesiveness of neighborhoods by **ensuring** the appropriate scale and location of development, mix of uses, and character of building design.”

In Chapter 5, Land Use, page 5-28, delete and replace Action 5.1.1.1 as follows provide clearer policy direction (new language is shown in green):

“**Adjust** development standards and ordinances to **remove** obstacles to achieving the pedestrian and transit orientation necessary in appropriate Centers and Corridors.”

In Chapter 5, Land Use, page 5-34, add a new Policy 5.2.1.i to better reflect current Comp Plan policy as follows and renumber the remaining sub-policies:

“Discourage mineral extraction in highly scenic or prime recreational, agricultural, or residential areas.”

In Chapter 5, Land Use, page 5-37, add a new Policy 5.3.8.a to support solar access as follows and renumber the remaining sub-policies:

"Encourage platting and street layout that facilitates solar access."

In Chapter 5, Land Use, page 5-49, delete and replace Policy 5.7.2 (not including Sub-policies or Actions) as follows provide clearer policy direction and better reflect current Comp Plan policy (new language is shown in green):

“Regulatory Alignment: Update regulatory frameworks to support desired growth, **high quality development**, economic development, housing, a variety of transportation modes, and quality of life priorities.”

In Chapter 7, Urban Design, page 7-20, add a new Policy 7.2.1.h as follows:

h) Discourage platting that creates “wall canyons” along public streets.

In Chapter 7, Urban Design, page 7-24, add a new Policy 7.3.5 as follows:

“Encourage innovative and high quality design in all development.

- a) See Community Identity Goal 4.1 for character protections in neighborhoods.
- b) See Economic Development Policy 8.2.3 for supporting innovative and sustainable business.
- c) See Housing Policy 9.2.2 for innovative and high quality housing.”

In Chapter 8, Economic Development, page 8-27, add a new Action 8.1.1.3 as follows to encourage government-related jobs in downtown:

"Work with State and Federal users to encourage governmental offices downtown."

In Chapter 13, Resilience & Sustainability, Page 13-22, move Policy 13.1.2.b to page 13-27 as a new Policy 13.4.3.a to improve clarity.

**Explanation:** *This amendment addresses requests for minor miscellaneous changes from public comments.*

**CITY COUNCIL  
OF THE  
CITY OF ALBUQUERQUE**

**M**

**March 20, 2017**

**FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108**

**AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_**

Exhibit A to R-16-108 is hereby amended as follows:

Page 14-6, "Description" Paragraph 2 is replaced with the following:

"For the City, prior to each 5-year cycle of CPA assessments and Comp Plan update, the Planning Department will perform an analysis of demographic information, varying levels of policy and regulatory protections for neighborhoods within each CPA, and other factors outlined in Appendix D to help identify at-risk and vulnerable communities in need of more immediate planning assistance.

The Planning Department will submit to Council an analysis and a recommended order in which CPA assessments should be done to best address and ameliorate the historic patterns of disinvestment and environmental injustice that disproportionately impact at-risk and vulnerable communities and recommend additional policy or regulatory protections.

The City Council will discuss the order, make adjustments as is prudent, and vote to confirm the order. The Planning Department will then work up a 5-year schedule of assessments and coordinate with the Council Office of Neighborhood Coordination (ONC) to plan the logistics, disseminate information, gather community partners, and perform all 12 City CPA assessments within 4 years. Each assessment report will be presented to the Environmental Planning Commission and the City Council for their discussion and acceptance.

The City's Long Range Planning staff will work as a team and in collaboration with the ONC to perform assessments, create community connections, and build capacity within communities to continue working toward identified priorities. This 5-year cycle of assessments is intended to provide an equitable process for ongoing long-range planning and engagement with all communities in the City."

**Explanation:** *This amendment adds language that directs the Planning Department to analyze and recommend an order in which the Community Planning Area Assessments should be done. The Council is directed to vote on the proposed order once it has been determined by the Planning Department.*

CITY COUNCIL  
of the  
CITY OF ALBUQUERQUE

N

March 20, 2017

FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

Exhibit A to R-16-108 is hereby amended as follows:

1. On page 6-13, delete and replace the last paragraph as follows (proposed text in green):

“Albuquerque is currently implementing BRT into the ABQ RIDE system to enhance transit service along Central Avenue, a key east-west system corridor, replacing Rapid Ride. With Rio Metro Transit District, Bernalillo County, University of New Mexico, and Central New Mexico Community College (CNM), regional transit planners are also planning a second north-south service on University Boulevard connecting UNM, CNM and the Sunport. This is considered a high priority by the Rio Metro Regional Transit District. A future phase would comprise a BRT crossing the Rio Grande on the Paseo del Norte corridor, connecting Northwest Albuquerque and Rio Rancho to UNM and Downtown.”

2. On page 6-34, delete and replace Action 6.1.1.2 as follows (proposed text in green):

“Design and retrofit residential streets, as well as collectors and arterials where they serve and pass through residential areas, for multiple modes of travel to reduce speed, volume, and auto through-traffic while maintaining safety and enhancing neighborhood character.”

3. In tables 6-3 (page 6-35), 6-5 (page 6-37), 6-6 (page 6-38), 6-7 (page 6-39), and 6-8 (page 6-40) add the following language to the column “other” for line item “design speed”:

“\*Exception: Where traveling through Areas of Consistency, reduce design speed objective by 5 mph.”

4. On page 6-41, delete and replace Policy 6.2.2 as follows (proposed text in green):

“Complete Streets: Incorporate Complete Streets concepts and policies into the development, retrofit, and rehabilitation of all transportation infrastructure at all



phases, including planning, scoping, design, implementation, and performance monitoring.”

5. On page 6-43, delete and replace Policy 6.2.4 as follows (proposed text in green):

“Pedestrian Network: Prioritize pedestrian travel, safety, and amenities above all other transportation modes on Main Street Corridors and streets within Downtown, Urban Centers, and Activity Centers.”

6. On page 6-48, delete and replace Policy 6.3.2.c as follows (proposed text in green):

“Prioritize and incentivize public and private pedestrian-scale lighting to increase pedestrian visibility and security.”

Explanation: This language updates the status of planning and implementation of regional Bus Rapid Transit, acknowledges the need for calmer traffic adjoining residential areas, and more accurately reflects existing Complete Streets policy. It also acknowledges that although pedestrian lighting is desirable, public resources to provide it are limited.

