



City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: April 10, 2009

## **OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1007100**  
08EPC-40023 Facility Plan

City Of Albuquerque Planning Department  
600 2<sup>nd</sup> Street Suite 300  
Albuquerque, NM 87102

**LEGAL DESCRIPTION:**  
CITY OF ALBUQUERQUE/PLANNING DEPARTMENT requests the adoption of the GREAT STREETS FACILITY PLAN to implement the Albuquerque/Bernalillo County Comprehensive Plan particularly the Transportation Corridor and Activity Center Elements. The intent of the Plan is to make selected segments of city streets as 'Great Streets' that are more safe, attractive, economically vital and responsive to the needs of all street users (pedestrians, bicyclists, public transit riders and automobile drivers). Manjeet Tangri, Staff Planner

On April 9, 2009 the Environmental Planning Commission voted to **RECOMMEND TO THE CITY COUNCIL APPROVAL OF** Project 1007100 / 08EPC-40023, the Great Streets Facility Plan, based on the following Finding and subject to the following Conditions:

### **FINDINGS:**

1. This is a request for adoption of the Great Streets Facility Plan (Facility Plan).
2. The Facility Plan is a Rank 2 plan that provides a framework for the planning, design and construction of segments of existing and new streets to become "Great Streets" and requires coordination among various public and private agencies and the public.
3. The public planning process for the Facility Plan included nine citywide public meetings, several meetings with a Technical Advisory Committee comprised of representatives of public agencies, non-profits and business groups, and presentations to other interested groups. The public comments received during the planning process are included in the Facility Plan Appendix pages A-2 to A-9.

OFFICIAL NOTICE OF DECISION

APRIL 9, 2009

PROJECT # 1007100

PAGE 2 OF 10

4. In 2006, the Planning Department contracted with consultants, HDR, Inc. to develop the Facility Plan which furthers the Comprehensive Plan's goals and policies pertaining to Transportation Corridors and Activity Centers, Developed Landscape, Community Identity and Urban Design and Economic Development and the Planned Growth Strategy.

5. City Charter:

a. The development of the Great Streets Facility Plan design concepts, standards and guidelines exercises authority given to the City Council by Article I of the City Charter.

b. The proposed Facility Plan intends to further the public interest by promoting and maintaining aesthetic and humane urban environment through the appropriate use of land (Article IX).

6. The Great Streets Facility Plan, through street design and inter-relationship of streets and adjacent land uses and buildings, furthers the Comprehensive Plan's **Transportation and Transit goal** (II.D.4) to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

7. The Great Streets Facility Plan is in compliance with the following **Transportation and Transit policies** (II.D.4) of the Comprehensive Plan:

Policy a. The Facility Plan incorporates and refines many of the design objectives found in Table 11. The Facility Plan standards and guidelines support objectives for street design, transit service and development form consistent with Transportation Corridors and Activity Centers as shown on the Comprehensive Plan's Activity Centers and Corridors map on page II-4 of the Facility Plan.

Policy d. The Facility Plan implements Policy d by consolidating driveways or moving them to side streets along a Great Street segment to facilitate efficient pedestrian, transit and vehicular movement.

Policy g. The Facility Plan design concepts, standards and guidelines for the Roadway Realms, Pedestrian Realm and Private Realm support better integration of pedestrian opportunities into developments to enhance social and economic activities along streets.

Policy o. The Facility Plan will assist in decreasing peak hour demand on the circulation system by providing street design such as wide, shaded and protected sidewalks, bike lanes, trees, transit shelter and other street furniture to encourage walking, bicycling and taking transit.

Policy p. The Facility Plan includes design standards and guidelines for the Roadway Realm and Pedestrian Realm to provide efficient, safe access and transfer capabilities between various modes of transportation.

OFFICIAL NOTICE OF DECISION

APRIL 9, 2009

PROJECT # 1007100

PAGE 3 OF 10

Policy q. The Facility Plan recommendations support transportation investments that support overall mobility needs and choice among modes through street designs and their inter-relationship with adjacent land uses.

8. The multi-modal street designs, standards and guidelines of the Great Streets Facility Plan will encourage concentrations of moderate and high density mixed use and social and economic activities to reduce sprawl, auto travel needs, and service costs per the Comprehensive Plan's Activity Centers goal (II.B.7). Under this goal, the Facility Plan also supports the following policy:

Policy a: The Great Streets Facility Plan will help shape the built environment in a sustainable development pattern by promoting transit and pedestrian access both to and within the Activity Center.

9. The Great Streets Facility Plan furthers the goal and policies of the **Air Quality** portion of the Environmental Protection and Heritage Conservation section of the Comprehensive Plan (II.C.1).

Policy b: The Facility Plan encourages a balanced land use/transportation system that promotes the efficient placement of housing, employment and services, thus reducing automobile travel's adverse effects on air quality.

