



**Environmental  
Planning  
Commission**

**Agenda Number: 02  
Project Number: 1009414  
Case #: 12EPC -40061  
December 6, 2012**

**Staff Report**

<b>Agent</b>	Mikaela Renz-Whitmore
<b>Applicant</b>	City of Albuquerque
<b>Request(s)</b>	<b>Recommend Adoption of the Volcano Heights Sector Development Plan (SDP)</b>
<b>Legal Description</b>	See attached map
<b>Location</b>	Paseo del Norte on the north and south, Universe Blvd. on the west, Petroglyph National Monument on the east
<b>Size</b>	Approximately 569.11 acres
<b>Existing Zoning</b>	RD, SU-1 PRD FAR. 5, SU-1 C-1 USES
<b>Proposed Zoning</b>	SU-2 VHTC (Town Center), SU-2 VHRC (Regional Center), SU-2 VHVC (Village Center), SU-2 VHMIX (Mixed Use), SU-2 VHNT (Neighborhood Transition), and/or SU-2 VHET (Escarpment Transition)  General Design Regulations are associated to varying degrees with all properties within the Volcano Heights SDP boundary.

**Staff Recommendation**

**APPROVAL of 1009414, based on the  
Findings beginning on Page 11 and subject to  
the Conditions beginning on Page 17.**

**Staff Planner**

**Mikaela Renz-Whitmore, Planner**

### **Summary of Analysis**

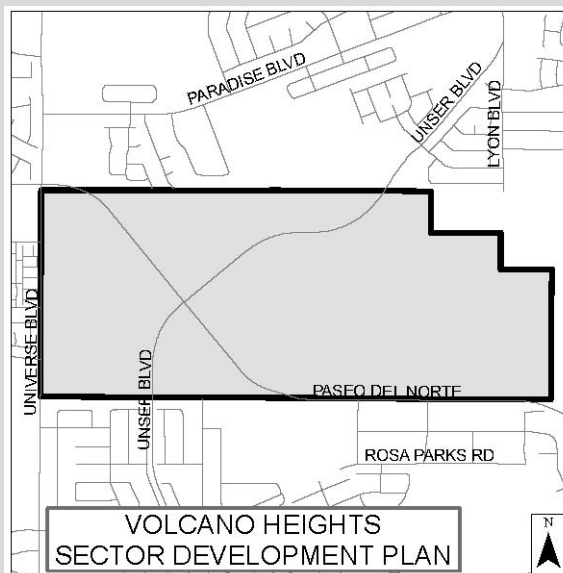
The Planning Department requests an Environmental Planning Commission (EPC) recommendation of approval to City Council for the Volcano Heights Sector Development Plan (SDP).

The Volcano Heights SDP provides policies and regulations to guide development over the next twenty years and beyond. The Plan envisions a walkable, urban built environment accessible by vehicles, pedestrians, cyclists, and transit users, while protecting the integrity of the volcanic landscape connected to the Petroglyph National Monument.

**This staff report should be read in conjunction with the October 4, 2012 staff report**, which provided a full analysis of applicable plans and policies as well as public comments received up to that date.

Staff has responded to public and agency comments (see Attachment 1: Comment Matrix) and prepared conditions of approval incorporating those items that staff recommends updating in the draft Plan prior to adoption. Written comments received since the first EPC hearing are included as Attachment 2. The Plan represents considerable consensus regarding many previously controversial issues (e.g. building heights, density, rock outcroppings, and the balance of regulation versus incentives to guide new development). The remaining issues of contention lie primarily outside the scope of the Sector Plan, particularly involving the next steps toward implementing the Sector Plan and coordinating with City departments and other agencies on infrastructure planning, etc.

Based on the Findings, staff concludes that this Plan supports many important City policies and goals, represents a balance of interests across stakeholders, and embodies compromises reached through a public involvement process. Adoption of this Plan will allow development consistent with a Major Activity Center, which would provide a significant opportunity to address the imbalance of jobs and housing on the City's east and west sides.



## I. INTRODUCTION

### Proposal

The City of Albuquerque requests review and approval of a new Sector Development Plan for Volcano Heights, including zone changes for all property within the Plan area.

### Context

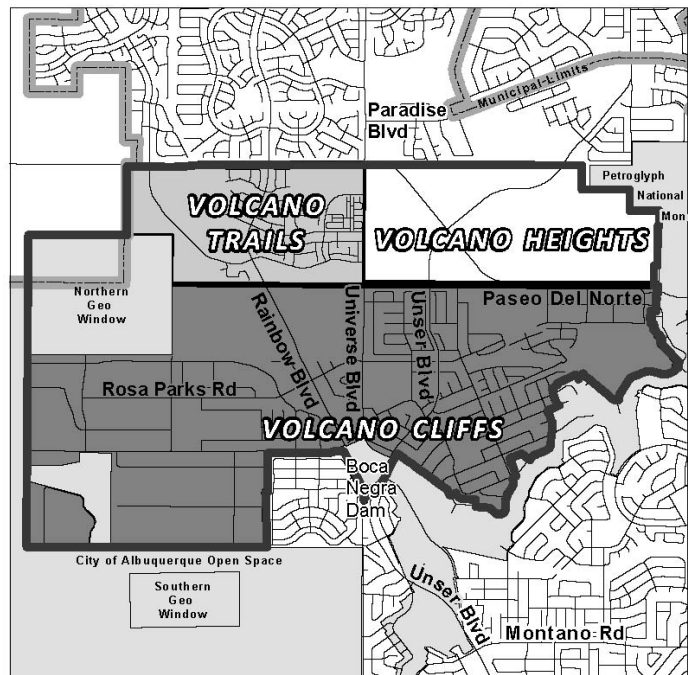
Volcano Heights Sector Development Plan (SDP) is one of three sector planning areas within Volcano Mesa, which covers approximately 3,532 acres and is surrounded by the Petroglyph National Monument. Volcano Heights covers approximately 570 acres surrounding the intersection of Paseo del Norte and Unser Boulevard.

The area within the Plan boundary is undeveloped, with over 30 different property owners and 99 properties ranging in size from 2.5 acres to 68 acres. Most properties are 5 acres. Five large property owners own approximately 75% of the Plan area.

Single-family residential areas exist to the north. Some commercial activity exists to the northwest of the Plan area, and some multifamily and single-family development exists to the west.

There are approximately 10 acres of basalt rock outcroppings scattered throughout the Plan area related to nearby volcanic activity that formed the Escarpment. The outcroppings have cultural, historical, and geological significance, as they are part of a unique landscape and a rich heritage of spiritual use by Pueblo peoples. Other topography varies throughout the Plan area, and there are significant views to Sandia Peak to the east.

Paseo del Norte and Unser Boulevard already carry a significant portion of the area's regional traffic and will become more important over time. Paseo del Norte connects to one of the largest employment centers (Journal Center & I-25). Unser Boulevard, one of the few north-south arterials on the West Side, connects Rio Rancho to the north with I-40 to the south. Congestion on both roads is expected to increase in the future.



## **II. STATUS**

The VHSDP was heard at the Environmental Planning Commission (EPC) on October 4, 2012. There was general support for the Plan's vision and goals, including zone changes to increase density and intensity at the scale of a Major Activity Center.

The majority of concerns about the Plan related to how it would be implemented, given the need for considerable coordination between City departments and other departments and agencies. Many departments and agencies have been involved in the planning effort to date, but property owners wanted more clarification about the appropriate procedures moving forward and commitments to work with property owners on implementation. In particular, property owners requested information about coordinating the following:

- drainage with Albuquerque Metropolitan Area Flood Control Authority (AMAFCA),
- water infrastructure with the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA), and
- additional access on Paseo del Norte and Unser Boulevard with City Department of Municipal Development (DMD) and the Mid-Region Council of Governments (MRCOG).

Staff met with each of these agencies since the EPC hearing, and the information gathered for each is summarized separately below. In general, staff is satisfied that the sector plan is providing the appropriate level of detail, although some base data and information about parallel planning efforts is proposed to be added to the Sector Plan in the Conditions found below.

Future implementation steps require that land use, zoning, and the development vision be in place through the adoption of the sector plan. In this case, the Sector Plan is the horse, and implementation is the cart, which will include engineering at a more detailed level and the financing arrangements to facilitate construction. Fortunately, there are ongoing parallel planning efforts by other agencies that have or will identify the infrastructure necessary to realize this vision and exercise the entitlements to be granted by the Sector Plan. Unfortunately, staff did not discover any plans by these departments or agencies to invest public monies in infrastructure in Volcano Heights, so property owners will still be responsible for bearing the financial burden of implementation, as would be the case in any other development in the City. Staff is proposing to add a policy to the Plan encouraging the City to prioritize Paseo del Norte and Unser Boulevard for funding as regionally important infrastructure.

### ***Drainage (AMAFCA)***

AMAFCA is considering performing a Drainage Master Plan (DMP) for the Volcano Heights Plan area, which would identify the key drainage infrastructure needed to support future development. Partly due to prohibition of runoff from development flowing onto the Monument and partly to ensure adequate capacity in the regional drainage facility that would receive developed flows from Volcano Heights, AMAFCA is willing to bear the considerable initial cost of planning and engineering to develop a DMP, which is budgeted for 2013. If approved by the Board of Directors, a Request for Proposal would be issued in early 2013. Once initiated, the DMP process would likely take 8-12 months. Subject to approval of its Board of Directors,

AMAFCA would also like to construct the trunk infrastructure ahead of development, which will cost less than trying to construct once some development is in place. Property owners would need to agree up front to some kind of reimbursement for the cost of construction, likely at the time development occurs on each property. This coordination between property owners and AMAFCA would take place through AMAFCA's DMP process. Construction is expected to take 6-12 months.

AMAFCA is comfortable with the Sector Plan development vision, alignment of Mandatory Streets – particularly the Park Edge road, which provides additional opportunities to manage runoff before it enters the Monument, and flexibility provided in the Plan to move streets through an administrative process if deemed necessary by future engineering analysis. AMAFCA staff agreed that the Sector Plan is not the appropriate vehicle for drainage engineering. Most importantly, AMAFCA needs some assurance of a solid Sector Plan with land-use and changed zoning in order to proceed with the DMP.

Once a DMP is adopted by AMAFCA, the City Hydrologist, as the liaison with AMFCA, typically issues a letter to AMAFCA indicating the City's intent to implement and enforce the DMP for development that occurs within the DMP boundary. As development projects come into the City, the City Hydrologist is responsible for collecting any assessments or equivalent that property owners may owe to reimburse AMAFCA for constructed drainage improvements.

Staff feels comfortable that this information addresses property owners' concerns about the proper coordination to plan drainage in Volcano Heights.

#### ***Water (ABCWUA)***

ABCWUA has a draft Northwest Mesa Integrated Infrastructure Plan currently under review, expected to be adopted by the ABCWUA in 2013. The Infrastructure Plan identifies necessary trunk water transmission infrastructure needed to support development within the area that includes Volcano Heights. This plan, begun in 2010, includes assumptions for non-residential development in Volcano Heights, so its recommendations should still be applicable, given the relatively minor changes to the overall development scheme in the latest 2012 Volcano Heights SDP draft.

Some of this base data is proposed to be added to the Sector Plan, but ABCWUA agreed that the Sector Plan is not the appropriate vehicle for detailed engineering information. Most importantly, ABCWUA also confirmed that land-use and zoning entitlements need to be in place prior to the next implementation steps, as water service will not be provided without them.

Unfortunately, there is no intent at this time to put water infrastructure identified in the Infrastructure Plan on any list for public funding. Public funds are only used to address deficiencies in current service. As with development in other areas, the cost of constructing this infrastructure would be the responsibility of property owners within Volcano Heights, whether communally through some kind of upfront agreement among property owners, such as an SAD

or equivalent, to prorate the initial cost or on an individual basis to service development projects as they come in. In the latter case, the first in would pay the cost to extend regional water service to reach the individual property, and property owners along that trunk line would pay the initial investor back over time as they developed their own properties. This method is typical of development throughout the City.

Staff feels comfortable that this information addresses property owners' concerns about the proper coordination to plan regional trunk water transmission in Volcano Heights.

***Additional Access on Limited-Access Roads (DMD & MRCOG)***

In early October, Staff presented the access modifications recommended by the Sector Plan to the Transportation Coordinating Committee (T[CC]), which provides recommendations to the Metropolitan Transportation Board (MTB) – the ultimate authority for granting additional access through its member jurisdictions (City of Albuquerque, City of Rio Rancho, New Mexico Department of Transportation, Bernalillo County, Sandoval County, etc.). Staff asked the T[CC] to consider the potential benefits to the transit-oriented, multi-modal development scheme to both the regional traffic network as well as regional economic development, as well as the dilemma posed by the current access modification process, which requires each development to request access individually by proving sufficient traffic counts to warrant additional access and a net benefit to the traffic network. In the case of Volcano Heights, no individual development would be likely to prove sufficient traffic counts without development, but development will not happen without additional access. Further, each individual access point will not benefit the traffic network; rather it is the coordination among the proposed additional access points in Volcano Heights that will benefit the system. The T[CC] agreed to consider an alternative means of granting access within Volcano Heights in the coming months.

In late October, Staff met with with Rob Perry, Chief Administrative Officer at the City, Mike Riordan and Wilfred Gallegos of DMD, and Suzanne Lubar and Russell Brito of Planning to discuss the City's commitment to secure additional access points on the limited-access Paseo del Norte and Unser Boulevard. The City agreed to move forward with these efforts parallel to the sector planning process. As a follow up to this meeting, Staff presented to the New Mexico Department of Transportation and DMD staff at a joint meeting in November about additional access. A follow-up meeting for additional discussion is expected in the coming weeks. The City will continue to work with the Mid-Region Council of Governments (the convening agency for the MTB) on several fronts to secure access modifications.

For now, the sector plan is showing the appropriate level of detail for transportation planning, including the Mandatory Streets, non-mandatory street options, and recommended additional access points along Paseo del Norte and Unser Boulevard, which can help guide the efforts described above. The efforts to secure access modification necessarily take place outside but parallel to the sector planning process, as the sector plan itself has no power to change the access.

Staff has discussed with DMD the issue of assisting property owners with the cost of constructing Paseo del Norte and Unser Boulevard, two vital regional roads on the West Side. For now, there is no movement on that front. Property owners are still expected to construct the portion of these roadways along their properties at the time the properties develop, following City policy for all development in Albuquerque. As mentioned above, Staff is adding a policy to prioritize these roads for funding, and as the sector plan moves forward, Staff will continue to raise the issue with DMD and the City Administration, which plays a role in prioritizing road construction funds. Property owners should also remain proactive in advocating for public funds.

Staff feels comfortable that this information addresses property owners' concerns about the proper coordination to plan roadways and access in Volcano Heights. While these issues have not been resolved, they are being addressed through appropriate parallel planning efforts.

### ***Plan Area Boundary***

Between the public meeting about open space issues on August 21, 2012 and the first EPC hearing October 4, 2012, Staff modified the Plan area boundary. Based on information from AGIS about the location of the Petroglyph Monument Boundary, Staff believed there was additional space between the edges of private property and the beginning of the Monument. AGIS information classified this space as City-owned Major Public Open Space. Staff therefore moved the Park Edge Road west into this space.

Subsequently, Staff has received the official survey of the Petroglyph National Monument boundary, which shows the Monument beginning farther west than originally thought. Staff therefore recommends moving the Park Edge Road back to the approximate location shown at the August 21 public meeting. The disadvantage of this move is the creation of two small remnant pieces of private property between the Monument edge and the Park Edge Road. Should these prove undevelopable, Staff believes it would be most appropriate for property owners to consider these either usable or detached open space. Doing so would follow the policy of providing as much single-loaded road as possible abutting the Monument.