CITY COUNCIL  
OF THE  
CITY OF ALBUQUERQUE

O

March 20, 2017

FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

Exhibit A to R-16-108 is hereby amended as follows:

On page A-37, in the table of Community Planning Area Assessment Data, add a new data row under "Location of Vulnerable Populations" to read:

"Community Health Profile | Number of flood events causing residential damage | CPA/City/County | Y | Annual (show5 Years) | DMD/EHD | Planning"

**Explanation:** *This amendment would add flooding risk to a list of items the Planning Dept. would analyze in the CPA Process.*

CITY COUNCIL  
OF THE  
CITY OF ALBUQUERQUE

P

March 20, 2017

FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

Exhibit A to R-16-108 is hereby amended as follows:

In Chapter 5, Policy 5.2.1, amend sub-policy m. as follows:

“(m) Encourage more productive use of vacant lots [+and+] underutilized lots such as surface parking [~~and alleys that are no longer usable for the provision of services such as solid waste collection~~].

**Explanation:** *This amendment would amend a policy calling for encouraging more productive use of vacant land to remove language referencing alleys.*

CITY COUNCIL  
OF THE  
CITY OF ALBUQUERQUE



March 20, 2017

FLOOR AMENDMENT NO. \_\_\_\_\_ TO R-16-108

AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_

Exhibit A to R-16-108 is hereby amended as follows:

On page 5-36, revise Policy 5.3.7 as follows (proposed text in green):

“Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located **carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.** [ABC]

- a) Minimize the impacts of **locally unwanted** land uses on surrounding areas through polices, regulations and enforcement.
- b) Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts.
- c) See Community Identity Policy 4.2.1 for the Community Planning Assessment process.
- d) [~~b~~]See Infrastructure, Community Facilities & Services policy 12.3.9 about behavioral health services.
- e) [~~e~~]See Resilience & Sustainability Goal 13.5 for protecting community health and welfare.

Amend Action 5.7.3.2 as follows:

“Analyze existing policies, regulations, and processes that address **objectionable land** uses and recommend changes to mitigate negative impacts on the immediately surrounding areas.”

**Explanation:** *This amendment would make grammatical changes and correct numbering.*

**CITY COUNCIL  
of the  
CITY OF ALBUQUERQUE**

**March 16<sup>th</sup>, 2017**

**FLOOR AMENDMENT NO.** \_\_\_\_\_ **TO** Exhibit A of R-16-108

**AMENDMENT SPONSORED BY COUNCILOR** Peña

In Chapter 4, on page 4-34, add a new Action Item 4.3.1.5 as follows:

“Before any action is taken to rescind or make ineffective 3 Sector Development and Corridor Plans, complete one full round of the Community Planning Assessment process and work with the communities in those 12 areas to ensure their protections are being carried forward into the Comprehensive Plan and Integrated Development Ordinance. The Integrated Development Ordinance should not be adopted until this is complete”

Explanation: This amendment would give the community more time to work with Planning staff to ensure the information from their Sector Development Plans is being carried over into the Comp Plan and IDO.

**CITY COUNCIL  
of the  
CITY OF ALBUQUERQUE**

**March 17<sup>h</sup>, 2017**

**FLOOR AMENDMENT NO. \_\_\_\_\_ TO \_\_\_\_\_**

**AMENDMENT SPONSORED BY COUNCILOR \_\_\_\_\_**

In Chapter 4, on page 4-31, replace policy 4.1.4.a to read:

“Respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern when regulating the location, intensity, and design of new development.”

In Chapter 4, on page 4-31, add a new subpolicy 4.1.4.h and renumber subsequent subpolicies:

“See Heritage Conservation Goal 11.3 for policies to protect Cultural landscapes and views.”

In chapter 11, on page 11-27, revise policy 11.3.1.i to read:

“See Community Identity Goals 4.1 and 4.3 for neighborhood character protections and character-defining elements of each Community Planning Area”

In Chapter 5, on page 5-34, revise policy 5.2.1.n to read:

“See Community Identity Goals 4.1 and 4.3 for neighborhood character protections and character-defining elements of each Community Planning Area”

**Explanation:** This amendment was proposed by community members. The community provided the following explanation:

*“Intensity and Density are terms used throughout the document to describe the intent of the ABC-Z Plan. Communities are concerned over promoting too much residential density and intensive uses: undermining community values, ignoring site and area constraints, adding to the traffic congestion, overcrowded schools, social issues, and crime.”*

## Amendment #5:

Maintain public input and participation. Eliminate policy c & d below. These policy's will eliminate public participation. Good Planning process requires public input and participation to ensure quality development, good site layout, protection of area amenities, and to respond to area constraints.

### Reference: ABC-Z Chapter 5 pg. 5-51 Policy 5.7.4 Streamlined development - Encourage efficiencies in development review process:

- a) ~~Encourage~~ Provide meetings between developers and residents to identify and address issues prior to official submittal of projects for approval.
- b) ~~Encourage~~ Require pre-application review by staff and relevant departments/agencies to facilitate coordinated reviews and early identification and resolution of issues.
- c) ~~Provide streamlined approval processes for projects that meet intent of Comp Plan.~~
- d) ~~Provide by right approval processes for projects that meet regulatory standards.~~

### Westside response to public participation:

i) We also want to retain SU-1 site plans that are now approved for parcels. Much of the Westside land along the Rio Grande and other sensitive areas is either now governed by a site plan or requires a publicly reviewed site plan prior to development. The SU-1 site plan requirement has proved invaluable in making sure that new development transitions well with natural areas (like the Bosque and the Escarpment). The site plan requirement makes proposed development accountable to adopted plans. We want to retain SU-1 site plans and zoning. (TRNA Dec. 2015)

ii) Albuquerque neighborhood's participation in the development decision making process has enhanced our quality of life. Our neighborhoods are valuable to us and our children. Each neighborhood in Albuquerque is unique. These unique features should be preserved. This preservation is generated by community involvement. Community participation in determining the outcome of decisions made by the Environmental Planning Commission and the City Council is in jeopardy with the implementation of the ABC-Z Plan. (WSCONA Sept. 7, 2016)

iii) Neighborhood participation is contingent on a receptive environment. The ABC-Z Plan replaces community participation with a generic staff review where decisions will be based on city-wide regulations. We believe that our neighborhoods know which development proposals are acceptable, and which are objectionable. (WSCONA Sept. 7, 2016 Resolution)

## Requested Amendments to the Proposed Comprehensive Plan

### Chapter 11: Heritage Conservation

#### Policy 11.3.3(d)

~~Encourage~~ Ensure appropriate edge treatments, transitions, and buffers through site design and development standards.