Policy c: The Facility Plan calls for the employment of traffic engineering techniques that are intended to achieve smooth traffic flow at steady, moderate speeds.

Policy d: The Facility Plan promotes a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.

Policy e: The Facility Plan promotes multi-modal options in the public right-of-way to help reduce motor vehicle emissions.

10. The Great Streets Facility Plan furthers the goals and policies of the Comprehensive Plan's **Developed Landscape** goal (II.C.8) to maintain and improve the quality of the natural and developed landscape. It also supports the following policies:

Policy b: The Great Streets Facility Plan provides design standards and guidelines for the public right-of-way to improve the visual quality of the natural and developed landscape.

Policy c: The Great Streets Facility Plan provides standards and guidelines for the location and design of incidental structures such as street furniture, light poles and overhead utility wires to minimize visual intrusion and mobility impediments to pedestrians.

Policy d: The Great Streets Facility Plan provides street design standards and guidelines to create a pleasing visual environment. The landscaping and tree planting standards and guidelines in the Facility Plan protect vistas of the mountains and Volcanic Escarpment.

OFFICIAL NOTICE OF DECISION

APRIL 9, 2009

PROJECT # 1007100

PAGE 4 OF10

11. The Great Streets Facility Plan furthers the Comprehensive Plan's **Community Identity and Urban Design** goal (II.C.9) to preserve and enhance the natural and built characteristics that identify Albuquerque and its sub-areas. The Facility Plan also complies with the following policies:

Policy b: The Facility Plan encourages further planning and communication among key stakeholders within each community to identify streets that qualify as "Great Streets". As part of these future-planning efforts, stakeholders will evaluate the relationship and effect upon the natural environment, the built environment, and local history.

Policy d: Development Projects within Community Activity Centers should contribute to the following:

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

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

Policy e: The Facility Plan provides design standards and guidelines for Major Transit and Enhanced Transit Corridors, Arterials and Collector Streets to reinforce each community's unique identity. The design standards and guidelines are intended to minimize water use, screen parking areas, enhance building facades, and create a safe and convenient walking environment.

12. The Great Streets Facility Plan furthers the **Service Provision** goal of the Community Resource Management section of the Comprehensive Plan (II.D.1) to develop and manage the City's public right-of-way in an efficient manner. In addition, the Facility Plan is in compliance with Policy b of this section by incorporating the Facility Plan implementation into the City's Decade Plan/G. O. Bonds program.

13. The Great Streets Facility Plan furthers the Comprehensive Plan's **Economic Development** goal (II.D.6) to achieve steady and diversified economic development balanced with other important social, environmental and cultural goals by designing streets that are multi-modal, have a sense of place and are safe, visually attractive social places.

14. The Great Streets Facility Plan supports and furthers the Infrastructure and Growth Plan of the **Planned Growth Strategy Ordinance**, §14-13-2-3 (B) as follows:

(2) (a) The Facility Plan promotes efficient growth where infrastructure and facilities already exist by giving higher priority to existing Activity Centers, Transit Corridors and public facilities in selecting Great Street segments.

(2) (f) The Facility Plan fosters community in older and newer neighborhoods by providing design standards and guidelines for Roadway Realm and Pedestrian Realm to attract development in high pedestrian areas such as existing and new Activity Centers and Transit Corridors.

OFFICIAL NOTICE OF DECISION

APRIL 9, 2009

PROJECT # 1007100

PAGE 5 OF 10

(2) (g) When a Great Street is developed, it will encourage infill and redevelopment to help revitalize the older parts of the city.

(2) (h) The Facility Plan supports “Centers and Corridors” to help create a more effective and efficient transit system.

15. The Great Streets Facility Plan supports and furthers the **Planned Growth Strategy Ordinance** §14-13-2-3 (C) (1) Capital Improvement Program by integrating the Great Street segments implementation into the City G.O. Bond Decade Plan.

16. The Great Street Facility Plan furthers the **Planned Growth Strategy Resolution** (F/S R-02-111) (A) POLICY GUIDANCE FOR FUTURE PLANNED GROWTH STRATEGY LEGISLATION Section 3, (B) (2) Zoning Code and Related Revisions and Design Standards by recommending revisions to the Comprehensive Zoning Code and the Development Process Manual based on standards and guidelines for the three realms of a street in the Facility Plan.

17. The Facility Plan meets the intent of the Comprehensive City **Zoning Code** §14-16-1-3 as follows: 1) to help control congestion in the street and public ways; 2) to enhance the appearance of the landscape; 3) to encourage the most appropriate use of land, and 4) to conserve and stabilize the value of property. Wider and shaded sidewalks, on-street parking and street design that facilitate transportation mode choices will help support private development along the Great Street segments.