### ***III. NEIGHBORHOOD/PUBLIC CONCERNS***

The following neighborhood associations were notified: Paradise Hills, Paradise Ridge Homeowners Association, Taylor Ranch, Ventana Ranch, Volcano Cliffs, Volcano Trails, and the Westside Coalition of Neighborhood Associations.

Alan Schwartz expressed a general concern that the proposed development vision does not meet the intent of the policies from the West Side Strategic Plan (WSSP) and Comprehensive Plan. These concerns are addressed in detail in Attachment 1: Comment Matrix. In general, Staff wants to clarify that the Sector Plan proposes that all but the Transition Zones be designated a Major Activity Center, which would meet the preponderance of objectives for MACs as set out in the Comprehensive Plan.

Mr. Schwartz and some Commissioners requested an analysis of how the proposed Sector Plan would affect the jobs-housing imbalance. Because the proposed zones are mixed-use and could develop within a wide range from exclusively non-residential to exclusively residential, it is not feasible to perform such an analysis. It is more important to note that compared to the existing R-D zoning, the proposed zone changes provide the opportunity for an employment center where none existed before. The Sector Plan does not have the power to create jobs, and staff believes that the current proposal to allow a mix of high-density residential, commercial, and manufacturing uses provides the best opportunity to attract a wide range of jobs, goods, and services and new residents in a development pattern that is walkable, bikable, and transit-supportive.

Rene Horvath testified to the concerns of her Taylor Ranch Neighborhood Association. These include fugitive dust (typically fill from construction that escapes the site and blows into the Monument, covering the Escarpment), architectural detail and quality, open space preservation, and regional traffic congestion. Staff believes the draft plan adequately addresses these concerns. Section 7.5 addresses fugitive dust. Sections 6 & 8 address architectural detail and quality. Sections 7 & 10 address open space preservation. Sections 4 & 5 address regional traffic congestion, including the following vital components:

- recommended additional access from Unser Boulevard and Paseo del Norte,
- a loop road to disperse traffic before the Unser/Paseo intersection,
- a mandatory street network that sets a grid of streets,
- non-mandatory streets that provide additional access and traffic dispersal,
- a compact development pattern to encourage walkable districts,
- a transit connection to encourage multi-modal transportation options, and
- a focus on creating an employment center to provide opportunities for jobs on the West Side that can eliminate the need for river crossings each morning and evening.

Kurt Anschuetz was concerned that the policy language was not strong enough or presented with enough coherency to guide decision-makers. Staff would like to clarify that “should” is the appropriate policy language to denote guidance (“shall” denotes regulatory language that is required, not guidance). Staff is recommending more cross-referencing of goals, policies, and regulations to provide more coherence and guidance for decision-makers.

Mr. Anschuetz also questioned whether the recommended additional access points are not sufficient to provide adequate safe pedestrian access throughout the Plan area and beyond. Staff believes the access points being recommended already push the envelope of what would be approved by the MTB, which has ultimate authority to grant access. Staff is discussing adequate pedestrian accommodations for crossing Paseo and Unser, including the possibility of pedestrian bridges or pedestrian refuges. Staff believes the language in the Plan provides the appropriate encouragement and policy direction for such accommodations. It should be recognized that pedestrian bridges, which provide the safest access for pedestrians, are costly but seldom used by pedestrians. Grade-separated roadways are also costly and have potential negative effects on adjacent commercial uses, which require visibility and access. Again, staff believes the Plan



proposes an appropriate balance of access for vehicles and pedestrians given the access limitations on Paseo and Unser.

Finally, Mr. Anschuetz emphasized the importance of balancing the interests of the community with the interests of property owners to develop on their property, particularly when it comes to ensuring architectural quality, encouraging contextual development that matches this area's unique cultural history, and protecting the area's unique natural environment. Staff believes the Plan strikes an appropriate balance between the interests of the community and property owners, between predictability of development for the community and flexibility of development for property owners, between the built and natural environment, and between incentives and regulations to accomplish the Plan's goals.

The AIA Albuquerque reviewed the Plan at the City's request and had three major concerns:

1. The Plan's design standards were overly prescriptive and may hinder or delay development.
2. The design review process did not seem to offer streamlined process, and in particular, the Volcano Heights Review Team may impose roadblocks without being staffed by design professionals.
3. The Plan's design standards did not address regional climate concerns, particularly requirements for glazing regardless of building orientation.

Staff responded to each concern extensively in the attached comment matrix, but in general, staff believes that the Plan provides appropriately specific design standards at the level of a master plan to address the checkerboard ownership within the Plan area. The Plan's design standards are typical of those decided by a master developer, which ensures an architectural standard and quality built environment and minimizes risk for individual developers who follow the plan, which allows a streamlined administrative review of projects without a public involvement process to avoid project delays or curveballs. Many of the design standards are presented as a menu of options, with requirements to incorporate, for example, two of 12 possible architectural features. In addition to this flexibility, the Plan's deviations available administratively and exceptions available via the EPC process provide adequate room for design innovations and accommodations for unforeseen challenges.

When major infrastructure must be coordinated, providing a streamlined review process is challenging. The Plan offers the opportunity for TIDDs, SADs, and PIDs to stand in for Site Development Plans for Subdivision, allowing projects within the TIDD/SAD/PID area to proceed directly to administrative approval for Site Plan for Building Permit. Where infrastructure is in place, projects that follow the standards of the plan are eligible for administrative review. The Volcano Heights Review Team can be formed with relevant representatives of agencies and departments at the discretion of the Planning Director or his/her designee to solve particular problems posed by a project. This non-judicial review body is intended to provide the freedom outside of an official process to work collaboratively and creatively to remove obstacles to development.

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Lastly, Staff recommended conditions to include provisions for solar efficiencies and/or energy in both the minor deviations and exception languages to provide the flexibility to respond to climate and site context.

#### **IV. CONCLUSION**

Staff has responded to the outstanding concerns of property owners and stakeholders. Additional information about necessary infrastructure has been identified and in some cases incorporated into the draft plan. Additional meetings with implementing agencies have confirmed that Volcano Heights is on their radar, they are comfortable with the level of detail and direction provided in the sector plan, the sector plan must move forward in the adoption process as the next necessary step prior to implementing the Plan vision, and implementing agencies are prepared to coordinate with property owners in the future.

The Planning Department requests that the EPC vote to send a recommendation of approval to the City Council at the EPC hearing December 6, 2012. Based on Staff responses to Commissioner, agency, and public comments (see Attachment 1: Comment Matrix), the draft, subject to Conditions, is ready for Council review.

Together with the initial staff report, this staff report includes sufficient policy justification to support approval. The Plan provides policies and regulations to guide development over the next 20 years. The Plan supports the implementation of a preponderance of Rank I and II Plan policies, as well as providing compatibility with relevant Rank III Plans.

In particular, the Plan envisions an urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center. Not only does this vision promise to address the imbalance of jobs and housing on the City's east and west sides, it is also a unique opportunity to take advantage of an untapped market for vibrant pedestrian- and transit-oriented development on the City's West Side. The Plan's policies, regulations, and incentives are aimed toward placemaking partly as an economic development strategy. The Plan attempts to create a vibrant district where people can work during the day, play during the evenings and weekends, and live throughout the year. There is growing recognition that attracting and retaining talented employees is one of the strongest factors of economic resilience in this era of technology that allows many businesses to locate anywhere they choose. High-quality public and private spaces can attract and capture employers, retail, and potential employees who are part of the creative class, which values amenities available in urban areas. As an article on placemaking in On Common Ground explains, successful regions exhibit "qualities of place that satisfy the desires of creatives and reflect key principles – density, walkability, mixed-use, access to transit, concern for the environment – of smart growth" (Spring 2011).

This vision also benefits the regional traffic network by bringing goods and services closer to existing predominantly residential areas, reducing the number and length of trips on the region's already-congested roads. By providing opportunities for employment on the West Side, the Plan potentially alleviates the need for commutes east across the river to existing job centers and may increase reverse commutes from the east to the west side, which could help support regional transit operations, as the buses that serve the west side are typically empty as they head west

during peak a.m. travel hours and east during peak p.m. hours. The Plan's proposed pattern of dense, walkable, urban development accessible by pedestrians, cyclists, and transit, in addition to cars, offers further opportunities to reduce auto-travel and encourage healthful, sustainable transportation options. Lastly, the Plan's proposed mandatory street network provides a backbone street grid to serve new development, provide redundancy to benefit the regional traffic network, and disperse congestion on the area's existing roads. Land use and transportation have been closely coordinated in the Plan to be mutually supportive within the Plan area as well as beneficial to the existing development pattern and range of West Side development options.

While this vision of urban density might seem to be in conflict with the Plan area's location adjacent to the Petroglyph National Monument, the Plan uses a combination of policy, regulation, and incentives to ensure compatibility with and enhancements to the natural environment. The preservation of rock outcroppings throughout the Plan area is encouraged not only for conservation purposes but as part of a larger strategy of placemaking that capitalizes on the unique landscape that can contribute to and benefit from efforts to create sense of place. The optional bonus height system embodies this attempt to balance the benefits to built and natural environments, offering incentives for additional height and density in exchange for commensurate benefits for vibrant public spaces and preservation of views, rock outcroppings, and natural vegetation.

The Plan's strategies emphasize balance and compromise. The Plan embodies compromises among varied stakeholder interests on issues such as views, rock outcropping preservation, building heights, density, and predictability of high-quality development. The Plan balances the predictability of high-quality development across property owners, along corridors, and over time provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process. Lastly, the Plan's approach seeks a balance between regulations and incentives to accomplish its vision and goals. These strategies are presented in the Plan primarily through detailed tables and illustrative graphics in an attempt to provide clear, concise guidance to staff, developers, and property owners.

The Plan's vision, strategies, and innovative approach are ample justification for its adoption.

***FINDINGS – 12EPC -40061 – December 6, 2012 – Recommendation of adoption of the Volcano Heights Sector Development Plan***

1. This is a request for approval of the Volcano Heights Sector Development Plan, an area surrounding the intersection of Paseo del Norte and Unser Boulevard, including approximately 570 acres. The Plan area boundaries are Paseo del Norte to the north, the Petroglyph National Monument to the east, the Volcano Cliffs SDP to the south, and Universe Boulevard to the west.
2. The Plan area currently contains properties zoned RD, SU-1 for PRD, and SU-1 for C-1 uses.
3. In 2006, a Volcano Heights Sector Development Plan (SDP) was adopted for a larger area but was appealed to court and ultimately remanded back to the City in 2008/9. The plan area was broken into three distinct but related sector development plans intended to guide future development in the area that was renamed the Volcano Mesa community. Volcano Cliffs SDP was adopted in May 2011, and the Volcano Trails SDP was adopted in August 2011. The three plans share similar policy underpinnings that are included in the Rank II West Side Strategic Plan's 2011 Volcano Mesa amendment, which recommends the designation of a Major Activity Center in Volcano Heights. In 2010, another draft Volcano Heights Sector Development Plan was submitted to the adoption process, heard several times at the Environmental Planning Commission, and ultimately withdrawn in October 2011.
4. This 2012 Volcano Heights Sector Development Plan has a boundary modified slightly from previous planning efforts and includes a new zoning strategy, mandatory street network, policies, goals, and recommended implementation steps. The Plan includes regulatory site development standards and building design standards associated with each zone as well as general to all zones; street and streetscape standards; signage standards; and open space, landscaping, and site lighting design standards.
5. The Volcano Heights SDP provides a balanced approach to achieve the following:
  - (A) The Plan addresses the imbalance of jobs and housing on the City's east and west sides by proposing to change existing zoning from single-family uses to a mixed-use, urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center.
  - (B) The Plan addresses the challenge of multiple property owners and undeveloped land with highly coordinated land-use and transportation regulations that emphasize coordination across property owners, along corridors, and over time.

- (C) The policies, regulations, and incentives in the Plan work together to create a distinct district with a sense of place that respects and enhances the unique natural environment and adds to the range of development options on the City's West Side.
  - (D) The Plan seeks to balance the built and natural environments through a combination of policies, regulations, and incentives that emphasize high-quality development as well as preservation options for views, rock outcroppings, and sensitive lands.
  - (E) The Plan seeks to balance the predictability of high-quality development provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process.
6. The Plan proposes to replace all zoning within the Plan area with one of the following zones: SU-2/VHTC (Volcano Heights Town Center), SU-2/VHRC (Volcano Heights Regional Center), SU-2/VHVC (Volcano Heights Village Center), SU-2/VHMX (Volcano Heights Mixed Use), SU-2/VHNT (Volcano Heights Neighborhood Center), or SU-2/VHET (Volcano Heights Escarpment Transition).
7. The proposed zoning is justified under R-270-1980 per the following considerations:
- (A) The proposed zoning is consistent with the health, safety, morals, and general welfare of the city because it helps ensure that all development furthers the goals and policies of the Comprehensive Plan and other applicable plans and provides opportunities for additional employment on the West Side that can help address the imbalance of jobs to housing that creates significant traffic congestion and negatively impacts quality of life for residents.
  - (B) The Plan's proposed zoning implements established policies in the Rank I Comprehensive Plan, Rank II West Side Strategic Plan, Rank II Facility Plan for Major Public Open Space, Rank III Northwest Mesa Escarpment Plan that provide sound justification for the proposed zoning changes. (See also Findings # 7-11.)
  - (C) The proposed zoning poses no significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments as outlined in Findings #7-11.
  - (D) Existing RD zoning is inappropriate because:
    - 1. community conditions have changed, including existing and anticipated traffic congestion and a preponderance of single-family residential uses without the balance of nearby employment opportunities; and
    - 2. the proposed range of mixed uses in each zone would be advantageous to the community, as articulated in the Comprehensive Plan, by providing the opportunity for employment, retail, and services in close proximity to existing residential areas and future residents in the Plan area. (See also Finding #7.)

- (E) Permissive uses in the proposed zones would not be harmful to adjacent property, the neighborhood, or the community because the mix of uses and the urban form resulting from the design standards create compatibility within the Plan area and with adjacent development. The Plan's proposed development pattern of walkable and transit-supportive retail, employment, and residential uses provides benefits for existing and future residents.
  - (F) Proposed zone changes do not require major and unprogrammed capital expenditures by the city. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all require property owners to collaborate, vote to institute the mechanism, and work with the City to implement the agreed-upon infrastructure improvements.
  - (G) The cost of land and other economic considerations are not the determining factor for the proposed zone change
  - (H) The VHSDP does not use "location on a collector or major street" as the justification for establishing mixed-use zoning within the Plan area; rather the location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.
  - (I) The Plan does not propose spot zones; rather the Plan proposes a rational nesting of zone categories, with the most dense and intense at the center, and least dense and intense at the borders where the boundaries abut existing single-family residential areas to implement Comprehensive Plan policies.
  - (J) The Plan does not propose strip zones; rather the Plan proposes a strategy of land use coordinated with a mandatory transportation network to allow the development of all properties, create transitions between zones, and implement Comprehensive Plan policies.
8. This Plan implements the following policies of the Rank I Albuquerque/Bernalillo County Comprehensive Plan:
- (A) The West Side Strategic Plan's Volcano Mesa community and its Major Activity Center (MAC) designation and policies address the existing conditions of the Volcano Heights Plan area to ensure compatibility of development on vacant land with existing neighborhoods, urban services and facilities, and natural features (II.B.5 Developing and Established Urban Areas Goal and Policies c, d, e, g, n).
  - (B) Higher-density housing in the Volcano Heights MAC, with access to Paseo del Norte and Unser Boulevard, is appropriate to support employment and service uses. The MAC's development pattern, Transition zones, and proposed densities along arterial and collector streets will protect existing residential areas and views, minimize traffic, and enhance livability via context sensitive design standards and a mandatory street network (II.B.5 Developing and Established Urban Areas Goal and Policies h, i, k, l, m).