#### New Action Policy 11.3.3.3

Develop design guidelines for height, color, massing, and style requirements to preserve the Bosque environment in the area east of Coors Boulevard between Western Trail and Alameda Boulevard.

#### Justification:

##### Westside Strategic Plan Policies:

The Bosque Transition Zone is detailed in the Westside Strategic Plan, Section 7, p. 202. That policy is not clearly carried over into the proposed Comprehensive Plan.

“The Bosque transition zone is located east of Coors Boulevard...”

The types of development locating along the east side of Coors Boulevard are critical to the preservation or destruction of the Bosque transition zone and the important views of the area. The Design Guidelines prepared for the West Side will recognize this and establish separate height, color, massing and style requirements for the area east of Coors. “ Westside Strategic Plan, p. 202

##### Coors Corridor Plan:

The Coors Corridor Plan has specific policy for Segments 3 and 4 (Western Trail to Alameda Blvd.).

“Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.” P. 103, Section C. View Preservation for Corridor Segments 3 and 4, Policy 1.



**City Council****Of the City Council****March 6, 2017**

**Floor Amendment No. \_\_\_\_\_ to R-16-108 -Amendments on Mapping Areas of Change and Areas of Consistency**

**Amendment Sponsored by Councilor \_\_\_\_\_**

**5.1.2.4 Add – City of Albuquerque and Bernalillo County Development Areas**

**5.1.2.5 Delete, page 5-23 - City of Albuquerque Development Areas, Areas of Change and Areas of Consistency – These definitions change identity of communities and bring no benefits.**

**Page 5-24, delete – Mapping Areas of Change & Areas of Consistency – The proposed zoning to mixed use changes all of the established or historical neighborhoods from single family dwellings to four story apartments. There is no distinction from the proposed areas of change and consistency with the proposed zone. The zoning alone does not protected the scale and character of distinctive neighborhoods. How is distinctive define? Who benefits from this change?**

**Metropolitan Redevelopment Areas (MRAs) are established to benefit the residents since they were developed on the poverty of these residents. When gentrification is already happening in these historic, older significant areas, other people benefit from this funding. The residents want to know how we benefit? What happened to the services for residents, Multipurpose centers, Senior Centers, etc, affordable grocery store? Why don't we have more single family dwellings to support our institutions in the historic established neighborhoods? Neighborhoods want a family friendly neighborhood – businesses that serve liquor not allowed.**

**5.1.2.5, Page 5-25, Delete - Figure 5-6: City Development Areas – Areas of Change and Areas of Consistency.**

City Council

d

Of the City Council

March 6, 2017

Floor Amendment No. \_\_\_\_\_ to CHAPTER 5 LAND USE

Amendment Sponsored by Councilor \_\_\_\_\_

**5.1.2.4 Add – City of Albuquerque and Bernalillo County Development Areas**

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**Metropolitan Redevelopment Areas (MRAs) are established to benefit the residents since they were developed on the poverty of these residents. When gentrification is already happening in these historic, older significant areas, other people benefit from this funding. The residents want to know how we benefit? What happened to the services for residents, Multipurpose centers, Senior Centers, etc, affordable grocery store? Why don't we have more single family dwellings to support our institutions in the historic established neighborhoods? Neighborhoods want a family friendly neighborhood – businesses that serve liquor not allowed.**

**5.1.2.5, Page 5-25, Delete - Figure 5-6: City Development Areas – Areas of Change and Areas of Consistency.**

**Goal 5.1 Centers & Corridors**

## **Add Protect and preserve established and historic neighborhoods**

### **Policy 5.1.1**

**g)DELETE ADD Preserve, protect and enhance the natural and built characteristics, social, cultural, and historical features with residential infill that is in character with the established and historical neighborhoods adjacent to centers and corridors.**

**J) DELETE - See sector plan and area plans,**

**I) DELETE**

**m, n, o p q r s t u v) delete**

**5.1.1.2 – DELETE, a study should be done on where and how much density is appropriate. REFER T THE CURRENT ZONING CODE INTENT TO NOT CONCENTRATE A LARGE AMOUNT OF POPULATION IN ONE AREA**

**5.1.1.3 DELETE**

**5.1.1.9 DELETE and KEEP EXISTING ZONING CODE – Mixed use should include all residential land use, single family, town homes, duplexes, etc.**

**5.1.1.11 ADD - In established and historical neighborhood buildings should not be higher than two stories and include all residential land uses which include single family dwellings, townhomes, etc. Homeownership should be provided to everyone. Commercial uses should only be neighborhood commercial uses that benefit residents.**

**5.1.1.12 DELETE**

**5.1.1.13 add – neighborhood organizations**

**5.1.1.15 add – sector plan and areas plan**

### **Policy 5.1.3**

**g)delete the words “minimize” and add the word “Eliminate”**

**Policy 5.1.8 – DELETE WITH MIXED USE AND**

**a) DELETE**

**b)DELETE THE WORD MINIMIZE AND ADD)Eliminate**

**POLICY 5.1.9 DELETE THIS SECTION – more discussion what defines main streets and maps should be provided to distinguish what is considered main street and studies should be provided to show if these areas are appropriate for main streets. NEIGHBORHOOD LEADERS SHOULD BE AT THE TABLE WHEN THIS IS DISCUSSED.**

**Policy 5.1.10 DELETE a)**

**b) delete word minimize and add, Eliminate**

**c) DELETE define what “near intersections mean” All intersections?**

**Policy 5.1.12**

**b) define buffer – high density should not be allowed next established and historical neighborhoods – nothing over two stories.**

**Goal 5.2 Complete communities**

**Policy 5.2.1**

- a) Add – study should be done on where goods and services should be located and that these services meet the needs of nearby residents and that there is limited area so that residents are not dealing outside traffic and noise.**
- b) Add – the language “in appropriate areas”–**
- c) Add – “Preserve, protect” before maintain**
- d) Add – and preserves and protects established and historical neighborhoods**

- e) Add – “ mix of uses that meet the needs of the residents and appropriately located where established and historical neighborhoods do not deal with outside traffic and noise.
- f) DELETE ii., ii., iii., iv., v.
- g) DELETE i) further explanation is needed.