18. The Facility Plan is consistent with the **2030 Metropolitan Transportation Plan** (MTP) and with the 2008-2013 Transportation Improvement Program (TIP) for the Albuquerque Metropolitan Planning Area. Consistency with the MTP and the TIP is necessary in order to qualify for federal funds to implement the Facility Plan.

19. The Facility Plan recommends construction of one or two ‘Great Streets’ segments as pilot projects that will help define the cost of construction and coordination among various agencies. Possibilities for Great Street pilot project segments are; Central Avenue from Girard to San Mateo, 4<sup>th</sup> Street and a new street segment within or abutting an Activity Center on the Westside.

20. In the April 2009 GSFP Draft, the Planning Department staff has addressed EPC, NAIOP and other public concerns raised since the first EPC hearing on May 08, 2008. The Planning Department staff has worked very closely with the City’s Department of Municipal Development, Transportation Division, ABQ Ride (Transit Department) and the City Forester in the revision of this draft.

21. No public comments have been received regarding the April 2009 draft.

**CONDITIONS:**

1. All edits, grammar and figure number omissions will be corrected in the GSFP before forwarding to the City Council.

OFFICIAL NOTICE OF DECISION

APRIL 9, 2009

PROJECT # 1007100

PAGE 6 OF 10

2. For consistency, text similar to the applicability of the GSFP standards and guidelines on Page I-1 and described below should replace items 1, 2 and 3 on page V-1 under the sentence starting “The standards apply to existing and new streets .....” and on page VII-1 items 1, 2 and 3 under A. Facility Plan Applicability.
  - a. Segments of existing streets that are selected, ranked and designated Great Streets;
  - b. Segments of new street that are within or abutting Activity Centers and where the street is planned as a transit corridor; and
  - c. Segments of existing street widening or reconstruction projects that are within or abutting Activity Centers and where the street is planned as a transit corridor.
3. Correct the reference to Table 1 and Table 2 (instead of Table 2 and Table 3) in the last paragraph on page V-1.
4. Replace Table 1 on page V-2 with the corrected Table 1.
5. Correct the reference on page V-3 under Number of Traffic Lanes to Table 1.
6. Replace the third sentence on page V-39 under the Arcade and Gallery height with a new sentence that reads, ”The clearance under the arcade and gallery facades should be a minimum of 9 feet.” Correct the figures 45 and 46 to reflect this change.
7. Add the following paragraph on page VII-5 under the Selection Process and before the paragraph starting with the sentence “Upon receiving the requests.....”,
  - a. “The Planning Department Director at his/ her discretion will call for applications requesting street segments for Great Street designation, once the GSFP is adopted by the City. The request for applications will be advertised in the local papers including business papers and the City’s Neighborhood Newsletter.”
  - b. Insert, at the top of the right column in 3<sup>rd</sup> line in sentence starting “Using the ranking criteria, the Committee will have 45 days to .....”
8. Make the following corrections on Page VII-6, under Section E to describe the construction process of existing and new Great Street segments:
  - a. Correct the last sentence of the first paragraph which should be rewritten, “Normally the City reconstructs Great Street segments along existing streets in an Established Urban Area and the private developer/ property owner is responsible for providing the right-of-way and constructing new streets in new or developing areas of the city.
  - b. Change the title Established Urban Area to Existing Streets and change the first paragraph to: When an Existing Great Street segment is designated and funded, in an Established Urban Area of the city the public sector..... In third sentence in 6<sup>th</sup> line of this paragraph, change the word constructing to reconstructing.

OFFICIAL NOTICE OF DECISION

APRIL 9, 2009

PROJECT # 1007100

PAGE 7 OF 10

- c. Change the title Developing Urban Area to New Streets and change the first sentence to: As per the current City policies, the private property owner/ developer will be responsible for constructing a new Great Street segment consistent with the Facility ~~Plan in a new or~~ developing area.
  - d. Change ~~shall~~ to should in second line of the second paragraph under the new title New Streets.
  - e. In Section 'E' change all "will" and shall" to "should" and "may" so that none of the language is mandatory.
9. On Page V-29 add "f. Where possible the public and private utility reconfigurations should be considered to facilitate the goals of the Great Streets Facility Plan."
  10. On Page V-1 second column in the third paragraph, revise the definitions of a "standard" and a "guideline" by inserting "For the purpose of this Plan" before the third and fourth sentences. Take out the reference to the Smart Growth Legislative Book.
  11. On Page A-13 Glossary of Terms Appendix:
    - a. At the beginning add a general note "The terms and their definitions in this Appendix are specific to this Plan".
    - b. Delete the terms "goals" and "policies" and their definitions.
    - c. Replace "standards" and "guidelines" definitions with the revised definitions from page V-1.
  12. On Page II-4, delete Section D, Synopsis of Recommended Amendments
  13. Amend Chapter II to delete all references to amendments in Section D, Synopsis of Recommended Amendments.
  14. In Chapter VII, delete B, Amendments to Applicable Plans, Ordinances and Regulations.
  15. On Page IV-2 Figure 3 and Page V-11 Figure 21, shade the Pedestrian Realm area.
  16. On Page II-3 right column second paragraph;
    - a. In first sentence delete the word "standardized".
    - b. In the last paragraph replace the word "avoid" with "minimize".
  17. On Page VII-5 right column;