- (C) The Volcano Heights SDP zoning and design standards will protect and preserve open space areas, including the Escarpment, Petroglyph National Monument, and basalt rock outcroppings. Community open areas that tie into the open space network are encouraged through a combination of regulations and incentives in the Plan (II.B.1 Open Space Goal and Policies c, d, f, g, h, j).
  - (D) The West Side Strategic Plan MAC for Volcano Heights will provide a way to address the jobs/housing imbalance in the area with new job opportunities, densities, and structure sizes that are appropriate to and buffered from nearby low-density residential areas via Transition zones (II.B.7 Activity Centers Goal and Policies c, e, f and II.D.6 Economic Development Goal and Policies a and g).
  - (E) More compact development, coupled with a multi-modal transportation system will improve air quality compared to what could be developed under the pre-existing zoning (II.C.1 Air Quality Goal and Policies b and d).
  - (F) Volcano Heights SDP contains a combination of regulations and incentives to protect, preserve, and enhance the area's unique archaeological resources, including an incentive for interpretive signage to educate visitors and residents about the area's history, culture, and geology (II.C.6 Archaeological Resources Goal and Policy c).
  - (G) The Volcano Heights SDP, particularly its zoning and design standards that include native plant lists and streetscape standards, will lead to a quality developed landscape that preserves and enhances the natural and built environments. Building, streetscape, and site development standards will ensure a quality developed landscape that preserves and enhances this community's identity via a high-quality built environment that is in harmony with the area's unique natural setting (II.C.8 Developed Landscape Goal and Policies a, d, e; II.C.9 Community Identity and Urban Design Goal and Policies b, c, e).
  - (H) Volcano Heights SDP's energy incentives built into the height bonus system, its multi-modal street network, and transit-supportive development pattern promote energy efficiency, variety of transportation, and expansion of transit corridors and service. The plan's multi-modal cross sections, mandatory street network, and transit corridor – coordinated with ABQ Ride, DMD, and the Mid-Region Council of Governments (MRCOG) – will serve existing and future transportation needs for all users and, in conjunction with the compact development pattern, reduce peak hour demands in the morning hours on regional roads (II.D.3 Energy Management Goal and Policies a and d, II.D.4 Transportation and Transit Goal and Policies c, f, o).
9. The Plan implements the following policies of the Rank II West Side Strategic Plan:
- (A) The Plan's proposed density, mixed-use development pattern and scale, location at the intersection of major arterials, and multi-modal street network create the appropriate conditions to support a Major Activity Center on the West Side that provides opportunities for employment to address the existing jobs/housing imbalance (1.1, 1.9, 1.18, 3.85, 3.95, 3.96).

- (B) The Plan's implementation strategies encourage the creation of Public Improvement Districts, Special Assessment Districts, and public/private partnerships, as well as further collaboration with implementing agencies such as Albuquerque/Bernalillo County Water Utility Authority, Albuquerque Metropolitan Area Flood Control Authority, ABQ Ride, Mid-Region Council of Governments, and City Department of Municipal Development (3.98).
  - (C) Mandatory street networks, requirements for usable and detached open space, and regulatory and incentive-based protections for archaeological and geological resources, native plant lists, grading and construction mitigation standards, and context-sensitive zoning and design standards will work together to protect the area's sensitive resources and encourage development in harmony with the unique natural setting (3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108).
  - (D) Adequate access and transportation choices for all users are supported by recommended intersections along Paseo del Norte and Unser Boulevard; proposed high-capacity transit corridor and transit-supportive densities, land uses, and development patterns; and multi-modal cross sections (3.110, 3.111, and 3.112).
10. The Plan implements the following policies in the Rank II Facility Plan for Major Public Open Space:
- (A) The Escarpment Transition zone limits building height, scale, massing, building color, and density adjacent to the Petroglyph National Monument to ensure compatible development. The transition zone works with the proposed single-loaded Park Edge Road to protect visual access and view corridors (Design Guidelines for Development Adjacent to Major Public Open Space B.3.A and B.3.B; Resource Management C.6.E, West Side Open Space, Section 4, Policy C.1).
  - (B) Grading and construction mitigation regulations, Park Edge Road and associated bioswale/linear pond, and coordination with a future drainage management plan by AMAFCA will protect the escarpment by managing stormwater and controlling erosion (West Side Open Space, Section 4, Policy D.1).
11. The Plan implements policies in the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020) by limiting electrical uses in the Escarpment and Neighborhood Transition zones to ensure the appropriate siting of electrical facilities away from residential areas, sensitive lands, and highly visible topographic areas (Standard III.A.1, III.A.9, and III.A.10).
12. The Plan's height limits, color restrictions, drainage and construction mitigation regulations, reflectivity limits, Park Edge Road, Escarpment Transition zone, bonus height system, multi-modal street network, and sign standards complement many policies of the Rank III



Northwest Mesa Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35) and are compatible with the Rank III Unser Boulevard Design Overlay Zone (DOZ). Where this Plan conflicts with the NWMEP, this Plan prevails unless otherwise stated in this Plan. Where this Plan conflicts with the Unser Boulevard DOZ, the most restrictive regulation prevails. Where this Plan is silent, regulations of the other relevant Rank III plans prevail.

13. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Facility Plan for Open Space, Facility Plan: Electric System Generation and Transmission (2010-2020), Northwest Mesa Escarpment Plan, Unser Boulevard Design Overlay Zone, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
14. The Albuquerque/Bernalillo County Water Utility Authority, Albuquerque Metropolitan Area Flood Control Authority, and City Department of Municipal Development are planning for future implementation of infrastructure improvements in Volcano Heights that will help bring the Plan's goals and vision to fruition in collaboration with private efforts from property owners and other implementing departments and agencies.
15. After significant negotiations as to effective traffic systems; views, open space, and sensitive land preservation; and the balance of built and natural environments, the public involved in the planning process thus far supports the compromises about these issues embodied in the Plan. Major stakeholders, property owners, the National Park Service, and involved neighborhood associations understand that this Plan represents a balanced attempt to address and meet all needs for the benefit of the City and the larger region.

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

**APPROVAL of 12EPC-40061, a request for approval of the Volcano Heights Sector Development Plan, based on the preceding Findings and subject to the following Conditions.**

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**Mikaela Renz-Whitmore and Petra Morris,  
Planners**

**CONDITIONS FOR RECOMMENDATION OF APPROVAL- Project # 1009414 12EPC 40061  
December 6, 2012**

*[Note: Page and section numbers refer to the draft plan presented at the October 4, 2012 EPC hearing. Numbers in brackets refer to the line item in the Comment Matrix prepared for the December 6, 2012 EPC Hearing and included in this staff report as Attachment 1. PC = Public Comment, AC = Agency Comment, CC = Commissioner Comment, and SC = Staff Comment]*

1. On page 4, section 1.3, add the following text to the end of the 3rd paragraph: "Safe, reliable electric service is the cornerstone of economic development for the Plan area." [AC 55]
2. On page 5, Exhibit 1.1, edit labels to show correct placement of Universe Blvd., Unser Blvd, and Golf Course Rd. [AC 21]
3. On page 8, section 1.7.2(ii), insert the following text: "The optional bonus height system is intended to provide additional height and density incentives for development in appropriate locations that enhances the built and natural environments." [PC 145]
4. On page 7, section 1.6, replace "Development Vision for Full Build-out" with "Anticipated Build-out". In the text of the following paragraphs, replace "vision" with "anticipated build out." In the titles of Table 1.1 and 1.2, replace "Development Vision" with "Anticipated Build-out." [PC 18]
5. On page 7, in the second paragraph under section 1.6, add to the end of the second sentence the following: "(approximately 477 acres)" [SC 1]
6. On page 14, section 2.1.1, add the following sentence to the end of the second paragraph: "Table 2.2 summarizes the precedence of this Plan with other relevant plans and procedures." [PC 24]
7. On page 14, Table 2.1, replace "Facility Plan for Electric Service Transmission and Subtransmission Facilities" with "Facility Plan: Electric System Generation and Transmission (2010-2020)." Note in the third column "Predominantly Policy" [AC 56]
8. On page 16, section 2.2.1(iii), add "and Regional Center" after "Escarpment Transition Zone." [SC 2]
9. On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence. [PC 200.2]
10. On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence. [AC 2]

11. On page 24, section 3.2.3(i), add the following text to the end of the existing text: “Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred.”” “Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred.” [AC 58]
12. On page 20, section 3.1.3, add the underlined phrase below to the existing language: “The provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, and standards as amended except for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and as noted herein.” [AC 57]
13. On page 20, section 3.1.7(i), edit the end of the final sentence to read: "applicability of the various sections of this Plan to development and redevelopment projects." On page 22, Table 3.1, change the title to read "Applicability of Plan Sections by Development Type" and change the second item to read "Renovations associated with change of use/expansion of use with no expansion of building." [PC 106]
14. On page 26, section 3.2.6, add a new subsection (i) with the following language: "City Open Space Division should be included in the review process where the development occurs within the Impact Area as defined by the NWMEP or within 200 feet of a significant rock outcropping as shown in Exhibit 10.1." [AC 91]
15. On page 26, section 3.2.6, add as a final bullet of potential VHRT members: "An AIA representative(s) or other licensed design professional(s)." [PC 102.1]
16. On page 26, section 3.2.6, add the following text: "As the Plan area develops, PNM must be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement." [AC 59]
17. On page 28, in Table 3.2 for "Location/geometry of Mandatory Streets," edit the Minor Deviation Allowed description as follows: delete "affected" and add to the end of the sentence: "when it affects their properties." [SC 3]
18. On page 29, Table 3.2, add the following text as a new criterion under "Built-to zones/setbacks" after "changes to avoid natural and/or culturally significant features or sensitive lands": "building placement to protect view corridors or enhance solar efficiencies." [PC 77]
19. On page 31, Table 3.3, add the following text to the criteria for "Built-to Zones/Setbacks" after "changes in the width of a sidewalk": "or building placement to protect view corridors or enhance solar efficiencies." [PC 77]
20. On page 29, Table 3.2, add the following text as a new element beneath "Building Design Standards": in the second column: "Street screens next to elevated roadways" and in the third column: "Where the roadway grade exceeds the approved property grade by more than 4 feet, the requirement for a street screen may be eliminated." [PC 33]
21. On page 31, in Table 3.3, Major Deviation Criteria, under the “Criteria” column in the first paragraph, add the underlined phrase below to the existing language: “Changes to the build to

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zones and setbacks may only be due to any changes to the street cross sections, changes due to utility use or changes in the width of the sidewalk.” [AC 62]

22. On page 31, in Table 3.3, under the “Major Deviation Allowed” column in the first paragraph, add the underlined phrase below to the existing language: “A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features, or for the purpose of utility use, a greater allowance is permitted on a case-by-case basis.” [AC 61]
23. On page 31, section 3.2.13(i), add the following to the end of the paragraph: ""and/or accommodate utility use or public utility structures." [AC 63]
24. On page 36, Table 3.6, change title of item 10 to read: "Renovation associated with change of use within an existing building or structure (with no exterior façade changes)". [PC 112]
25. On page 39, add a definition for "Approved Grade" as follows: "The grade approved by the City hydrologist that meets the requirements of the drainage ordinance, provides sufficient conditions to link to utilities, but imports the least amount of fill. Approved grade may or may not be the same as the nearest roadway grade." [PC 25]
26. On page 43, section 3.5, edit the definition of "Low Impact Design" to delete "green roofs" and add "water harvesting in landscape areas, parking islands, and street medians." [AC 49]
27. On page 46, section 3.5, add a definition for "Public Utility Structure" referencing the Zone Code definition in §14.16.1.5. [AC 60]
28. On page 49, section 3.5, add a definition for "Slip Lane" as follows: "A traffic lane provided along a thoroughfare to allow vehicles to drive at a slower rate than the through lanes without interfering with through traffic. Slip lanes are separated from the through lanes by a median and typically allow parking on one or both sides." [SC 4]
29. On page 50, add the following to the definition of Special Assessment District at the end of the existing text: "See Section 13.3.1." On page 50, add the following to the definition of Tax Increment Development District at the end of the existing text: "See Section 13.3.3." On page 46, add the following to the definition of Public Improvement District at the end of the existing text: "See Section 13.3.2.) [CC 5]
30. On page 57, add the following note above Exhibit 4.3: "NOTE: These recommended intersections are shown for illustrative purposes only. This Sector Plan does not have the power to grant access. Measurements are shown to demonstrate how far apart the proposed intersections are, given the existing limited-access policy of 1/4 mile (1,320 feet) spacing for RI/RO intersections and 1/2 mile spacing for full intersections." [AC 24]
31. On page 58, add a new section 4.5.4 with the following text: "Site distance shall follow current ASHTO standards." [AC 26]
32. On page 58, add a new section 4.5.5 with the following text: "ADA guidelines shall govern minimum sidewalk widths to provide unobstructed passage from impedances, including but not limited to landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes. [AC 31]

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33. On page 58, Exhibit 4.4, add a note as follows: "Note 2: Buffer = separation between the bicycle lane and vehicle lane." Add the same note to subsequent exhibits where a buffer is included. [AC 30]
  34. On page 58, section 4.5.3, edit the first sentence as follows: "Alleys provide access for service and maintenance vehicles and access to parking areas for private vehicles while screening these vehicle uses from the public realm." [AC 25]
  35. On page 59, add a note to Exhibit 4.4 that parking shown is reverse-angle parking. [AC 27]
  36. On page 59, section 4.6.1(iii)f and subsequent sections, delete "match the material of the sidewalk and". [PC 116]
  37. On page 61, Exhibit 4.6, label the center lane as "Turn Bay." Add a note as follows: "Note 2: The center lane is a two-way left turning lane." [AC 32]
  38. On page 66, edit Exhibit 4.10 and 4.11 to move fence into the BTZ. [AC 35]
  39. On page 66, edit Exhibit 4.10 to show curb and gutter at the median. [AC 34]
  40. On page 66, Exhibits 4.10 and 4.11, revise to show BTZ ending at main façade. [SC 6]
  41. On page 66, section 4.6.4, add a new subsection (iv) that introduces the idea of a bioswale/linear pond as appropriate and beneficial next to the Park Edge Road. On page 177, section 11.5.4, add a new goal for a bioswale/linear pond. On page 190, section 12.5.3, add a new subsection (iii) that includes a policy encouraging bioswale/linear pond next to the Park Edge Road. [AC 48]
  42. On page 67, edit Exhibit 4.12 to label center lane as median and show tapering at intersection. Add a design solution to minimize conflict with bike lane and right-turning movement of vehicles. [AC 36]
  43. On page 69, Exhibit 4.14, delete "Shared." [AC 37]
  44. On page 71, section 4.6.6(ii), turn existing language into subsection a. Add a new subsection b with the following text: "Slip lanes are for one-way movement only. Directional signage shall be required." [AC 38]
  45. On page 72, Exhibit 4.17, move tree location to the sidewalk. [AC 43]
  46. On page 73, section 4.6.8(i), replace "major" with "minor." [AC 44]
  47. On page 75, section 4.7.3(iii), change "development agreement" to "legally binding agreement duly executed and acknowledged" to be consistent with terminology in the City Zoning Code Section 14-16-3-1(E)(6)(b) 4 and 6. [PC 26]
  48. On page 78, add a new section 4.7.7 Typical Streets with Public Utility Easement. Add a purpose/intent statement explaining that utilities are typically to be provided via alleys. Where alley access is not possible, electric utility facilities must be accommodated on streets. Add an exhibit as provided by PNM. On page 138, section 7.6.1(c), add a cross reference to section 4.7.7. [AC 64.2]