### **GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS**

#### **Policy 5.3.3. DELETE**

#### **POLICY 5.3.4, ADD THE WORD, PROTECT AFTER ENCOURAGE**

**POLICY 5.3.7 –CHANGE TO “Eliminate” - THIS IS DANGEROUS. THIS NEEDS FURTHER EXPLANATION IF THE USE IS INCOMPATIBLE AND ENVIRONMENTALLY DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF RESIDENTS THEN THE USE NEEDS TO BE ELIMINTED.**

**A) DELETE MINIMIZE ADD “Eliminate”**

**B) This language does not deal with environmental impacts that affect the air. ADD, STRONGER ENVIRONMENTAL LANGUAGE TO ELIMINATE ENVIRONMENTAL IMPACTS SHALL BE ENFORCED.**

**5.3.7.3 Liquor or Tap Bar licences are not allowed in historical neighborhoods or established neighborhoods.**

### **GOAL 5.4 Jobs Housing Blance**

**a) further studies are needed to determine how much density and where.**

**POLICY 5.6.3, DELETE - AREAS OF CONSISTENCY THAT HAVE HIGH DENSITY MIXED USE ARE NOT PROTECTED AND AREA AREAS OF CHANGE. This category is deceiving. The zones in historical neighborhoods NEEDS TO REFLECT**

**HISTORICAL LAND USES of R-1 single family dwellings and commercial uses need to be in compliance and pay property taxes for commercial.**

**GOAL 5.6. CITY DEVELOPMENT AREAS DELETED AND REFER TO CURRENT PLAN COMMUNITY IDENTITY AND URBAN DESIGN**

**POLICY 5.6.2 DELETE REDEVELOPMENT AREAS, THERE SHOULD BE NO CHANGE, DELETE d)**

**f) delete minimize and add Eliminate**

**i)delete**

**DELETE ACTIONS**

**POLICY 5.6.3 TAKE OUT THE WORD AREAS OF CONSISTENCY AND ADD ESTABLISHED AND HISTORICAL NEIGHBORHOODS**

**c)delete discourage and add NO**

**e)delete**

**POLICY 5.6.4 – add – All established and historical neighborhood should follow their sector plan and areas and are protected this type of language. The words minimize any where in the Updated Comp Plan should be changed to “Eliminate”. The word transition needs to be better defined. There should not be any building higher than 26 feet in height in established and historical neighborhoods.**

**GOAL 5.7 IMPLEMENTATION PROCESSES**

**Policy 5.7.1**

**b) INCLUDE ALL AREAS**

**DELETE POLICY 5.7.4, DELETE A THROUGH E, WHEN PUBLIC DOLLARS AREA USED PUBLIC PROCESS SHOULD NOT BE ELIMINATED. ENCOURAGE SHOULD BE REQUIRED. NO TO STREAMLINED DEVELOPMENT**

**Policy 5.7.5**

**c)delete replace with Sector Plan Process and neighborhood coordination office**

**Actions**

**5.7.5.2 delete replace with Sector Plan Process and neighborhood Coordination office**

**City Council  
Of the City Council**

**March 6, 2017**

**Floor Amendment No. \_\_\_\_\_ to Amendments to Chapter 4 Community  
IDENTITY**

**Sponsored by Councilor \_\_\_\_\_**

**Community Identity 4.1.1 Page 4-3, Apply the Guiding Principles –add another  
line to Strong Neighborhoods,**

- **Enhance, protect, and preserve neighborhoods in the historic,  
established neighborhoods.**

**Apply the Guiding Principles, change, Equity to – “Community Planning Areas  
area assessment tools to use for Sector Planning in the City and County to  
prioritize revitalization.”**

**4.1.2, page 4-5, Keep Neighborhood name and Neighborhood Boundaries  
through ordinance - see sector plans**

**Historic Neighborhoods and Special Places – History needs to be worked on  
from Page 4-6 to 4-11, Figure 4-1 some neighborhoods as depicted as Railroad  
Wards are Agrarian Villages**

**4.1.2.2 Guiding Growth – delete and keep current Comp Plan Language :**

**8.D.iii – Mixed Use Neighborhoods delete – keep, 9 Community Identity and  
Urban Design, page II-71**

**Page 4-14, For the County and City engagement will take place through area and  
Sector Development Plans.**

**Figure 4-2, Page 4-15 add, City Sector Plans and Areas Plans**



**Goal 4.1 Character Enhance, protect, and preserve distinct communities**

**Policy 4.1.1, Page 4-30 Define - the word “Distinct”**

**Policy 4.1.1., Page 4.1.1 Delete a) and b)**

**Policy 4.1.2, b)See City and County and Sector Development Plans for guidance to identify community character**

**4.1.3.2 DELETE**

**Page 4-24, Keep current Community Identity and add, buildings no higher than two stories in established and historical neighborhoods.**

**ACTIONS**

**Policy 4.1.2.1 add, city of Albuquerque – “Continue use of Area and Sector Development Plans as a planning tool within incorporated and unincorporated areas of Bernalillo County and the city of Albuquerque.”**

**4.1.2.2 DELETE**

**Policy 4.1.4 delete, “Promote”, insert, “Enhance, protect and preserve**

**Policy 4.1.4 c) delete – why would the city place transformative change in neighborhoods that are to be protected and preserved.**

**Policy 4.1.4 f) DELETE**

**Policy 4.1.4 h) DELETE UNTIL FURTHER REVIEW**

**Policy 4.2.1, a, b, c, d, e, DELETE**

**Policy 4.2.1.1, 4.2.1.2 DELETE**

**Policy 4.2.2.2 DELETE**

**Policy 4.2.2.4 DELETE, “CPA Assessment Process**

**Policy 4.3.1, 4.3.1.1, 4.3.1.2, 4.3.1.3, 4.3.1.4 DELETE**

**Policy 4.2.2 .1 add, City**

**Policy 4.2.2.2 DELETE**

**Policy 4.2.2.4, DELETE, CPA Assessment Process**

**Goal 4.3 City Community Planning Areas**

**Policy 4.3.1, 4.3.1.1, 4.3.1.2, 4.3.1.3, 4.3.1.4 DELETE**

**Page 4-35 DELETE**

**City Council  
of the  
City of Albuquerque  
March 6, 2017**

**Floor Amendment \_\_\_\_\_ to R-16-108**

**Amendment Sponsored by Councillor \_\_\_\_\_**

1. Chapter 3, page 6: Figure 3-1 (Countywide Vision Map). Change Coors Blvd. from Premium Transit Corridor to Major Transit Corridor
2. Chapter 5, page 7: Amend fifth paragraph under Improving the Jobs-Housing Balance on the West Side as follows (~~strike through=delete~~, *italic=new language*):

Ensuring adequate land on the West Side for future employment opportunities, ~~as well as more options for higher-density housing that can be better served by transit and located closer to jobs and services,~~ *are is an important strategies strategy* to address the jobs-housing balance and improving quality of life for West Side residents.