OFFICIAL NOTICE OF DECISION

APRIL 9, 2009

PROJECT # 1007100

PAGE 8 OF 10

- a. First paragraph last sentence is revised to read, “ The EPC will hold a public hearing and forward its ranked recommendations to the City Council for action.”
- b. Second paragraph first sentence is revised to read, “Once the City Council and the Mayor approve a segment, it gets the Great Street designation.”
- c. Third paragraph first sentence, replace the word “three” with “initial”.

18. Page V-10 under 17 Public Art, add “c. Intensify use of public and private art facing a Great Street.”

**PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY April 24, 2009.**

**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY April 24, 2009 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

**YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).**

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC



OFFICIAL NOTICE OF DECISION

APRIL 9, 2009

PROJECT # 1007100

PAGE 9 OF10

Sincerely,

Richard Dineen  
Planning Director

RD/MT/ma

cc: AARP NM State Office, 535 Cerrillos Rd., Suite A, Santa Fe, NM 87505

Cheta Balizer

Christopher Frechette, 1315 Gold SW, 87102

Lynne Anderson, NAIOP, 504 Camino Espanol NW, 87107

Jessie Sais, Wells Park NA, 1508 Los Tomases NW, 87102

Vicente Quevedo, Sawmill Community Land & Trust,

Lucy Birbiglia,

Richard Johnson, PNM, Alvarado Square, 87158

Enrique Cardiel, 420 Indiana SE, 87108

Reynaluz Juarez, 816 San Pedro SE, 87108

Sidney Kistin, 509 Cardenas SE, 87108

Steve Borbas, 1836 Truman NE, 87110

Roger Mickelson, 1432 Catron AVE SE, 87123

Joel Wooldridge, 1500 Indiana NE, 87110

Lawrence Shultz, 1324 Sawmill RD NW, 87104

Jack & Bing LeRoy, 13625 Cedarbrook NE, 87111

Joanne McEntire, P.O. Box 26176, 87125

Will Gleason/NAIOP, 7601 Jefferson NE, 87109

Resident, 8945 4<sup>th</sup> ST NW, 87114

Brendan Picker, 400 Central AVE NE, 87102

Chris Blaz, 1118 La Vega SE, 87110

Patricia Cardona/AARP, 1105 Marquette NW #2, 87102

Mark Sprick, 809 Copper AVE NW, 87102

Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120

Frank Martinez, 501 Edith NE, Albuquerque, NM 87102

Launawe Christie, 3603 Macland Ave. NE, Albuquerque, NM 87110

Brenden Picker, 400 Central Ave. SE, Albuquerque, NM 87102

Dan Barkley, 3549 California St. NE, Albuquerque, NM 87110

Joel Wooldridge, 1500 Indiana NE, Albuquerque, NM 87110

Katya Miller, 913 Westgate Lane NW, Albuquerque, NM 87107

Randy Diddel, 8127 Calle Ensueno NW, Albuquerque, NM 87120

Christy Fairchild, 2931 San Rafael SE, Albuquerque, NM 87106

Rebecca Schreiber, 4109 Marble Ave. NE, Albuquerque, NM 87110

Katy Sheridan, 861 Silver Ave. SW, Albuquerque, NM 87102

Lisa Roach, 1400 Van Cleave Rd. SW, Albuquerque, NM 87107

OFFICIAL NOTICE OF DECISION

APRIL 9, 2009

PROJECT # 1007100

PAGE 10 OF10

Dan Otter, 12067 Irish Mist Road NE, Albuquerque, NM 87122  
Rebecca, 401 Wellesley Dr. SE, Albuquerque, NM 87106  
John Perry, 939 Buena Vista Dr. SE, Albuquerque, NM 87106  
Samara Alpern, 816 Carlisle Blvd. NE, Albuquerque, NM 87106  
Silvio Dell'Angela, 11209 Camero Ave. NE, Albuquerque, NM 87111  
Rebecca Dakota, 6339 Goldfield NE, Albuquerque, NM 87111  
Jon Niski, NAAP, 5571 Midway Park Place, Albuquerque, NM 87109  
Leslie Shainline, 1608 Sobra Ct SE, Albuquerque, NM 87123  
Judy Suiter, 718 Central SW, Albuquerque, NM 87102  
Claude Morelli, 7 Garden Park Circle NW, Albuquerque, NM 87107