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49. On page 78, section 4.7.6, add a new subsection (i) with the following language: "Prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations." Renumber subsequent sections accordingly. [AC 46]
  50. On page 79, section 4.8.2, change "abutting" to "adjacent" and add to the end of the sentence "per the Street Tree Ordinance, Section 6-6-2-1. Delete section 4.8.6 entirely and renumber subsequent sections. [AC 11]
  51. On page 79, section 4.8.3, add the following sentence at the end of the existing text: "It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities." [AC 67]
  52. On page 80, section 4.9, include a new subsection 4.9.8 Encroachments with the following language: "Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities should be carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities." [AC 63.1]
  53. On page 80, section 4.9.7, delete "and landscaped" and add "available from the Development Review Committee" after "City standards". Inside the bracket, add "See also" before "DPM" and delete "and reference pending for landscaping". [AC 12]
  54. On page 82, section 4.11.3, add a new sentence to the end of the existing text as follows: "Where street furniture is placed within a public utility easement, approval by utility companies will be required." [AC 68]
  55. On page 82, section 4.11.3, add the following sentence before the existing text: "Street furniture placement and procedure shall follow the DPM Chapter 8." Add to the end of the following sentence: "which may include the City Engineer, Zoning Enforcement Officer, and Code Administration Division." [SC 7]
  56. On page 85, revise Regional Center sketch. [SC 8]
  57. On page 86, section 5.2.5, revise the end of the first sentence in the second paragraph to read: "as well as some smaller-scale office uses." [SC 9]
  58. On page 89, section 4.6.1(iii)i and where it appears in subsequent sections, add to the end of the bracket: "via a revocable permit." [AC 28]
  59. On page 90, Table 5.1, edit MU-12 to read: "Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants" and MU-13 to read: and "Electric substations, telephone switching stations". [AC 69]
  60. On page 92, Table 5.1, add a note corresponding to the asterisk on item OU-1: "\* Model homes are limited to a time period until all the homes are sold in the neighborhood." [CC 7]

61. On page 92, Table 5.1, add an asterisk next to items OU-12 and OU-13 to correspond with the following note: "Note: As defined and regulated by the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020)." [AC 70]
62. On page 92, Table 5.1, item OU-6, change TC and VC to a conditional use. On page 97, Table 5.2, add an item OU-6 for Attached Garage, second column specifying Town Center and Village Center, with the following text: "Shall be alley-accessed." [PC 126]
63. On page 101, note #7 [SC 10]
64. In Section 6.0, edit language to remove subjective terms such as "generally" where they appear with "shall." Where it is intended that staff should have some latitude to interpret compliance, change "shall" to "should" to signal guidance versus a requirement. [PC 179]
65. On page 103, section 6.1.9(i), insert "should" prior to "have." In section 6.1.9(ix), change "are" to "should be." Reorganize 6.1.9 to group mandatory and non-mandatory standards. [PC 132]
66. On page 104, 6.1.0 and where it occurs in subsequent sections, replace "three-step process" with "utilizing a process other than a one-step process." [PC 235]
67. On page 104, section 6.1.11(ii), page 111, section 6.2.12(ii), page 116, section 6.3.11(ii), page 121, section 6.4.12(ii), page 126, section 6.5.10(vi), page 127, section 6.5.11(vii), replace existing text with the following language: "To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited." [PC 75.2]
68. On page 105, section 6.1.12, and subsequent zones, add an item (xiii) with the following text "other, as approved by the Planning Director or his/her designee." [PC 138]
69. On page 109, section 6.2.9(iii), change "shall" to "may." [PC 183]
70. On pages 110 and 120, sections 6.2.10(i)a and 6.4.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, or glass block." [SC 20]
71. On page 124, section 6.5.4, and page 129, section 6.6.4, remove requirements for first floor-to-floor height, ground floor finish level, and upper floor-to-floor height. [PC 76]
72. On page 126, section 6.5.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, glass block, split-face concrete, pre-cast concrete panels, or tile." [SC 21]
73. On page 134, add a note to correspond with the existing asterisk in item I.a with the following text: "See Section 12.1.3 on page 180 for more discussion of the potential benefits." [PC 82]
74. On page 134, Table 7.2, add a note that 5 bonus points shall be granted for amenities made available to the public through a public access easement. [AC 13]
75. On page 137, section 7.4.4, edit the first sentence as follows: "Fill shall be limited to 4 feet except as deemed necessary for site development and drainage by the City hydrologist." [AC 90]

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76. On page 138, add a new section 7.5.5 with the following text: "The National Park Service and/or City Open Space Division shall be permitted to monitor any construction staking and/or blasting activities near the Monument boundary. No construction easements on the Monument shall be granted." Renumber subsequent sections accordingly. [AC 88]
  77. On page 138, section 7.5.5, move existing text to section 7.4 as a new subsection 7.4.6. Add new text to 7.5.5 as follows: "Clear limits of construction shall be established so that construction activities do not encroach on Monument. Construction or silt fencing shall be placed no less than 12" from the Monument boundary." [AC 87]
  78. On page 138, section 7.6, add a new subsection 7.6.2 Drainage with the following text: "A Drainage Management Plan will be required to assure that the capacity of downstream drainage facilities is not exceeded by subsequent development of the Plan area." [AC 53]
  79. On page 138, section 7.6.1(i) c., add the following sentence to the existing language: "Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks." [AC 73]
  80. On page 138, section 7.6.1(i)b, add the following sentence to the existing language: "Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons." [AC 72]
  81. On page 139, section 7.6.1(ii)b, add the following sentence to the existing language: "All uses shall require an encroachment agreement with PNM." [AC 74]
  82. On page 139, section 7.6.1(ii)d, add the following phrase to the end of the existing language: "and are subject to removal." [AC 76]
  83. On page 142, section 8.1, change "shall" wherever it appears to "should" to indicate purpose and intent. [PC 148]
  84. On page 143, 8.4.1, add "(see Appendix E)" after "NWMEP." Insert a new Appendix E "Approved Colors," which should be the same as "General Regulation B - Approved Colors" in the Volcano Cliffs Sector Development Plan, and re-letter subsequent appendices accordingly. [PC 149]
  85. On page 146, add a new section 8.8.5 with the following text: "All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair." [AC 77]
  86. On page 154, Section 10.3.1, in the second paragraph, delete "a buffer of 100 feet." Delete the last sentence in brackets entirely. [SC 29]
  87. On page 156, section 10.4.4(ii)b, delete "publicly accessible." [PC 154]
  88. On page 157, section 10.4.7, edit the final sentence after the parantheses to read "irrigation shall be provided for a minimum of the first three growing seasons..." [AC 15]
  89. On page 159, in Table 10.3 under item (iv) remove the second bullet in its entirety. [AC 19]



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90. On page 159, section 10.5.1, add a final sentence as follows: "This provision is of major significance to the City of Albuquerque." [CC 1]
  91. On page 161, Table 10.3, add the following sentence to the first bullet for item (xvi): "Other materials may be used as acceptable to the City Open Space Division." [PC 156]
  92. On page 161, Table 10.3, remove item (xix) in its entirety. [AC 16]
  93. On page 162, section 10.6.2(i), add the following sentence to the existing language: "Public utility structures are excluded." [AC 79]
  94. On page 162, section 10.6.2(iii), add the following sentence prior to the final sentence: "Use of block to create patterns is encouraged." Add the following phrase to the end of the final sentence: "except at public utility structures." [AC 80]
  95. On page 180, a new policy section 12.1.8 shall be added with text as follows: "Open space areas should be considered for Low-Impact Design." [AC 50]
  96. On page 180, section 12.1.3, add the following text at the end of the existing paragraph: "The costs of archaeological resource mitigation tend to be much higher than the alternative of in-place avoidance. The protection of archaeological sites through avoidance is included in this Plan as an incentive for greater development density and height through the optional bonus height system as well as rock outcroppings counting double their square footage to satisfy either usable or detached open space requirements. [See Section 7.3 and Table 7.2 for the bonus height system and Section 10.4.12 for the square footage incentive.]" [PC 82.1]
  97. On page 182, insert a new 12.3.1 with the following text: "Regionally Significant Roads: Paseo del Norte and Unser Boulevard through the Plan area are vital to the realization of the Major Activity Center and associated benefits of job creation and alleviation of regional traffic congestion. Both also serve a vital regional transportation function and will continue to serve existing and future development beyond the Plan area. The cross sections in this Plan are specifically designed to serve both regional transportation needs and the proposed multi-modal urban development pattern envisioned by the Plan. As such, the City should prioritize and secure funding to help with the construction of Paseo del Norte and Unser Boulevard within the Plan area per the cross sections within this Plan. Segments that are necessary for implementing enhanced transit service should be prioritized for funding." Renumber subsequent sections accordingly. [PC 36 and PC 36.1]
  98. On page 182, section 12.3, add the following text as a new paragraph: "Developing walkable urban centers is key to ensuring pedestrian safety. The Federal Highway Administration (FHWA) recently designated Albuquerque as a Pedestrian Safety Focus City because of the high rate of pedestrian fatalities. Focus cities were identified based on more than 20 average annual pedestrian fatalities or a pedestrian fatality rate greater than 2.33 per 100,000 population. The FHWA will provide technical assistance to conduct training on street designs for pedestrian safety, including a Road Safety Audit in locations that have a high number of pedestrian involved crashes. A Road Safety Audit looks at all modes using the street, the current design and signalization, and the location of transit to provide short- and long-term recommendations for improvement." [SC 34]

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99. On page 182, section 12.3, add the following text as a new paragraph: "MRCOG has conducted a street connectivity analysis of developed areas in the region. The analysis shows that a well-connected street network has lower levels of congestion than a less-connected network. The more connected the surrounding street network is, the less congestion there is on major arterials. The connectivity analysis is currently done by calculating the number of intersections per mile. Enhanced street connectivity can disperse traffic, enhance safety, provide alternative emergency routes, and support the use of alternative transportation modes to the single occupancy vehicle." [SC 35]
  100. On page 182, section 12.3, add to the last sentence of the last paragraph: "as well as other employment and activity centers east of the Rio Grande. This route alternative responds to the projected growth throughout the region's Westside and the pressure that growth would impose on the roadway network and river crossings." [SC 36]
  101. On page 182, section 12.3, add a new paragraph with the following text: "MRCOG stresses the connection between land use and transportation planning in the 2035 MTP. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 20% by 2035. MRCOG views transit-supportive developments such as Volcano Heights to be critical towards ensuring regional mobility and achieving regional mode share goals. As part of the HCTS, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions." [SC 36.1]
  102. On page 182, section 12.3, add a final paragraph with the following text: "Rio Metro RTD will seek federal and other funding sources to implement the route that is ultimately selected as the locally-preferred alternative. The timeframe for implementation of service through Volcano Heights is dependent in part upon the approval and realization of the Volcano Heights SDP." [SC 36.2]
  103. On page 183, section 12.3.4, add the following text after the heading: "The policies and regulations in this Plan should be updated to conform with MRCOG's Long Range Transportation System Guidelines [formerly called Future Albuquerque Area Bikeways & Streets or FAABS Guidelines], which will be an addendum to the Metropolitan Transportation Plan, expected in 2013. This document will contain guidelines on roadway design that are driven by land use context, are multi-modal, and that provide a flexible range of right-of-way and design options." [SC 38]
  104. On page 183, section 12.3.4, change heading and reference in the first sentence to "Long Range Transportation System Guidelines." In the second sentence, delete the first instance of "transit" and edit the end of the sentence to read "as transit planning evolves." Delete the following sentence in its entirety. [SC 37]
  105. On page 185, section 12.39(i), replace the first sentence with the following text: "City Planning and DMD should coordinate to request additional access on Paseo del Norte and Unser Boulevard within the Plan area. This access should be sought through multiple methods, including but not limited to the MTB and its committees and subcommittees (e.g. the Transportation Coordination Committee or T[CC] and the Roadway Access Committee or

---

R[AC ) and/or a pending update of the Future Albuquerque Area Bikeways and Streets (FAABS) plan (proposed to be renamed)." Move the remaining existing text to the end of subsection (ii). [AC 6]

106. On page 190, section 12.5.2, add the following sentences prior to the existing language: "Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one to two acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines shall be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020)." [AC 81]
107. On page 190, section 12.5.3, turn existing language into subsection (i) and add subsection (ii) with language about AMAFCA's drainage master plan. On page 195, add a new section 13.2.5 with language about AMAFCA's drainage master plan. On page 192, add an exhibit showing the expected regional water infrastructure needed in this area. On page A-37, add an exhibit showing the existing water service areas and text describing the draft Integrated Infrastructure Plan for the Northwest Area. [PC 9]
108. On page 192, add a new section 12.5.7 with a policy supporting a drainage management plan. [AC 53.1]
109. On page 196, section 13.3, add a new subsection 13.3.4 per the attached language. [PC 10]
110. On page 196, section 13.4, renumber Table 14.1 to 13.1. [PC 31]
111. On page 198, Table 13.1, add a new item E-4 Drainage Management Plan to implement new policy 12.5.7, Medium-term, "Coordinate with property owners to create a Drainage Management Plan to identify needed infrastructure and plan for its implementation" with lead agency AMAFCA and coordination required with "Property Owners, City Hydrology". See also Public Comments - Regional Infrastructure [PC 9. [AC 53.2]
112. On page A-9, Exhibit A.6, revise to make labels readable. [SC 43]
113. On page A-19, Exhibit A.28, revise to make labels readable. [SC 44]
114. On page A-22 and A-23, update information in second set of bullets to reflect existing conditions. [SC 45]
115. On page A-37, Appendix A.F.2, add the following language: "New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a new substation called Scenic Substation is under development as of 2012." [AC 82]
116. On page A-38, update Exhibit A.41. [AC 83]

117. Throughout the Plan, provide cross references between policies and regulations. [PC 81]
118. Update relevant exhibits with corrected Monument boundary and subsequent alignment of Park Edge Road. [SC 5]

***Notice of Decision cc list:***

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***Attachments***

Attachment 1: Comment Matrix  
Attachment 2: Public Comments Received on or after October 4, 2012  
Attachment 3: Agency Comments Received Since October 4, 2012

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

Zoning Enforcement comments pending further review of Volcano Heights SDP.

#### ***Office of Neighborhood Coordination***

Ventana Ranch NA (R), Paradise Hill Civic Assoc., Paradise Ridge HOA, Taylor Ranch NA (R), Volcano Cliffs Property Owners Assoc., Volcano Trails NA (R), Westside Coalition of NA's

9/11/12 – Newsletter Article in the September/October issue of the “Neighborhood News” newsletter both in print and online to all NA/HOA/Coalitions on ONC's list and to the public.

#### ***Long Range Planning***

#### ***Metropolitan Redevelopment***

The subject area does not lie within a Redevelopment Area, and therefore Metropolitan Redevelopment Section has no comment on this application.