3. Chapter 5, page 16: Remove final sentence in the third paragraph under Premium Transit Corridors:

The design and operation of premium transit service will vary according to the land use context and underlying Corridor designation. Much of Central Ave. is designated as a Main Street Corridor with pedestrian-oriented development, so stations are planned every quarter mile. ~~On other Premium Transit Corridors, such as Coors Blvd., with relatively low densities and poor street connectivity, transit stations would be spaced farther apart to serve nodes of higher intensity, pedestrian-oriented activity.~~

4. Chapter 5, page 18: Figure 5-4 (Centers and Corridors). Change Coors Blvd. from Premium Transit Corridor to Major Transit Corridor.
5. Chapter 6, page 54: Add item f) to Policy 6.8.1

*f) Apply view preservation overlays to roadways in addition to buildings and signs.*

**Explanation:** The designation of Coors Blvd. as a Premium Transit Corridor is inappropriate, as Coors Blvd. does not meet any of the identified characteristics of a Premium Transit Corridor. There is widespread opposition from West Side neighborhoods to a change from Major Transit Corridor to Premium Transit Corridor. View preservation is a vital element to maintaining quality of life on the West Side.

**City Council  
of the  
City of Albuquerque  
March 6, 2017**

**Floor Amendment \_\_\_\_\_ to R-16-108**

**Amendment Sponsored by Councillor \_\_\_\_\_**

1. Chapter 8, page 7: Rewrite text of first paragraph under Jobs-Housing Balance to reflect estimates that are mathematically plausible. Provide source.
2. Chapter 9, page 27: Amend Policy 9.3.1 to reflect Jobs priority on the West Side and Jobs-Housing Imbalance (*italic=new*):

Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors *except for areas with jobs-housing imbalance, e. g., the Coors Corridor*, to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas. 30  
[ABC]

3. Chapter 9, page 27: Add language to item a):
  - a) See Land Use Goals 5.1 *and* 5.4 for land use policies related to Centers and Corridors.

**Explanation:** High-density residential development is contrary to the goal of improved jobs-housing balance on the West Side.

City Council  
of the  
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March 6, 2017

Floor Amendment \_\_\_\_\_ to R-16-108

Amendment Sponsored by Councillor \_\_\_\_\_

1. Chapter 9, page 30: Change Goal 9.6 (Development Process) (~~strike through=delete,~~  
*italic=new*)

~~Make it easier and more cost-effective to build and redevelop housing types that meet consumer demands.~~ *Promote cost-effective housing redevelopment and construction that meets community needs.*

2. Chapter 9, page 30: Add language to Policy 9.6.2

Incentives: Provide incentives for developing affordable housing for low- and moderate-income households, by aligning development regulations, infrastructure requirements, and fee structures with the priorities of City and County affordable housing programs *but excluding tax increment financing for new, non-infill development.* 40 [ABC]

3. Chapter 9, page 30: Delete Actions 9.6.2.1 and 9.6.2.2

~~9.6.2.1 Adjust zoning regulations for appropriate zones and locations to allow more dwellings per acre through smaller lots, higher building heights, and smaller setbacks in areas appropriate for higher-density development. [ABC]~~

~~9.6.2.2 Establish appropriate flexibility and decision criteria for staff-approved deviations to standards for streets, sidewalks, shared parking, or setbacks, when standards prevent projects that meet the intent of the Comp Plan. [ABC]~~

**Explanation:** The public interest is best served by community oversight and a stable tax base for public infrastructure. Increasing discretionary authority of the Planning Department and leveraging future tax revenue in favor of developers does not serve the public interest nor the financial security of the of the City.

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**City Council  
of the City of Albuquerque  
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**Floor Amendment \_\_\_\_\_ to R-16-108**

**Amendment Sponsored by Councillor \_\_\_\_\_**

1) Chapter 1, page 10: Add sentence at end of first full paragraph (*italic=new*).

In the future, the City plans to replace sector planning efforts with a proactive, ongoing five-year cycle of assessments of Community Planning Areas (CPAs) to understand the pressures and needs of neighborhoods and recommend updates to policies in the Comp Plan, regulations in the zoning code, and/or implementation steps for agencies and departments. *Until each CPA has been fully assessed and proposed changes accepted by the community and formally approved by the City Council, all extant Rank 3 Sector Development Plans, Rank 3 Corridor Plans, and Rank 2 Area Plans pertinent to the CPA remain active and applicable.*

2) Chapter 1, page 10: Add sentence to second paragraph under 1.6.3 Metropolitan Transportation Plan

The MTP is updated every four years, so the Comp Plan's goals and policies must be broad and adaptable enough to remain relevant and responsive to the MTP's more frequent update cycle. A five-year update cycle for updates to the Comp Plan, coordinated with the City's CPA assessments, is proposed to ensure that the Comp Plan and the MTP remain in alignment to achieve regional and local goals. *All Rank 3 Sector Development Plans, Rank 3 Corridor Plans, and Rank 2 Area Plans active at the time of adoption of the Comp Plan remain applicable until the pertinent CPA has been assessed and proposed changes have been accepted by the community and formally approved by the City Council for incorporation into the Comprehensive Plan.*

3) Chapter 1, page 11: Add sentence to first paragraph under 1.8.3 Relationship to Regulatory Frameworks

