



IMPROVING PLACE FROM PLANNING TO ZONING

PROJECT SUMMARY

February 2015

The City of Albuquerque and Bernalillo County are pleased to kick off ABC to Z – an ambitious two-year project to update the Albuquerque-Bernalillo County Comprehensive Plan and to integrate and simplify the City’s zoning and subdivision regulations to implement the plan. Key goals of the project are to improve opportunities for economic development and job creation, improve protection for the city’s established neighborhoods and special places, streamline the city’s development review and approval procedures, and respond to long-standing water and traffic challenges by promoting more sustainable development.

The project will update the Comprehensive Plan to:

- Reflect recent growth trends and challenges
- Better integrate land use and transportation planning – to reduce traffic congestion and encourage transit-oriented development
- Emphasize “placemaking” approaches to development in key centers and corridors

It will also create a new Unified Development Ordinance that:

- Is simpler, more user-friendly, and highly illustrated;
- Is better aligned with Albuquerque planning priorities;
- Protects established neighborhoods and special places;
- Promotes more water-efficient and sustainable patterns of development;
- Updates and removes inconsistencies in engineering and technical standards; and
- Streamlines the city’s procedures for reviewing and approving new development.

ABC to Z will include extensive outreach embracing community-wide participation of zoning code users, citizens, investors, interest groups, and other stakeholders. Numerous meetings, workshops, and public hearings will be held over the next two years. An initial project website has been created at abc-zone.com, which will include additional information, interactive outreach materials, and project documents in the months ahead. The project will kick off with a series of initial meetings with citizens, stakeholders, and zoning code users on February 4-6, 2015.

The City has hired Clarion Associates, a nationally recognized planning and land-use firm, to lead the undertaking. Clarion will be assisted by the following firms:

- Fregonese Associates – a national leader in scenario planning and placemaking
- Dekker/Perich/Sabatini – a prominent Albuquerque planning, architecture, and engineering firm
- Karpoff & Associates – Albuquerque public engagement facilitators
- Leland Consulting Group – a respected market research and economic analysis firm
- Kimley-Horn Associates – a national transportation planning and analysis firm
- Urban Interactive Studio – specialists in web-based engagement and social media outreach

PROJECT SCHEDULE

The first step in ABC to Z is to listen to citizens, businesses, stakeholders, and land development administrators about what works, what doesn't, and what could make Albuquerque an even greater city to live, work, play, and invest. The City and the consultant team will then move on to analyze data for the Comprehensive Plan update, and to prepare a roadmap and outline for recommended changes to zoning and subdivision regulations. The remaining steps in this ambitious two-year schedule are summarized in the table below.

Month	2015												2016											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Public Outreach & Coordination																								
Updating the Comp Plan																								
Set up and Focused Area Planning																								
Open Houses and Refinement																								
Simplify Rank Order Plan System																								
Future Land Use Plan and Priority Areas																								
Revisions to Other Areas of the Plan																								
Adoption of Comprehensive Plan Updates																								
Unified Development Ordinance																								
Assessment and Analysis																								
Module 1																								
Conversion Zoning Map																								
Module 2																								
Market and Transportation Testing																								
Updating Technical Standards																								
Module 3																								
Integrated Draft of UDO																								
Additional Outreach and Engagement																								
Remapping Strategy																								
Adoption of UDO																								
Adoption of New Zoning Maps																								

TO GET INVOLVED

We want to involve everyone in ABC to Z. For more information, or if you have questions, you can:

- Visit the project web site, abc-zone.com, where you can review the project timeline, see upcoming meetings and workshops, review documents produced to date, and offer suggestions on how to make Albuquerque an even greater place to be. In the next few months, we will be offering interactive tools and links through this ABC to Z website.
- Call or e-mail Albuquerque's project planners:
 - Mikaela Renz-Whitmore, mrenz@cabq.gov or 505-924-3932
 - Andrew Webb, awebb@cabq.gov or 505-768-3161
- Call or e-mail Bernalillo County's project planner for issues in the unincorporated areas:
 - Catherine VerEcke, cvereecke@bernco.gov or 505-314-0387