### ***CITY ENGINEER***

#### ***Transportation Development Services (City Engineer/Planning Department)***

The proposed Volcano Heights Sector Plan's Street and Streetscape Standards appear to be inventive with respect to layout, inclusive with respect to all forms of mobility, and scenic. The idea of the public transit system running along interior lanes with passenger depots located in a wide center median offers a solution to the congestion and chaos created by exterior lane movement. This Sector Plan offers an opportunity for the community and its visitors to come together within vibrant settings, to participate in diverse experiences, while providing the convenience of street parking and multi-use trails, along with attractive landscaping and new public transit concepts without compromising efficient flow of street traffic.

- Pg 4 Text 1.1 Boundary description is not in accordance with Exhibit 1.1. Universe Blvd. is mislabeled on the territory map. Please correct.
- Pg 18 According to sector plan, paragraphs 2.1.4, 2.1.5, regulations of this plan supersede COA Subdivision Ordinance and DPM. Many of the proposed development designs conflict with currently applied guidelines, standards and regulations. Will proposed street layouts be justified by a transportation engineer?

- 
- Pg 55 Will proposed intersection spacing, geometry and horizontal alignment be justified by a transportation engineer?
  - Pg 57 Please clarify intent of Exhibit 4.3 by text that refers to this signalized layout as “illustrative” and add the symbols +/- beside all numerical measurements.
  - Pg 58 Please rephrase paragraph 4.5.3 “Alleys are an optional way to provide vehicle, parking, and service access....” to prevent misinterpretation of alleys as areas to park within. Perhaps “Alleys are an optional way to provide access for back entrance service, access to parking and vehicle movement to local development while screening.....”
  - Pg 59 Reverse angle parking on streets is discouraged due to sight restrictions. Backing into street is generally prohibited due to safety concerns.
  - Please indicate, for clarity, that the street “buffer” is intended to provide a level of separation between the bicycle lane and vehicle lane. Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances; including landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes.
  - Pg 61 Please label the center lane as two-way left turning lane in Exhibit 4.6.
  - Pg 63 Steps / stairs are prohibited within COA ROW, in addition to fire escape features.
  - Please add a note that building overhangs / canopies within COA ROW require a “Revocable Permit” issued by COA and annual fees.
  - Pg 66 Please provide curbing in Exhibit 4.10 to show the median will be delineated to control hydrology and cross-over movement.
  - Please remove railing / fencing from COA ROW shown on exhibits 4.10 and 4.11. COA prohibits railing / fencing w/in COA ROW.
  - Pg 67 Exhibit 4.12, concern for conflicts between cars exiting parking lane, right turn movement and bike lane. Please provide solution to guide vehicles turning right at intersections from crossing into bike lane.
  - Please label center lane as a median and show tapering at intersections.
  - Pg 69 Please re-label “shared lane” to “lane.”
  - Pg 71 Slip lanes must ensure safe passage; therefore, directional signage is required. Additionally, the 6 ft landscaping placed between the moving traffic must provide clear sight distance as per AASHTO (American Association of State Highway and Transportation Officials) to guard against pedestrians cutting through medians into traffic.
  - How will transit bus traffic traverse? Where are the bus depots? What lane will bus travel along, what lane will bus load and unload patrons, and are there any conflicts with the bike lane, 6 ft landscaping strip and slip lane?

- 
- The 4 ft designated bike lane width begins at the curb & gutter flow line, therefore, the bike realistically has only +/- 2 ft of unobstructed pavement and only a 2 ft buffer is proposed. Is it possible to access more space by reducing 30 ft median?
  - Concern for conflict on COA ROW between narrow street parking located adjacent to multi-use trail. Is there sufficient clearance for the vehicle door swing onto the trail's right-of-way to not impose on patrons using the trail? Is it possible to access more space by reducing 30 ft median?
  - Pg 72 According to Exhibit 4.17, a tree is displayed on the adjoining dimension line between COA ROW and BTZ. Please clarify location.
  - Pg 73 According to proposed plan, Universe Boulevard is a "major arterial" however MRCOG has classified it as a minor arterial. Please correct.
  - Pgs 74-75 Paved alley widths less than 16 ft are discouraged.
  - Please note that prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations.
  - Proposed on-street parking dimensions provided in table 4.2 list 7-18 feet widths. Parallel street parking of 8 ft is suggested and reverse angle parking is discouraged because backing in / out of the street is considered a sight clearance hazard.

**Traffic Engineering Operations (Department of Municipal Development)**

Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

**Hydrology (City Engineer/Planning Department)**

In general, the Volcano Heights area drains to the southeast corner; Paseo del Norte and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo.

The Volcano Heights Escarpment Transition Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality. Hydrology recommends that a linear bioswale be considered parallel, but probably not straight, to the Park Edge Road. A bioswale is a long, linear pond with relatively flat bottom slopes and plants in it that provides time for the stormwater to infiltrate since the velocity is low. If the proper plants are included, it can also help remove pollutants. The plants in the bioswale would most likely have to be irrigated due to the limited amount of rain in Albuquerque, unless another source like a water tank wash line is used. This bioswale would help provide for improved stormwater quality and help the City meet the requirements of its EPA MS4 permit for stormwater quality.

The bioswale could be built between a bike/walking trail and the road, which would help distance pedestrians from cars and could be an amenity to the area. Of course, this amenity

would require additional ROW, but the cost/value of the ROW may be offset by increased property values.

Pg 43 Low Impact Design (LID) - “frequently used LID techniques include ...”

- a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used.
- b. Add “water harvesting in landscape areas, parking islands and street medians.”

Pg 44 Open Space- Add to paragraph “Open space areas should be considered for LID.”

## ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

### **Transportation Planning**

DMD continues to work cooperatively with the Planning Department to identify a process to address to access policy on the limited access facilities included in the Plan. DMD has agreed to assist the Planning Department with the process of seeking approval of either the current plan or some modified version of the access plan that better addresses the need of the Plan area.

### **Street Maintenance**

No comments received.

## ***WATER UTILITY AUTHORITY***

### **Utility Services**

Please see attached letter dated November 21, 2012.

## ***ENVIRONMENTAL HEALTH DEPARTMENT***

### **Air Quality Division**

### **Environmental Services Division**

## ***PARKS AND RECREATION***

### **Planning and Design**

**Grading and Drainage:** Erosion control and temporary soil stabilization should be done for any construction site greater than 1.0 not 10 acres.

**Open Space Standards:**



- 
- Sidewalk width Credit of open space Requirements- Credit should not be given for sidewalks over 4'.
  - Credit should be given for open space that is accessible to the public.
  - Additional discussion with staff is needed on open space definitions.

**Landscaping:**

- Reduce minimum for median landscaping from 75% living vegetative materials to 30% cover.
- Add “the adjacent property owner” is responsible for street tree maintenance.
- 10.4.7 change to irrigation Shall be provided for a minimum of the first three growing seasons.

**Open Space Division**

OSD requests that all roads adjacent to the Petroglyph National Monument to be designated as Street Type 4.1, “Park Edge (One Side)” in the plan. This would include updating Exhibit 4.1 – Mandatory streets and Designations Map, Exhibit 4.2 – Character zones and Street Types and any other visual or textual references to the designation. Remnant spaces outside the eastern perimeter road to be dedicated to City Open Space Division. This request is based on experience with several previous developments which have employed single-loaded streets with success.

The color palette restrictions for residential buildings within the Northwest Mesa Escarpment View Area should apply to both roof and wall colors, as they already do for commercial buildings.

Open Space definitions in the glossary are very convoluted: consider simplifying (see attached table for suggestions).

Developers and their agents shall establish clear limits of construction so that construction activities do not encroach on Monument (e.g., require construction or silt fencing no less than 12” from BLM-surveyed property line).

Permit monitoring by NPS and OSD of any construction staking and/or blasting activities near the boundary (again, no construction easements will be granted).

No developed flows will be accepted on the Monument (linear bioswales, as proposed by City Hydrologist Curtis Cherne, might be one solution for protecting public land).

The height limit for residential structures in the impact area should be limited to 15’ from natural grade, with a possible exception not to exceed 4’ of fill if and only if required by the City Hydrologist.

PRD/OSD should be included in the development and design review processes where: 1) the development occurs within 200’ of the NWMEP Impact Area, 2) where development occurs within 200’ of a major rock outcropping, or 3) the development occurs within the NWMEP View Area.

Open Space Division would like to offer support for Diane Souder's letter to Hugh Floyd dated October 2, 2012. Specifically, we echo her comments regarding color palette restrictions for both commercial and residential buildings within the Northwest Mesa Escarpment View Area:

Looking at the Mesa development as a whole, one must wonder at the visual impact that thousands of homes will have. We ask this Commission to look at the views from the monument, specifically in the vicinity of Piedras Marcadas Canyon as well as of the West Mesa from across the valley. The specifics of the View Area of the NWMEP (Policy #20) calls for "The Predominant colors used on structures within the View Area shall blend with the natural colors of the mesa" This makes sense. The plans calls for external surfaces of commercial and multi-family buildings to be in the pallet of Approved Colors, allowing for up to 80% of opaque materials on any façade to be other colors (such as white trim). Unfortunately, the View Area regulations call only for roofs of single family homes to be of Approved colors and we ask that the plan require the same of single family homes as it does of commercial structures. The views from outside the area will be softened and muted with this simple requirement.

**City Forester**

***POLICE DEPARTMENT/Planning***

No Crime Prevention or CPTED comments concerning the proposed Sector Development Plan/Phase II - Volcano Heights request at this time.

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Approved as long as they comply with SWMD Ordinance.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

Need more time to review the Sector Development Plan Phase 2. An extension of 1 to 2 weeks was provided for the comments.

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Currently, drainage from this area enters the Petroglyph National Monument, and subsequently, the Piedras Marcadas Dam. The Dam itself has limited extra capacity for developed runoff and allowing developed flows into the Monument would not be desirable. AMAFCA is in the

planning process of developing a Drainage Management Plan (DMP) for this area. This DMP will provide options for diverting runoff out of the watershed, as well as managing runoff within it. Stormwater detention, conveyance and water quality will all be important factors of this DMP. Presently, there is one drainage outfall for this area in Paseo del Norte and all runoff generated from this basin must be conveyed to that outfall. Diversion of some of this basin may also be feasible. A drainage structure (pipe, swale or street) along the Monument boundary would allow for the collection and diversion of runoff before it passes over the escarpment. The timeframe for this DMP will be to start in early 2013 and be finished within 14 months.

AMAFCA has no adverse comments with the SDP and would like have a statement included that says a separate DMP should be required to assure that the capacity of downstream drainage facilities are not exceeded by subsequent development of the Plan area.

### **ALBUQUERQUE PUBLIC SCHOOLS**

The City of Albuquerque requests the Environmental Planning Commission's review and recommendation for adoption of the Volcano Heights Sector Development Plan to the City Council. The Plan is bordered by Paseo del Norte to the north, the Petroglyph National Monument on the east, Volcano Cliffs SDP boundary on the south, and Universe Blvd on the west. The Plan area includes approximately 570 acres and surrounds the intersection of Paseo del Norte and Unser Blvd. The purpose of the Plan is to support pedestrian-friendly and transit-supportive development with particular emphasis on employment, while buffering pre-existing single-family neighborhoods and sensitive lands on the borders of the Plan area from higher-density development toward the center of the Plan area.

The following schools serve students within the boundaries of the Plan:

- Sunset View Elementary School
- James Monroe Middle School
- Cibola High School

Currently all three schools have excess capacity.

<b>Loc No</b>	<b>School</b>	<b>2011-12 40th Day</b>	<b>2011-12 Capacity</b>	<b>Space Available</b>
396	Sunset View ES	528	650	122
490	James Monroe MS	963	1015	52
580	Cibola HS	1876	2100	224

APS does not oppose the proposed Volcano Heights Sector Development Plan.

### **MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)**

Please see attached letter of comments dated November 20, 2012.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

Please see attached letter of comments dated November 20, 2012.

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

No comments received.

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**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**

Conditions of approval for the proposed Volcano Sector Development Plan shall include:

1. In general, the Volcano Heights area drains to the southeast corner; Paseo del Norte and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo. The Park Edge Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality.
2. Pg 43 Low Impact Design (LID) - "frequently used LID techniques include ..."
  - a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used.
  - b. Add "water harvesting in landscape areas, parking islands and street medians."
3. Pg 44 Open Space- Add to paragraph "Open space areas should be considered for LID."
4. Pg 4 Universe Blvd. is mislabeled on the territory map. Please correct.
5. Pg 57 Please clarify intent of Exhibit 4.3 by text that refers to this signalized layout as "illustrative" and add the symbols +/- beside all numerical measurements.
6. Please rephrase paragraph 4.5.3 to prevent misinterpretation of alleys as areas to park within.
7. Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances.
8. Pg 61 Please label the center lane as a two-way left turning lane in Exhibit 4.6.
9. Pg 66 Please provide curbing in Exhibit 4.10 to delineate median.
10. Please remove railing / fencing from COA ROW show on exhibits 4.10 and 4.11.
11. Please provide solution to guide vehicles turning right at intersections from crossing into designated bike lane.
12. Pg 66 Please label center lane as a median and show tapering at intersections.
13. Pg 69 Please re-label "shared lane" to "lane."
14. Clear sight distance will be required as per ASHTO for all landscaping within COA ROW.
15. Pg 72 Please relocate tree in Exhibit 4.17.
16. Pg 73 Please change text to identify Universe Boulevard as a "minor arterial".

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# Attachment 1:

## Comment Matrix

### Note on reviewing the spreadsheet:

1. Comments were initially numbered by commenter in the order comments were received within four categories:
  - Public Comment (PC)
  - Agency Comment (AC)
  - Commissioner Comment (CC)
  - Staff Comment (SC)
2. Within the first three categories, comments were subsequently grouped into alphabetically listed topics for ease of review. The extensive cross referencing of comments and responses made renumbering the list infeasible with the time remaining, so comments generally follow numerical order within a topic except where several comments were grouped to address a specific subject. As much as possible, staff tried to list the topic with the cross reference; where none is listed, the comment is most likely within the same topic and category.
  - Building Heights
  - Design Standards
  - Development Review Process
  - Jobs/Housing Imbalance
  - Major Activity Center
  - Miscellaneous
  - Open Space / Landscaping Standards
  - Plan Support
  - Regional Infrastructure Planning / Development Financing / Incentives
  - Rock Outcroppings / Natural Environment
  - Single-loaded Road
  - Transportation Planning
  - Zoning
3. A searchable version of this spreadsheet will be posted to the City's project page:  
<http://www.cabq.gov/planning/residents/sector-development-plans/volcano-mesa-area-sector-development-plans/volcano-heights-sector/volcano-heights-sector>