As of 2016, the City intends to adopt a new regulatory framework – the Integrated Development Ordinance (IDO) – that includes an updated zoning code, subdivision ordinance, planning ordinance, and associated development standards. Policies from the City's existing Rank 2 Area Plans and Rank 3 Sector Development and Corridor Plans were assessed to determine their potential benefit to the city as a whole. Appropriate policies have been elevated to the updated Comp Plan to apply city-wide or to larger geographic areas, while effective and enforceable zoning and regulations are

being consolidated into IDO regulations. Policies for smaller areas of the city will be identified through the City's CPA assessment process and reflected in the Community Identity chapter over time. *Until each CPA assessment has been completed, policies from the City's existing Rank 2 Area Plans and Rank 3 Sector Development and Corridor Plans pertinent to each area remain in effect until proposed changes have been accepted by the community and adopted by the City Council for incorporation into the Comprehensive Plan.*

**Explanation:** Maintaining applicable Area, Sector, and Corridors Plans is critical in order to protect the character and unique identity of each neighborhood. to protect the character and unique identity of each neighborhood. Most of the specific information in the Sector Development and Area Plans, generated from countless public meetings over the course of years, is essentially lost until this information has been incorporated in the Assessment Area Plans. An undue burden is also placed on neighborhood residents if they are expected to recreate all of the information previously generated with years of volunteered time. There is widespread opposition to the elimination of Sector Development Plans and Corridor Plans.

## LAND USE

### Centers & Corridors

#### POLICY 5.1.1 Page 5-27

**Desired Growth; Capture regional growth in Centers and Corridors to help shape the built environment in a sustainable development pattern. [ABC]**

- h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.
- i) Locate industrial development in Employment Centers or in existing industrial zones within the I-25 and I-40 corridors.

*Amendment - In low-income communities of color along the railway, and existing industrial zones within the I-25 and I-40 corridors where residents shoulder a disproportionate burden of pollution created by emissions from heavy industrial activity. The City of Albuquerque Planning Department will consider cumulative environmental effects on the human environment and environment which are caused by the combined results of past, current and future industrial activity. Limit direct and indirect industrial activities that impact the environment from Land Use requests of Special Exception Conditional Use on vacant or unimproved parcels when applicants apply for a conditional use permit for uses which are not permissive in that parcel's zoning and may be injurious to low income communities of color. To protect low income communities of color to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process where low income communities of color will have a healthy environment in which to live, learn and work.*

## RESILIENCE & SUSTAINABILITY

### Policy 13.5.1 Page 13-29

**Land Use Impacts: Prevent environmental hazards related to land uses.36 [ABC]**

- a) Remediate sites that pose a detriment to public health, safety, and welfare to return them to productive use.37
- b) Protect public health, safety, and welfare by discouraging incompatible land uses in close proximity, such as housing and industrial activity.38

*Amendment In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of*



*residential housing and industrial activities are adjacent, to avoid land-use conflicts (adverse noise, air pollution) and to protect the health, safety of residents from adverse impacts to maximize the health effects of families living near and around industrial development, housing should continue to remain a low-density residential area. In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of residential housing and industrial activities are adjacent. Where existing residential housing is near/adjacent to industrial uses, impacted communities shall have a Redevelopment Program that engages community members to participate in the planning of redeveloping of their community by planning land uses carefully so that land is used in a better way than before. Polluting industries should be restricted from locating in these areas saturated with other polluting industries. This will improve the quality of the environment of that area.*

- c) Mitigate potential adverse impacts – including noise, emissions, and glare – of new development on surrounding land uses during and after construction through land use regulations, environmental permitting, and enforcement.<sup>39</sup>

*Amendment: To protect the health, safety and welfare of low income families of color residential communities adjacent to light and heavy industrial uses after construction. Industrial uses that involve the use of manufacturing equipment, use of hazardous materials, and require the loading/unloading of materials, there is the potential for incompatibility to result. Particularly, the operation of manufacturing equipment that increases ambient noise levels and/or degrade existing air quality on a temporary or permanent basis, depending on the specific use and type of equipment. Industrial uses could involve the transport, use, and disposal of hazardous materials, which could result in accidental spills in a community. Other land use incompatibilities including the potential for odors from industrial activities.*

*Additionally, loading and unloading activities creating noise incompatibilities affecting the health, safety and welfare of residents living adjacent to the railway, and existing within the I-25 and I-40 corridors where land uses of residential housing and industrial*

*activities are adjacent to residential uses should be mitigated. The person/persons responsible for making the decisions on Land Uses will require additional studies of noise modeling analysis and air quality impact analysis at the permitting process by considering cumulative environmental effects on the human environment and environment will not be injurious to families living around the new industrial development during and after construction. The burden of proving non-adverse effects is the responsibility of the applicant locating industrial development in the area.*

- d) Buffer residential neighborhoods and agricultural land from heavy industry with less intense, non-residential land uses to protect the health and safety of residents, agricultural products, and groundwater, while promoting diverse economic activity.<sup>40</sup>

*Amendment: To protect residential communities, ground water and aquifer from contamination of ground water from becoming unfit for certain uses and may become harmful to humans, animals, vegetation, and property. Due to treatment and cleanup of contaminated ground water is usually expensive, and sometimes a contaminated water supply must be abandoned and a new supply located. Requirement for companies' such as; demolition, salvage and scarping metal companies' who store and/or disposal of commercial waste, hazardous waste and non-hazardous waste to place underground double liner designed to effectively prevent ground water contamination.*

- e) Encourage environmentally-friendly technologies and processes for industrial activity.<sup>41</sup>

*Amendment: In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of residential housing and industrial activities are adjacent. To help preserve the human environment and natural environment by significantly reducing the noise and air pollution by using environmentally-friendly technologies and processes for industrial activity should be included in the permitting process. Environmental monitoring technology (depending on the specific business use and type of equipment used) such as; fence line monitoring devices for*

*noise and air quality should be used by mobile and stationary sources that are emitting noise and air pollution. To reduce the harmful impact of human activity on families and land, the City of Albuquerque will offer businesses that participate in environmental monitoring technology a tax incentive for protecting low income communities of color to achieve meaningful protection from environmental and health hazards where low income communities of color to have a healthy environment in which to live, learn and work.*

## **RESILIENCE & SUSTAINABILITY**

### **Policy 13.4.1 Page 13-27**

**Air Quality: Maintain good air quality that complies with federal standards to safeguard public health and enhance quality of life for all resident.27 [ABC]**

**c) Protect residents from the risk of toxic air emissions through the permitting process and enforcement.**

*Amendment: In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of residential housing and industrial activities are adjacent. Where communities shoulder a disproportionate burden of pollution created by emissions from heavy industrial activity fence line air quality monitoring must be utilized to protect the health, safety and welfare of residents living in close proximity to heavy industrial activity.*