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Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Public Comments</b>						
<b>Building Heights</b>						
PC	51		The roads are built at elevations in some cases 12 feet above grade. (note that this will have impact on buildings next to road, which have severe height limitations).	The Plan proposes to measure building heights from approved grade, not natural grade, partly to provide the option to developers to bring in the amount of fill necessary for infrastructure hookups from the existing roads. Since the current R-D zoning only allows 26 feet, the Plan's increased building heights to 40 feet by right and up to 75 feet in Town Center or 60 feet in Regional Center with the optional height bonus provide a significant increase, not a limitation, in possible development above the level of the roadway.	None	None
	51.1		(Cont'd)	Staff considered measuring heights from the roadway grade where abutting Paseo or Unser; however, staff believes it was not appropriate, given the additional heights allowed by the Plan, the NWMEP restrictions, and the balance the Plan tries to strike between those wanting higher buildings and those wanting severe height limitations.	(Cont'd)	(Cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	52		In this regard the plan is very strict on what is allowed to bring in fill for development.	The fill restrictions respond to existing policies in the Northwest Mesa Escarpment Plan and stakeholder concerns about the negative impact of fugitive dust on the nearby Escarpment and irreplaceable Petroglyph resources. Fill restrictions in Section 7.4 allow the City Hydrologist flexibility to approve exceptions, which would include where connections must be made in the case of elevated roads.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	64		Building Heights: Too low and the bonus system is in connection not generous enough if utilized, especially in light the demanded/needed regional infrastructure costs as required by the city.	The current height limit in the existing R-D zoning is 26 feet, and it is current City policy that new development bear the cost for adjacent infrastructure. The proposed structure heights in the VHSDP center zones and mixed-use zone are either equal to that or much higher, with the possibility for bonus heights. Where heights are allowed above 26 feet, by right or through the optional bonus, the additional density should help balance the cost of infrastructure. The Plan does not set out a required development timeframe, so development would not be expected until the market justified the infrastructure costs. [See also lines PC 36 for Paseo/Unser funding, PC 47 on financial mechanisms, and PC 49 on regional infrastructure.]	None	None
	64.1		(cont'd)	The proposed building heights for the Center zones start with the current height limit of 40 feet set by the Northwest Mesa Escarpment Plan (NWMEP), adopted in 1989 and still in effect, with bonus height available up to 40 feet in Mixed Use zone and up to 75 feet in Town Center and 60 feet in Regional Center.	(cont'd)	(cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
64.2			(cont'd)	Neighbors who bought property nearby had the expectation that heights would be the 26 feet allowed by the current RD zoning, or at most the 40 feet maximum allowed in the area by the NWMEP. The current Plan's proposal of a Major Activity Center with heights up to 75 feet is a significant deviation from that expectation.	(cont'd)	(cont'd)
64.3			(cont'd)	The proposed optional bonus height system is a mechanism that allows the additional heights necessary to support density in this area while providing benefits to the natural and built environment that make the prospect of taller buildings acceptable to existing residents. Staff believes this proposal involves concessions on both sides and ultimately helps achieve the goals of all stakeholders for a high-quality development that can provide jobs and services while still respecting the surrounding environment.	(cont'd)	(cont'd)

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>
	64.4		(cont'd)	Building heights have been a contentious issue in the past draft plans as well as this planning effort, and the current draft reflects the compromise reached after years of discussions. The City believes this negotiated agreement will allow the Plan to pass. Trying for additional heights may prove a roadblock to adoption.	(cont'd)	(cont'd)
PC	65		The Plan's low building heights is to help preserve views, but it will cause development up to this glass ceiling of max heights and then no one will have a view.	The current zoning has a height limit of 26 feet, and the same argument could be made of this limit's effect on views.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
65.1			(cont'd)	Partly for this reason, heights are varied in the proposed zones. The heights proposed for Town Center and Regional Center, both by right and optionally through the height bonus, are higher than those allowed in the Mixed Use zone partly to provide incentives for density where it is most desirable but also to generally step down heights toward the edges of the Plan area and step up heights toward its center. Heights in Neighborhood Transition are limited to 26 feet and are not eligible for bonuses. Heights in Escarpment Transition step down toward the Monument edge to 15 feet in the Impact Area as defined by the NWMEP.	(cont'd)	(cont'd)
65.2			(cont'd)	Staff believes that not every development will take advantage of the optional bonus height, as the market seems to be moving toward lower heights and larger floor plates, and some development will not warrant the additional cost of providing the bonus criteria. Structure heights will most likely be varied throughout the Plan area, allowing a variety of view opportunities both from within and to the Plan area.	(cont'd)	(cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	66		Topography of land is varied enough that taller building heights could be built without blocking offsite property (offsite of plan area) views.	In terms of enforcing the zoning code, there are generally two viable options to measure structure heights – measuring from natural grade or approved grade. Measuring from natural grade would reduce building heights where fill was required. The Plan proposes measuring structure height from approved grade (i.e. the grade the building would start after the necessary amount of fill is brought in). In the absence of a system that would allow a different measurement for structure height that could accommodate changes in topography, the proposed structure heights seem to reflect a consensus among property owners and stakeholders that will allow the Plan to be adopted.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	67		Current plan heights have be reduced as much as 50% from the prior plans.	The comparison here needs to be from the current R-D zoning, which allows structure heights up to 26 feet. While other Plans have proposed higher building heights, they have met considerable resistance to the heights proposed, especially in light of the NWMEP height limit of 40 feet in this area, which set that cap in 1989. The proposed optional bonus height system seems to be an effective mechanism to reach consensus from both sides that will allow the taller building heights in exchange for benefits to the natural and built environment that existing residents value. This negotiated agreement seems strong enough to get the Plan passed and in effect, which benefits everyone.	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	68		<p>Other than bonus system, taller buildings can only be built if a single employer has over 150 employees and they must have a development agreement with the city, with claw backs. What if someone wants to build a building independent of that and clearly the building would hold more than 150 employees? This is a limitation on free enterprise of major investment dollars into our community. See page 132.</p>	<p>The bonus system is intended to create office buildings up to 75 feet high to accommodate employees, up to and exceeding 150, so you could do a spec building and get bonus height for improvements that benefit the natural and built environment. Because one of the overarching goals of the plan is to support the creation of an employment center at this location, the provision on page 132 was added based on your input from focus groups in order to provide flexibility and additional incentive for a major employer ready to enter the area with significant employment without having to negotiate the bonus system. Because a building done on spec has no assurance that a major employer will lease the space, as opposed to a series of smaller employers, the same provision is not extended to that circumstance.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	69		<p>Heights are in direct relation to cost of infrastructure. If inadequate density is allowed, then ability to re-coup the cost of infrastructure as proposed may not be possible, especially if the topography of the property is not considered for drainage, water and sewer. The basalt rock limitations make the rigid aspects of the plan, financially very restrictive.</p>	<p>The current RD zoning allows only single-family development and still requires the landowner or developer to bear the cost of development. In comparison, the range of uses, height limits, and density proposed by this Plan should help balance the cost of necessary infrastructure. The bonus heights were considered partly based on the cost of building methods. Taller heights would require steel construction, whose additional cost would most likely never be recouped. The Plan provides many incentives and necessary flexibility to avoid rock outcroppings and redistribute density to more appropriate areas.</p>	None	None
	69.1			<p>Staff believes the Plan proposes the maximum amount of density that achieves the goal for a Major Activity Center while maintaining the consensus of stakeholders that will allow the Plan to pass and go into effect.</p>	(cont'd)	(cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	129	Note #7	<p>101 The maximum height is 40' in the NWMEP view area as noted– TC, RC, Mixed U, NTZ p. 16 &amp; p. 15 ( NWMEP reference )</p> <p>How can you allow a formula that exceeds the NWMEP maximum height?</p> <p><math>K = \max HT (40') + 15\%k = 46'</math></p>	<p>This Plan bases its maximum heights on the NWMEP 40-foot limit. Because both plans are Rank III, the VHSDP can establish regulations that prevail over the NWMEP as appropriate. This regulation in particular is only allowed to create a tower element at the corner of a building to enhance the built environment. Where the entirety of a building exceeds the 40 foot limit, it must show a commensurate benefit to the natural and built environments through the optional height bonus system.</p>	None	None
PC	145	7	<p>131 Recommend striking this entire section</p>	<p>This section represents the biggest compromise in the Plan, providing incentives for protecting and enhancing the natural environment in exchange for higher densities and building heights in appropriate locations.</p>	Staff will include an intent/purpose statement for section 7.	On page 8, section 1.7.2(ii), insert the following text: "The optional bonus height system is intended to provide additional height and density incentives for development in appropriate locations that enhances the built and natural environments."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 146	7.2.6	132	NWMEP (VIEW" p. 15) restricts HT to 40' p. 16 (allows some fill) Cupola – 10' Equipment 6' 15% of 40' height and corner towers – to 46' 7.2.3 TC 150+ employee companies are exempt from the maximum height requirement. 7.2.3 – How to enforce the clawback 5 yr provision. Why would the city want to include this at all in a plan ?	See PC 129. This provision is provided in the plan to avoid a lengthy sector plan amendment process in order to accommodate a major employer that may need a building higher than 40 feet. This incentive helps to support the goal of attracting employment opportunities to the proposed MAC.	None	None
PC 147	Table 7.1	133	The point system seems really problematic for the city staff to implement and it may create some legal issues.	The point system is an innovative approach to meet the Plan goals, balance the competing interests of protecting the natural environment while creating an urban built environment, and achieve a compromise between those wanting higher density developments and building heights and those concerned about the impact on the visual and natural environments. See Table 7.3, which provides guidance to staff for granting bonus points.	None	None
200.1	2.1.2(ii) / 7.2.1	16 / 132	2) Residential structures to be limited in height to 15', with no exceptions	Staff believes you are referring to the regulation within the Impact Area, which prohibits heights above 15 feet.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	201.1		Also, regarding limiting structures in the Impact Area to 15', we do question that the height measurement is from the approved rather than the natural grade.	This Plan measures building heights from the approved grade in order to accommodate the existing conditions, which include undulating topography and bedrock. To develop in these conditions, some amount of fill will likely be necessary. If building height were to be measured from natural grade, this regulation would render some lots potentially undevelopable. The City would be required to compensate property owners, and there are no funds available.	None	None
PC	217		Building height Bonus system: We will support the building height bonus system as long as the incentives are strong for preservation of the rock outcrops and open space, etc. Not everyone is crazy about having tall buildings here. Tall buildings seem out of character for the mesa top and will block the views which the community enjoys. The bonus system should remain strong, not watered down.	Staff believes the incentives for preservation are sufficiently strong and represent a balanced approach toward achieving the goals for the preservation of the natural environment and enhancement of the built environment.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	224		<p>There needs to be a more flexible design provision per building heights, that they can be modified to higher limits (exclusive of the bonuses), as need be in the future to meet basic industry cost parameters when cost of materials, site work and things like elevators or energy use are considered. If there is an economy of scale needed to complete a project, then the plan allows for this and takes this into consideration. This may come into play for not just building heights but block size too. Additionally, there should be wording to allow for broader flexibility per building placement and building sizes, when it comes to usual and customary building standards for an particular industry at a point in the future which we cannot predict, i.e. hotels, event centers or things such as floor heights for multi-story buildings.</p>	<p>Staff believes the administrative deviation language as well as the EPC exception language provides the flexibility you're requesting. See Tables 3.2 and 3.3 for deviations and Section 3.2.13(i)a-d for exceptions.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	227		<p>Topography, still needs to be addressed outside of the City Departments listed above, especially when it comes to building heights. It is my understanding that building height restrictions come from some localized neighbors' demands, most of whom do not have views of the VHSDP, due to natural changes in elevation. For this reason, 26 ft and 40ft height limits are without merit, because large portions of the plan have elevation changes of ranging from 70-100 feet (within the plan itself). These elevation changes can allow taller building to be constructed and hidden from these neighboring eyes. To broadly apply a building height limit, to large areas (even considering bonuses for heights), ignores the benefits of the land's unique variable nature. To not leverage this feature ignores the real estate premise that a property has a highest and best use and should be allowed to develop in that manner.</p>	See PC 64, PC 66, and PC 67.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	233		<p><b>SECTION 7.0 SITE DEVELOPMENT STANDARDS</b>  <b>MAXIMUM HEIGHT REQUIREMENT IN VHMZ ZONE</b>                      The current height limitation proposed 26', with allowance to go to 3 stories with specific bonus requirements met. We believe that a 3 story standard is appropriate with 4 stories allowed if the same bonus requirements are met. The intent of the sector plan is to create and attract "vibrant Major Activity Centers" and clearly a more intensely urban environment than adjacent areas. The VHMZ zone can and should allow some 3 and 4 story structures. The VHVC is allowed that standard and is located in similar areas as the VHMZ. Therefore, location should not be a problem relative to this consideration.</p>	See PC 65 and PC 67.	Staff will consider your request.	Pending



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
	233.1		<p>Allowing the additional height opportunities will allow more diversity in the type of structure to be planned for this area. Therefore The Trails requests that the Maximum height be 3 stories with the option to increase to 4 stories based subject to meeting the required performance criteria.</p>	(cont'd)	(Cont'd)	(Cont'd)	
<b>Design Standards</b>							
PC	8	1.3	4	<p>I don't believe that what has been suggested is attractive. "Recognized principles of urban design" don't apply necessary to New Mexico tastes. The plan speaks of flexibility for property owners, only to take it away completely with the proscribed (to condemn as forbidden, harmful, and unlawful) site development standards, building design, and form. The 250 + pages of detail would make development impossible.</p>	<p>Staff believes the site development standards and building design standards, in combination with the minor and major deviations and exceptions allowed, provide sufficient flexibility to accommodate a large range of attractive development. Similar standards have catalyzed development because they ensure quality across properties, along corridors, and over time.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	8.1		(cont'd)	The Plan's detail assures existing and future residents that they can anticipate the built form in the future, and this assurance allows the streamlined development process that by-passes public involvement because it is already embodied in the Plan's standards. This provides predictability for future developers, eliminating risk from the development process, which is a significant advantage to property owners and future development.	(Cont'd)	(Cont'd)
PC	14	6	99 Permit the various owners to explore new designs of architecture.	The Plan's development standards allow flexibility for architectural design. Should this not be sufficient, the exception language on page 31 in section 3.2.13 is intended to accommodate new designs of architecture with EPC approval.	None	None
PC	15		Allow for phased development on the land while encouraging plans for high density, multifloored commercial building as may be required by future expansion.	The Plan's intent is precisely what you describe. Specifically, this draft does not include the minimum stories and required parking structures or FARs that previous drafts proposed. The minimum ground floor heights proposed in the 2012 draft help ensure the future compatibility of retail, expansion, and re-use of buildings over time.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	72	6.0 and 8.0	99 & 141 4. Building Design: a. Too Restrictive.	Staff believes the building design standards provide the predictability that helps ensure quality across property lines, along corridors, and over time. In addition to the compromise reached on heights, these building design standards are important to assure existing residents that development will be high quality, create a sense of place, and remain compatible with the nearby Petroglyph National Monument. The standards seem minimal, with choices provided that allow plenty of freedom and flexibility. Staff believes these design standards will be necessary to ensure the support of the widest range of stakeholders to get the Plan passed and into effect. If there are particular building materials that are missing and need to be added to make the Plan more workable and feasible, please let us know. Staff believes the Plan presents a reasonable balance. See also PC 92 for requests for more detailed architectural design regulations.	None	None

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>	
PC	73	6.X.9	103-126	b. Not much allowance for architectural freedom.	The Plan does not regulate architectural style. The building design standards include a range of building materials, a list of architectural details to choose from, and a provision that buildings must generally be articulated vertically and horizontally. Staff believes these restrictions are minimal and still allow architectural freedom.	None	None
	73.1	6.X.9	103-126	(cont'd)	In the case where more freedom is needed, the plan further introduces an "exception" for buildings of great architectural value to the city that would accommodate greater architectural freedom (3.2.13 on page 31).	(cont'd)	(Cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	74	6.X.10	<p>104-127</p> <p>c. Very restrictive with materials used to build buildings.</p>	<p>Depending on the zone, there are between 3 and 8 materials listed, representing a range of building materials commonly used in high-quality buildings. Where only 3 materials are listed, for example in Town Center (6.1.10.i) and Village Center (6.3.10.i), this requirement is only for a percentage of the main façade facing a pedestrian-oriented street. The remaining portion of the building has a broader range of choices for building materials. The Plan also includes a provision that additional materials can be approved administratively by the Planning Director.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
	74.1		(cont'd)	Because of the checkerboard property ownership and the expectation that development will occur over a long period of time, these regulations are intended to provide the kind of predictability of quality and compatibility that development under one property owner more typically provides, as that owner can make these kinds of material choices for all buildings in the development, while still providing flexibility of choice within a given palette. Staff is open to suggestions of building materials to broaden this palette to other high-quality building materials that accomplish the same purpose.	(cont'd)	(cont'd)	
PC	75	6.X.10 , 6.X.11 , 6.X.12	104, 110- 111, 116, 120- 121, 126- 127	d. Examples of strict standards, 1. requirements for certain percentage of a building to be masonry,	Masonry is only one of several optional materials permitted; other materials include stucco, brick, wood, metal, tile, concrete, EIFS, clapboard, and hardi plank, depending on the zone. If these materials are not sufficient, the Plan also allows alternative materials to be approved on a case-by-case basis by the Planning Director.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
75.1	6.X.11 or 6.X.12	104, 111, 116, 121	(cont'd) 2. that windows must be set back in to a building.	Only the non-Transition zones include this regulation. This regulation does not specify the depth of setback in order to provide flexibility for developers to meet the intent without being restricted to an arbitrary depth. Further, the window setback is eligible for a deviation allowed administratively.	None	None
75.2	6.X.11 or 6.X.12	104, 111, 116, 121	(cont'd) 3. Type of glass to be used,	The type of glass is restricted to low light reflectivity to minimize the impact of development on views from east of the river into the development. The visual impact of development has been a major issue of contention about previous plans.	Staff will change language to allow either the glazing itself or some equivalent that ensures low reflectivity, such as a film or glass treatment.	On page 104, section 6.1.11(ii), page 111, section 6.2.12(ii), page 116, section 6.3.11(ii), page 121, section 6.4.12(ii), page 126, section 6.5.10(vi), page 127, section 6.5.11(vii), replace existing text with the following language: "To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	76		e. Limitation on the heights of floors in a building (which may not allow maximization of property with low building heights).	The current height limitation with the existing R-D zoning is 26 feet; the proposed heights in the zones in the VHSDP are equal to that or much higher, with the possibility for bonus heights up to 75 feet in Town Center. The higher proposed building heights provide significantly more opportunity than the current zoning to maximize property.	Staff will remove this requirement for the Neighborhood Transition and Escarpment Transition zones.	On page 124, section 6.5.4, and page 129, section 6.6.4, remove requirements for first floor-to-floor height, ground floor finish level, and upper floor-to-floor height.
	76.1		(cont'd)	The limits on story height are minimum, not maximum heights, and are intended to ensure that ground floors – 15 feet 1st floor minimum for development along the Transit Boulevard (4.6.5.iii.h) and 12 feet 1st floor minimum for development elsewhere – could accommodate retail in the future. This provision would provide opportunities for flex buildings for future re-use.	(Cont'd)	(Cont'd)
PC	131	6.1.4	101 ii 2. Interior clear height 12' ? Why mandate this in a Sector Plan ?	Minimum first-floor heights are included to ensure that buildings can be reused for a broad range of retail uses over time, even if they start out as residential developments. This requirement accommodates fluctuations in the market while still supporting the potential for commercial and employment activity in the future.	See PC 76.	See PC 76.



<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>
PC 178	6.1.4	101	What is the purpose of restricting the internal dimensions of building floors? These are design regulations more appropriate as part of the building code, not a Rank 2 Sector Plan or even the City Comprehensive Zoning Code.	See PC 76 and PC 131.	See PC 76 and PC 131.	See PC 76 and PC 131.
PC 130	Note #1	101	Why and how can First Floor elevation be flush to sidewalk? This might not be possible on some sites.	See PC 140.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
PC	140			<p>“L” Ground Floor 12” Above sidewalk                      First floor-to-floor height a minimum 15’ -- why?</p>	<p>The reference for this item is for ground floor entrances. The "L" label is required to ensure that there are appropriate entryways into a building at the ground level and that finished floor enters directly from the outside entry level and that stairs are not placed directly inside the doorway. The level for the outside entry level can adjust as necessary to ensure that this happens through the use of stairs, ADA ramps, etc. Each development will be reviewed to ensure that the most appropriate solution is determined, and this will need to be a case-by-case evaluation on meeting the criteria. The 15' minimum height is specifically for the Transit Corridor to ensure that there is a scale of building to work with the context of the larger cross section of the street. This is a Context Sensitive Street solution that should remain in place.</p>	None	None
PC	182	6.2.2	107	<p>Under “Principal Building Standards” eliminate floor heights, ground floor finish level and upper floor-to-floor heights for reasons stated previously.</p>	<p>See PC 76, PC 130, PC 140, and PC 131.</p>	<p>See PC 76, PC 130, PC 140, and PC 131.</p>	<p>See PC 76, PC 130, PC 140, and PC 131.</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	77		<p>Building Street requirements/Orientation, does not allow much different positioning to take advantage of solar aspects or view corridors. The streets should not be the only mechanism for building placement.</p>	<p>Administrative deviations are available for building placement to provide some flexibility for other considerations. The requirements are intended to provide predictability across property lines, along corridors, and over time. The build-to zone in some ways provides more flexibility than more standard setbacks in other plans, which are also typically coordinated with streets and property lines. The bonus height system rewards building placement to take advantage of view corridors. The exception language in 3.2.13(i)b provides flexibility to accommodate views and environmental design.</p>	<p>Staff will add minor and major deviations.</p>	<p>On page 29, Table 3.2, add the following text as a new criterion under "Built-to zones/setbacks" after "changes to avoid natural and/or culturally significant features or sensitive lands": "building placement to protect view corridors or enhance solar efficiencies." On page 31, Table 3.3, add the following text to the criteria for "Built-to Zones/Setbacks" after "changes in the width of a sidewalk": "or building placement to protect view corridors or enhance solar efficiencies."</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	89		[I] ask for the EPC Members to mind the community's interest in its significant investment in the Volcano Heights Sector during their deliberations of the draft VHSD plan's regulations when some stakeholders ask for public infrastructure support but balk at planning criteria that they judge to be too restrictive upon their individual interests. Community matters, and planning variables that do not fall under the rubric of the built environment as neatly as water, transportation, sewer, etc., are also relevant to the public's interests, not just for the here and now of the Volcano Height's Sector's development but also the greater Albuquerque community over the long term.	Staff agrees and believes that this Plan fulfills the community's stated desires for protecting the unique character of the area while providing appropriate, community supportive development opportunities for property owners.	None	None
	94.1		The persistent question, however, is this: What will the community be left with?	Staff believes the Plan's design regulations ensure quality development over time and transition zones to protect the adjacent neighborhoods.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	99		We ask for more architecture on buildings.	The design standards found in Section 6 and Section 8 are intended to ensure high-quality, articulated, architecturally interesting buildings. Some property owners find these requirements too detailed. Staff believes the Plan represents an appropriate balance. See also PC 73-76.	None	None
PC	215		Architecture features are lacking on new development. Lack of architecture with lots of walls is making Albuquerque look very monotonous and unappealing. This needs to change. All sides of the building facing a street should have more attractive architecture features. We support improving the looks of the built environment.	See PC 99.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	101		AIA Albuquerque is pleased to respond to your request for assistance with the draft Volcano Heights Sector Development Plan. We offer two sets of written comments, one drafted by Robert Heiser AIA, a former EPC commissioner, and the other by me, former Planning Department director. Members of the AIA Local Government Affairs Committee discussed and edited the lists, both of which our Board has approved.	Staff thanks you for your comments.	NA	NA
PC	102		Our comments are intended to be constructive, but we want to emphasize that certain aspects of the Plan trouble us very much. For instance, we believe the building design standards are unnecessarily and excessively prescriptive.	Design standards are prescriptive partly to ensure high-quality development and partly to provide predictability for nearby residents and other stakeholders. Because the public has been part of developing the Plan's standards, the approval process only includes requirements to notify the public of projects when they deviate significantly from Plan standards or involve a large amount of land. This allows streamlining of development review for small projects and projects that comply with the Plan's regulations.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	103		<p>Your original letter asked us to evaluate the regulations and standards via design simulation, if possible, but resource constraints haven't allowed that. However, we can readily visualize some effects that will limit legitimate prerogatives of owners and architects. Moreover, broad public policy goals such as energy conservation will not be served if building design standards, especially for facades, impede the design of high-performance building envelopes. We strongly advise a new take on these standards.</p>	<p>Staff believes the minor and major administrative deviations in sections 3.2.10 and 3.2.11 as well as the exceptions provided in section 3.2.13 address the concerns about energy conservation.</p>	<p>See PC 77 for deviations to address context-sensitive building placement.</p>	<p>See PC 77.</p>
PC	116	4.6.1f	<p>59 4.6.1g and (similar). This is a perfect example of how restrictive this plan is. A requirement like this would not allow the majority of walkways in Old Town to exist and may inset areas between buildings and public sidewalks all over Albuquerque of tile, granite pavers, brick pavers and other materials would not be allowed. This requirement seems unwarranted and shouldn't apply to any site in the COA. Please show us a city where this exists.</p>		<p>Staff will strike the language on matching materials.</p>	<p>On page 59, section 4.6.1(iii)f and subsequent sections, delete "match the material of the sidewalk and".</p>

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>
PC 132	6.1.9	103	I, II, III, IV all too restrictive	Staff respectfully disagrees. These standards are intended to ensure high-quality development, assure nearby and future residents of a predictable built environment, and provide adequate flexibility to allow for design choices to accommodate a variety of uses. Many of these standards are similar to those found in the Zone Code and other sector plans. If there are specific changes desired, staff is willing to consider them. Where these standards use "should," they are only guidance. Where they use "shall," it is required. The deviations and exceptions in the plan provide the flexibility to accommodate variations from the standards.	Staff will change text in (i) and (ix) and will reorganize this and subsequent sections to group mandatory and non-mandatory standards.	On page 103, section 6.1.9(i), insert "should" prior to "have." In section 6.1.9(ix), change "are" to "should be." Reorganize 6.1.9 to group mandatory and non-mandatory standards.
PC 133	6.1.9	103	VI, VII, VIII, IX, X all too	See PC 132.	See PC 132.	See PC 132.
PC 134	6.1.9	103	XII too restrictive	See PC 132.	See PC 132.	See PC 132.
PC 135	6.1.10	104	I, II, III, IV all too restrictive	See PC 132.	See PC 132.	See PC 132.