*The City of Albuquerque Planning Department will consider cumulative environmental effects on the human environment and environment which are caused by the combined results of past, current and future activities within the geography of the residential area. City of Albuquerque City Councilors in districts where families living in communities with a disproportionate burden of pollution created by emissions from heavy industrial emissions will work with communities to create “air quality” City Council Resolutions of policies and studies to protect low income communities of color to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process where low income communities of color to have a healthy environment in which to live, learn and work.*

## RESILIENCE & SUSTAINABILITY

### Policy 13.5.3 Page 13-30

**Policy 13.5.3 Public Infrastructure System and Services: Coordinate with providers to ensure the systems and services do not compromise the health, safety, and welfare of the community. [ABC]**

- a) Recognize, analyze, and minimize the potential adverse, disproportionate impacts on the at-risk communities in siting new public infrastructure and services.

*Amendment to avoid, minimize, or mitigate disproportionately high and adverse human health or environmental effects, including social and economic effects, on minority residents and low-income communities of color from the disproportion of new public infrastructure and/or categorical exclusions that will significantly impact the planned growth or land use of a community, relocation of significant numbers of people; have a significant impact on any natural, cultural, recreational, historic or other resource; involve significant air, noise, or water quality impacts; have significant impacts on travel patterns; have cumulative and significant environmental impacts; to protect community members (stakeholders), should participate in the planning to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process minority residents and low-income community of color to have a healthy environment in which to live, learn and work. The City of Albuquerque to ensure the full and fair participation by all potentially affected minority residents living in low-income community of color in the transportation decision-making process will work with community members (stakeholders) by coordinating with the State Department of health, UNM, MRCOG and medical service providers on public health and perform Health Impact Assessment on new public infrastructure and/or categorical exclusions.*

**Policy 13.5.4 Page 13-30 Environmental Justice: Recognize and work to address adverse environmental disproportionately by underrepresented and at-risk communities, in order to help improve health outcomes of the residents over time. [ABC]**

*Amendment to avoid, minimize, or mitigate disproportionately high and adverse human health or environmental effects, including social*

*and economic effects, on minority residents and low-income residents of color along the railway, and existing within the I-25 and I-40 corridors where residential housing and industrial are adjacent. Minimize the potential for contaminants to enter the community's water supply and aquifer the City of Albuquerque must require companies' such as; demolition, salvage and scarping metal companies' who store and/or disposal of commercial waste, hazardous waste and non-hazardous waste to place underground double liner designed to effectively prevent ground water contamination.*

*Protect residents from risk of toxic air emissions through the permitting process The City of Albuquerque City Councilor in districts where families living in communities with a disproportionate burden of pollution created by emissions from heavy industrial emissions will work with communities to create "air quality" City Council Resolutions of policies and studies to protect low income communities of color to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process where low income communities of color to have a healthy environment in which to live, learn and work.*

*Engaging community members (stakeholders) to participate in the planning for Environmental Justice communities to achieve meaningful protection from environmental and health hazards, and will offer equal access to the decision-making process where low income communities of color to have a healthy environment in which to live, learn and work. The City of Albuquerque will work with Environmental Justice community members by coordinating with the State Department of health, UNM, MRCOG and medical service providers on public health to work with Environmental Justice community members in the planning and decision-making process of their community by gathering community's health and environment concerns, perform analysis and recommend policy and regulatory changes through the engaging with community members (stakeholders), include the services of UNM students from multiple programs to analyze demographics and health statistics on Environmental Justice communities to help improve the quality of life in environment justice communities.*

b) **Land Use Policy 5.3.7 Locally Unwanted Land Uses:** Ensure that land use that are objectionable to immediate neighborhoods but may usefully to society are located carefully, to society and located carefully equitably, and evenly. [ABC]

a) Minimize the impacts of objectionable land uses on surrounding area through policies, regulations, and enforcements.

**Policy 4.2.1 Identity and Design:** Foster the identity and cohesiveness of neighborhoods by guiding the appropriated scales and location of development, mix uses, and character of building design.

*Amendment: To protect the health, safety and welfare of low income families of color residential communities along the railway, and existing within the I-25 and I-40 corridors where communities shoulder a disproportionate burden of pollution created by emissions from heavy industrial activity and where residential housing and industrial activity is adjacent. Communities and businesses to avoid land-use conflicts in residential areas that can cause adverse noise, air and pollution to protect the health, safety of residents from adverse impacts to maximize the health effects of families living near and around industry. The person/persons responsible for making the decisions on Land Uses will require the burden of proving non-adverse effects on the applicant locating industrial development in communities of low-income of color by requesting studies of noise modeling analysis and air quality impact analysis at the permitting process and considering cumulative environmental effects on the human environment and environment will not be injurious to families living around the proposed land use development.*

*To protect residential neighborhoods, ground water and aquifer from contamination and becoming harmful to humans, animals, vegetation, and property precautionary measures must be implemented.*

*Treatment and cleanup of contaminated ground water is usually expensive, and sometimes a contaminated water supply must be abandoned and a new supply located. Companies' such as; demolition, salvage and scrap metal companies' who store and/or disposal of commercial waste, hazardous waste and non-hazardous waste must place an underground double liner designed to effectively prevent ground water contamination.*

*The City of Albuquerque Planning Department will consider cumulative environmental effects on the human environment and environment which are caused by the combined results of past, current and future activities within the geography of the residential area. City of Albuquerque City Councilor in districts where families living in communities a disproportionate burden of pollution created by emissions from heavy industrial emissions will work with communities to create “air quality” City Council Resolutions of policies and studies to protect low income communities of color to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process where low income communities of color to have a healthy environment in which to live, learn and work.*

*The City of Albuquerque will engage with community members (stakeholders) to participate in the planning for their community to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process where communities of color to have a healthy environment in which to live, learn and work.*

- h) See **Land Use Policy 5.6.4 Page 5-48 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing. [A]**
- a) **Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.** 126
- b) **Minimize development’s negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.** 127

*Amendment In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of residential housing and industrial activities are adjacent, to avoid land-use conflicts (adverse noise, air pollution) and to protect the health, safety of residents from adverse impacts to maximize the health effects of families living near and around industrial development, housing should continue to remain a low-density residential area. In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of*

*residential housing and industrial activities are adjacent. Where existing residential housing is near/adjacent to industrial uses, impacted communities shall have a Redevelopment Program that engages community members to participate in the planning of redeveloping of their community by planning land uses carefully so that land is used in a better way than before. Polluting industries should be restricted from locating in these areas saturated with other polluting industries. This will improve the quality of the environment of that area.*



## **Topic #4. Areas of Change:**

### **Amendment #4:**

Before floor amendments are approved to change the current planning areas in our existing Albuquerque/ Bernalillo Comp Plan to Areas of Change and Areas of Consistency, the public needs to know what kind of regulations and permissive uses are being proposed, and how it will affect their community. What protections are in place for adjacent properties, and are the protections adequate?

Listed Below are a few of the proposed Comp Plan policies for Areas of Change:

**See Map pg. 5-25 for Areas of Change and Areas of Consistency:** Areas colored in orange refer to Areas of Change. Areas of Change include **all** commercial/industrial areas in Albuquerque; and Mesa del sol, and Double Eagle II Airport areas. Please see Map pg. 5-25

**ABC-Z Comp Plan Chapter 1 pg. 1-11 Changing Area designations:** The ABC-Z Comp Plan replaces the City's current Development Areas from the 1974 (Central Urban, Establish Urban, Developing Urban, Semi Urban) **to Areas of Change and Areas of Consistency.**

**Pg. 5-47 Policy 5.6.2 Areas of Change:** Direct Growth and more intense development to centers and corridors, industrial, and business parks, and redevelopment areas where change is encouraged.

### **Westside response to Areas of Change:**

#### **What are the full policy implications of the Areas of Stability and Areas of Change Map?**

How will those designations and R-270 be used to evaluate zoning changes? For example, much of the Coors Corridor in the Taylor Ranch area is developed, yet the designation is "area of change"? This brings about a great amount of uncertainty for property owners throughout our neighborhood. (TRNA Feb.10, 2016)

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**City Council**  
**Of the City Council**  
**March 6, 2017**

**Floor Amendment No. \_\_\_\_\_ to A Vision for Albuquerque & Bernalillo County, page 3-3 of the Albuquerque & Bernalillo Comprehensive Plan**

**Amendment Sponsored by Councilor \_\_\_\_\_**

**A VISION FOR ALBUQUERQUE & BERNALILLO COUNTY**

As the county and city population changes over the next 20 years, neighborhoods unique identities and characteristics are to be preserved, protected and enhanced. Neighborhoods will be safer and easier places to walk and will provide a variety of options for traveling safely and efficiently to services, employment, arts and entertainment.

Regional parks and gems of natural features will be protected to attract local and far away visitors, sparking economic growth through increased tourism and local investment.

Multicultural heritage and cultures including rich arts and traditions, historic neighborhoods, buildings, landmarks and rural ways of life will be preserved and recognized and celebrated as assets for protecting and revitalizing neighborhoods.

The City and the County commit to protecting the environment and health of our communities and public investments and assets are equally distributed geographically with government, residents, neighborhood associations, nonprofits, public agencies, and private enterprises working in partnership.

Floor Amendments  
for R-16-109

**City Council**  
**Of the City Council**  
**March 6, 2017**

**Floor Amendment No. \_\_\_\_\_ to R-16-109**

**Amendment Sponsored by Councilor \_\_\_\_\_**

Page 1, Lines 2 and 5, delete, There will be no changes to the Comprehensive Plan Areas. See R-16-108 for explanation.

Page 1, Lines 16 to 21, delete

Page 2, Lines 1 through 10, delete – define “urban Intensity” A study should be required that determines that the City is financial stable and a public process is provided to determine what range of urban services can be provided.

Floor Amendments  
for O-16-27

**City Council**  
**Of the City Council**  
**March 6, 2017**

**Floor Amendment No. \_\_\_\_\_ to 0-16-27**

**Amendment Sponsored by Councilor \_\_\_\_\_**

Page 1, Lines 2 through 6 – change to – Continue the terms in ROA 1994 “Developing Urban,” “Established Urban,” “Redeveloping Urban,” and “Central Urban” Areas that refer to designated Comprehensive Plan Areas.

Page 1, Lines 13-16 – add, after approval, “without community support.” The EPC is dominated by developers and there should be a balance of neighborhood representatives on the board. The community who opposed the plan was treated with disrespect and even to the point where they were accused of heresy.

Page 1, Lines 17-23 –delete – no changes to ROA 1994

Page 1, Lines 25 and 26 – delete – no changes to ROA 1994

Page 2 Lines 3 to 9 –do not delete –“Central and Established Urban Areas specified by the Albuquerque/Bernalillo County Comprehensive Plan.”

Page 2 Lines 10 to 14 – do not delete – Central and Established Urban areas specified by the Albuquerque Comprehensive Plan...

Page 2, Lines 20 to 23 – do not delete – “ and, if the proposed SAD is in a Developing Urban area as defined in the City/County Comprehensive Plan and supplemental revenues will be pledged to the bonds, with the Environmental Planning Commission,”

Page 2, Line 32 - do not delete – “the central urban or established urban areas of

Page 2, Line 33 keeps, “as defined in the City/County”

Page 3 Lines 1 to 19, need further understanding, include strike out language.

Page 3, Lines 21 to 32 no changes, keep “the Central and Established Urban Areas and take out the City boundary.

Page 4, Lines 1 to 8 No changes and include words that are strike out.

Page 4 Lines 9 to 16 No changes and include words that are strike out.

Page 4 D. Zoning Code lines 19 to 33 no changes take out areas of change on Line 19 and 20, on line 32 take out areas of consistency. Keep all strike out words.

Page 5 Lines 1 -3 – change to “and new development, redevelopment, or rehabilitation is to reinforce the pattern and character of the existing built environment. Delete the word “intensity.”

Page 5, Lines 4-15 - Keep strike out language. Take out Areas of Changes and Areas of Consistency.

Page 5, Lines 16 to 33; Keep Euclidean Zoning in Established and Central Urban Area. Update sector plan to reflect the historical land use of residential.

Page 6 Lines 1 to 2 - No changes – Take out R-3 zone in established and historical neighborhoods.

Page Lines 3 to 28 –No changes except keep strike through and delete Area of Consistency

These areas of change and areas of consistency provide zoning that is not compatible with the existing establish and historical neighborhoods.