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	136	6.1.10	<p>104 Why restrict materials such as EIFS? Clapboard, clapboard 50 yr warranty.</p> <p>Why are we restricting materials and requiring a warranty on materials in a Sector Plan?</p>	<p>Sector Plans typically include building design regulations, which may include restrictions on materials, in order to protect the intended character of the built environment. EIFS and clapboard represent building materials that degrade quickly with constant contact from the elements and people and require a higher level of maintenance if they are used where they will be constantly in contact. Restricting these elements to accent useage and to the upper floors allow for them to last longer and not be an eyesore if they are not maintained by the property owner.</p>	None	None
PC	144	6.5.10	<p>127 Why is EIFS limited to 0% or 25%?</p>	<p>EIFS is permitted to be used only as accent material, up to 25% coverage. See also PC 136.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 137	6.1.11	104	<p>Shall be recessed                      May be arched on ground level and flat top on upper floors                      Vertically proportioned – shall be w/multiple panes in double hung and casement                      Windows separated from other                      Windows – punched wall openings vs. grouped – shall be – why?                      Ornamental arches shall be deeper on ground fl and shallower on upper - why                      For all of the above, why is any of the above in a Sector Plan ?                      The Historic Overlay Zone Design Guidelines are not anywhere close to being this strict.</p>	<p>These are all design regulations that allow for consistency and predictability in the design of buildings. Many of the style elements, such as arches, use the phrasing "may be" which means it is not required, but can be used. The rest of the list are things that you must do "if" you are using them. For instance, if you are not using ornamental arches, then that regulation does not apply. But if you are using them, then there are regulations that must be followed.</p>	None	None
PC 138	6.1.12	105	<p>I-IV - why is this in the Sector Plan ?</p>	<p>Stakeholders have requested architectural details such as these to ensure quality development. They are presented as a choice of elements. Each zone requires 1 or more of these elements. See PC 89, PC 91, PC 99, and PC 215 for community requests.</p>	Staff will include an "other."	<p>On page 105, section 6.1.12, and subsequent zones, add an item (xiii) with the following text "other, as approved by the Planning Director or his/her designee."</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 139	6.1.12	105	<p>Towers are not that significant a part of vernacular nor are elaborate detailing and decorative windows.</p> <p>Is there a definition of 'elaborate' or 'decorative' in the zoning code that a designer or staff planner use to determine if you meet the 'shall' requirement of this section ?</p>	<p>Staff disagrees that towers, detailing, and decorative windows are not a significant part of the vernacular. See PC 138. City approval staff has sufficient expertise and experience to evaluate architectural elements.</p>	<p>Staff to consider changes to language to provide more specificity about "elaborate" and "decorative."</p>	<p>Pending</p>
PC 141			<p>Why are windows areas 25% in TC, 20% RC, 25% VC, 20% VHMx, 20% NT.</p> <p>This is an example of how difficult this plan will be to enforce -- why impose all of these different percentages?</p>	<p>Standards are tailored for each zone, as each zone is intended to create a different character of development appropriate to its location and context. The requirement is slightly higher in TC and VC, as they are intended to be the most pedestrian-friendly, urban areas. In general, these percentages are lower than those found in other sector plans.</p>	<p>None</p>	<p>None</p>
PC 142			<p>Doors windows – 50%-90% TC, 30% RC, 50% - 90% VC, 30% VHMx, 25% NT, 25% ET</p> <p>Same comment as above.</p>	<p>See PC 141.</p>	<p>None</p>	<p>None</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 143	6.1.9	103	requiring rhythm, tripartite, a distinct base, middle, cap, cornice, transom, bulkhead, display windows ... this entire section should be taken out . It is too design restrictive . This Sector Plan is not an existing historic district , why impose these standards?	See PC 132.	None	None
PC 148	8.1	142	Building facades shall include architectural details and ornamentation. What is "ornamentation"? Not defined. Once again, this is over-reaching and problematic for the city to enforce.	This language is part of the purpose/intent statement for the building design standards.	Staff will change "shall" to "should" to signal guidance on the purpose, as opposed to a requirement.	On page 142, section 8.1, change "shall" wherever it appears to "should" to indicate purpose and intent.
PC 149	8.4.1	143	Why not include color list in this document?		Staff will add this information in the appendix.	On page 143, 8.4.1, add "(see Appendix E)" after "NWMEP." Insert a new Appendix E "Approved Colors," which should be the same as "General Regulation B - Approved Colors" in the Volcano Cliffs Sector Development Plan, and re-letter subsequent appendices accordingly.
PC 150	8.5.4	143	Is a sloped parking floor a ramp? Why is this restriction on ramp included? Some difficult sites might warrant a ramp along a street or integrated with a berm.	Yes, a sloped parking floor is a ramp. The restriction is guidance only to help ensure attractive parking structures.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 151	Table 8.1	144	Note 1: Garage Type D min 5 linear feet of fenestration on the street facade and be articulated to resemble main structure. Once again, this sort of requirement is too restrictive	This requirement is the same as the requirement in the Volcano Trails and Volcano Cliffs SDPs and is designed to create a pleasing visual environment from the pedestrian realm by reducing the prominence of the garage as the primary architectural feature of the house.	None	None
PC 152	9	147	This is more restrictive than COA and as restrictive as some historic districts. Is this a zoning dept enforcement problem?	All new development requires zoning review. Since there is no existing development in this area, enforcement should not be a problem since all review will follow the regulations contained in this Plan. The regulations of this Plan are tailored to ensure the creation of a high-quality, unique environment, and signage plays an important role.	None	None
PC 160	11.4.3	175	Real problems here:	NA	NA	NA
160.1	11.4.3	175	<ul style="list-style-type: none"> <li>The design standards with shall in districts require design features w/ ornamentation, tripartite design towers - generally features not reflective of local cultural design – and on the other hand are not climate sensitive due to glazing requirements on buildings – regardless of façade orientation.</li> </ul>	Staff disagrees that towers and design features with ornamentation are not part of local cultural design. See PC 77 for adjustments to address climate.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
160.2	11.4.3	175	<ul style="list-style-type: none"> <li>• Courtyards must have a pedestrian connection to sidewalk or other building and buildings shall be rectangular...</li> </ul>	Requirements for pedestrian connectivity to amenities such as courtyards seem appropriate to a pedestrian-friendly district. The requirement for rectangular buildings sets the fabric of the development along corridors. The plan includes flexibility for designs that break this pattern where it enhances the built environment. See Section 3.2.13(i)a for exceptions.	None	None
160.3			<ul style="list-style-type: none"> <li>• Canopies for shading with photovoltaic (solarcollector) arrays seem not to be allowed, yet they are a basic sustainable design item.</li> </ul>	Staff is unsure where the Plan would prohibit canopies for shading with solarcollector arrays.	Staff would remove any such prohibition in the Plan. Please provide additional information to locate the relevant section.	Pending
160.4	11.4.3	175	<ul style="list-style-type: none"> <li>• Stucco &amp; EIFS are limited</li> </ul>	The limit on these materials does not seem to adversely affect the referenced goal. See PC 136 for discussion of material restrictions.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	160.5	11.4.3	175 • Roof materials shall be (pitched) barrel clay tile, copper, standing seam metal, synthetic slate or similar materials per the plan. This restricts new technology in roofing materials such as photovoltaic roof tiles and the use of concrete roofing tiles and other materials.	The Plan provides flexibility to include other materials under the administrative minor deviation for non-dimensional building design standards and under the exceptions granted by the EPC for exceptional environmental design that benefits the natural environment. See Table 3.2 and section 3.2.13(i)a.	None	None
PC	161		Design standards are very restrictive, more so than historic overlay zones under Landmarks and Urban Conservation Commission standards. Contemporary design and materials are really discouraged by this plan and unique design solutions and response to site conditions with a range of geometry is discouraged.	Because this is a greenfield area without an established development pattern, the Plan's standards are intended to create a predictable development pattern and fabric of buildings. At the same time, the Plan provides flexibility for quality designs both administratively through deviations and by the EPC through the exceptions.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	162		This plan is way more restrictive than Mesa Del Sol...why? It will discourage development for years and will be difficult for the city to enforce, regulate and defend it due to its complexity, specificity, and variation from established COA standards that govern the rest of the city.	Mesa del Sol is under the control of one property owner who can set standards for quality, compatibility of development styles and site development patterns, etc. In Volcano Heights, the Plan serves as the master developer to guide these decisions in response to the checkerboard property ownership. The design standards are intended to assure high-quality built environment to protect individual investments across properties, along corridors, and over time.	None	None
	162.1			The predictability provided by the Plan's specificity and complexity is intended to help the City enforce the implementation of high-quality development, as well as provide predictability for property owners about what is allowed and encouraged and for neighbors about what development results can be expected.	(cont'd)	(cont'd)
PC	163	6	99 Some building design standards read similar to H.O.A. rules rather than City sector plan regulations.	Staff believes the building design standards are appropriate for this sector plan.	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	179	6.1.9	103 This section dictates design, and is arbitrary and capricious. Using subjective terms with a mandatory "shall" meaning it must be done with phrases like "generally...rectangular" or "...shall be express with well-balanced facade compositions"...is aesthetic zoning. Architects will be held accountable for subjective design requirements by potential review bodies who have no expertise in design.	The vast majority of projects in Volcano Heights will be reviewed by administrative staff, who has the expertise and experience to judge design criteria appropriately. Staff believes you may be referring to the VHRT, which is a non-judicial body convened by the Planning Director or his/her designee to solve particular problems as a part of the administrative approval process. See PC 8, PC 14, PC 72-74, PC 99, PC 102, PC 132, PC 138, PC 161-162 for discussion of design standards.	Staff will clean up language to remove subjective terms where they are paired with "shall."	In Section 6.0, edit language to remove subjective terms such as "generally" where they appear with "shall." Where it is intended that staff should have some latitude to interpret compliance, change "shall" to "should" to signal guidance versus a requirement.
	179.1	6.X.9	103 Another example of subjective requirement with no clear public purpose is the requirement for "heavier massing" stated in (vii) and aesthetic zoning stated in (xiii) prohibiting vinyl and chain link fencing. Clearly these are aesthetic concern subjective in nature that serve no meaningful public purpose.	This requirement ensures quality construction and the permanence of materials. Materials like vinyl and chain link are not durable or quality materials for fences.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	180	6.1.10	<p>104 Here again are examples of aesthetic zoning. What is the purpose of (i) and (ii) dictating materials and coverage even process calling for only 75% use of stucco along one street type and then requiring it be placed on using a three step process.</p>	<p>The requirement is that at least 75% of the base façade (not the entire building) be one of several high-quality materials (3-part stucco being one) along pedestrian-oriented streets. This requirement is intended to create a high-quality built environment at the pedestrian scale. The other 25% of the base facade can be high-quality accent materials.</p>	None	None
PC	181	6.X.10 - 6.X.13	<p>99 Don't prohibit the use of certain materials or require certain construction procedures. Standards should be written to express the design intent such as providing shade and covered walkways for pedestrians. Don't dictate canvas awnings in our climate (they get sun rot) or see-through walls as required in 6.1.12. There are many solutions to providing visual interest without dictating what they must be. Avoid requiring the use of specific materials or construction methods or even non functional elements such as "tower elements".</p>	<p>The design standards are intended to provide predictability for developers, neighbors, and City review staff, partly to ensure a streamlined development review process. The Plan provides flexibility and guidance through administrative deviations and EPC-approved exceptions for other design solutions. See-through walls are not required by 6.1.12; they are one element in a list of 12 architectural features. Any two of the 12 are required to be incorporated, to be chosen by the developer.</p>	Reference to canvas awnings was removed prior to the EPC draft.	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 183	6.2.9	109	Massing and Facade Composition (ii) & (iii) requirements need to be changed to design intent statements or change "shall" to "may."	Section 6.2.9(ii) already uses "may."	Staff will consider changing (iii).	On page 109, section 6.2.9(iii), change "shall" to "may."
PC 184	6	99	Change the word "awnings" to "shade structures" throughout.		Staff made this change prior to the EPC draft.	None
PC 185	6.2.9	109	Eliminate (xi).	Staff believes material restrictions are appropriate. See PC 72, PC 74, PC 136, PC 160, PC 180-181 for discussion of material restrictions.	None	None
PC 186	6.X.10 - 6.X.13	99	6.2.10. through 6.2.13. and other similar sections in the VHMx, VHNT, VHET, also should eliminate material restriction, specifying materials, and construction restrictions. Restate these as performance-based requirements or state what the urban design intent is.	Staff believes material restrictions are appropriate. See PC 72, PC 74, PC 136, PC 160, PC 180-181 for discussion of material restrictions.	Staff will add language to assert that these standards are performance-based requirements and state the urban design intent.	Language pending

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	187	6.X.10 - 6.X.13	99 These standards are unnecessarily restrictive and add to the cost of doing business. They restrict the design decisions of the owner and the owner's consultants, adding costs with no real benefit to the public.	Staff acknowledges that the restrictions may impact development costs. Because this area is intended as a Major Activity Center with a focus on drawing major employers, the design standards are intended to assure higher-quality development that creates a sense of place and is attractive for pedestrians, cyclists, and transit users. Staff disagrees that standards have no public benefit. See stakeholder requests for such design standards in PC 89, PC 94.1, PC 99, and PC 215.	None	None
	187.1		Furthermore, there is no assurance that they will create quality design. They pre-empt the responsibilities and the role of professionals licensed and given by the State under licensing requirements for architects, landscape architects, and engineers approved to do design.	These regulations provide guidelines and a palette that might typically come from a master developer. The advantage for designers is that these elements are required, so the owner cannot "value-engineer" the quality design and products that a professional would typically like to use, but tend to be overridden during the development and construction phases. These regulations have been time-tested and developed by professionals in architecture, landscaping, and engineering.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	188	6.X.10 (v)	104 etc. Eliminate (iv) requiring that changes can be only made after being "considered" by the Volcano Heights Review Team consisting of volunteers and city staff. This is not meeting the intent statement goal to "streamline the approval process". The review process cannot be handed to volunteers or even staff with no experience or expertise or training in architecture, engineering or other related building fields. This should be done throughout the plan.		Staff believes this requirement was changed to the Planning Director or his/her designee for the EPC draft.	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	189		While well organized the regulations as detailed in the above analysis are excessive & overly detailed as written. The Plan has over 150 pages of regulations. This is almost as many pages as the City Comprehensive Zoning Code. This seems excessive for an area of 570 acres.	Staff respectfully disagrees that the regulations are excessive and overly detailed. They seem to provide predictability while allowing enough flexibility and choice to accommodate a range of high-quality development. The City Zone code deals more with uses allowed than it does with the quality of development intended. Because of its potential as a Major Activity Center and its location abutting the Petroglyph National Monument in a unique volcanic setting, Volcano Heights deserves design standards that can help assure a high-quality built environment in harmony with the natural environment.	None	None
PC	190		The Plan pre-empts design prerogatives given to the owner, developer and their professional consultants by over regulation of design elements as stated in the previous comments.	Staff respectfully disagrees. See discussion of design standards in PC 14, PC 89, and PC 162.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	193		<p>The Plan has many regulations that attempt to legislate “quality design” by dictating restriction on appearance, even calling for internal limits on heights of floors. Unlike the performance-based code adopted in the Downtown Urban Center, which does have a existing building inventory, this plan’s regulations are excessive and in some cases capricious in what colors, material, and design elements are allowed. It is unclear how such regulations if implemented will insure “quality development”.</p>	<p>It is precisely the fact that Volcano Heights does not have an existing building inventory, as Downtown does, that indicates the need for standards that create a predictable development pattern and fabric of buildings. Colors are regulated by the NWMEP, passed in 1989. See PC 89, 99, 94.1, and 215 for stakeholder requests for design standards. See PC 72, PC 74, PC 136, PC 160, PC 180-181 for discussion of material restrictions. See PC 138-139 for discussion of design elements.</p>	None	None
PC	196		<p>Good plans don’t insure quality development nor do excessive regulations. Without a market-driven demand the Plan will not become a reality. In reality quality is hard to insure through a legislative process.</p>	<p>Staff agrees that insuring quality is difficult. Staff believes this Plan provides standards with the appropriate level of detail and flexibility to preclude low-quality development and ensure some measure of predictability across property lines, along corridors, and over time. Staff believes this Plan provides significant flexibility through mixed land uses, menus of options, administrative deviations, etc. to meet market demand now and in the future.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
200.2	2.1.2(v) / 8.4.1	16 / 143	3) The approved color palette to apply also to all residential structures within the View Area		Staff agrees and will add this requirement.	On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence.
201.2			Additionally, application of the approved color palette as stated in the Northwest Mesa Escarpment Plan does not, as it turns out, regulate color for residential structures in the View Area.		See PC 200.2	See PC 200.2



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	225		<p>There should also be flexible wording, when it comes to designs, for market demands, 20 to 30 years from now, that we cannot predict. That any plan approvals within the VHSDP cannot be unreasonably withheld, if it can be demonstrated that economic, market demand or legislative restrictions/requirements (i.e. state or federal) conflict substantially with designs of the VHSDP. This may not be just buildings, but open space or roads or common areas. An example may be that buildings are required to have energy generation on site and in doing so conflicts with color or reflective material restrictions in the VHSDP. Another example, may be the size of type of vehicles visiting the development and parking or road designs can change to accommodate these.</p>	<p>Significant changes such as those you describe (energy generation onsite, state law, etc.) would indicate the need to update the Sector Plan, rather than include a provision in this plan that is so broad as to admit any unforeseen circumstance that conflicts with the Plan's regulations. Staff believes the Plan provides sufficient flexibility at this time (deviations, exceptions, etc.) to handle the unforeseen (but more likely) challenges that property owners are likely to encounter. See PC 196 for discussion of market demand and PC 244 in Building Heights for discussion of the Plan's flexibility.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	234	6.X.4 101 etc.	<p>SECTION 7.0 SITE DEVELOPMENT STANDARDS UPPER STORY HEIGHT OF 11'</p> <p>The Trails also requests that the definition of an upper story height be increased from 10' to 11'. Most of the product The Trails is developing for multi-story construction uses 9' ceilings. In order to meet the intent of the plan in number of stories allowed, a higher maximum dimension is requested to allow for 9' ceilings.</p>	<p>Staff believes you are referring to upper floor-to-floor minimums set by section 6.X.4. This floor-to-floor height would require the minimum be set at 10 feet from floor to floor. At finish the interior height would be 9 feet from floor to ceiling. But that would be the <u>minimum</u> that is allowed. If a developer chooses to do higher floor-to-floor height to allow for additional ductwork or higher ceilings, then that is permitted, as long as the overall height of the building does not exceed the maximum permitted.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	235	6.X.10 & 8.4.2	<p>104 (etc.) &amp; 143</p> <p>SECTION 8.0 BUILDING STANDARDS STUCCO STANDARDS</p> <p>The current plan requires “integral color stucco” and “three-step process stucco”. The Trails requests references that this standard be removed. The Trails and Longford Homes (a builder in The Trails) has significant experience in housing construction having constructed over 5,000 homes. From experience these required standards have limitations. We have found other options for stucco work better for various reasons. These other options should be allowed. Please remove requirements for “integral color stucco” or “three-step process stucco”.</p>	<p>The intent of the regulation for three-step process is to prohibit a one-step process that does not last very long, becomes an eyesore, and detracts from the built environment.</p>	<p>Staff will change the text to prohibit a one-step process, leaving open the possibility of newer innovations.</p>	<p>On page 104, 6.1.0 and where it occurs in subsequent sections, replace "three-step process" with utilizing a process other than a one-step process."</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Development Review Process</b>						
PC	70	3.2	24 3. Approval Process: a. Any site plan with significant infrastructure is required to have the most burdensome review, and the streamlined options are not viable.	With the current RD zoning, a site plan for subdivision would need to go through the EPC process, which involves a public hearing, and in some cases, go through EPC again to approve a site plan for building permit. The mandatory streets, no matter how well planned in a Sector Plan, will require engineering prior to construction, which appropriately takes place through the DRB process.	None	None
	70.1		(Cont'd) The plan backs much of the land into this category by putting forth a road network that ignores infrastructure/slope/drainage relationships and requires moving of roads by more than 10% to avoid topographical features. This is engineering the area in a re-active way.	The Plan does not require moving roadways 10%. Because preserving rock outcroppings is strictly voluntary, the Plan allows property owners to move the proposed Mandatory Streets up to 300 feet administratively where owners choose to avoid topographic features as a result of engineering-level studies (see page 28). This is planning at the sector plan level versus the engineering level, which necessarily comes next.	(cont'd)	(cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
70.2			(cont'd)	Because there is no way to avoid review where infrastructure is needed, the Plan attempts to provide some streamlining for projects that need infrastructure by allowing them to go straight to building permit once the site plan for subdivision is in place OR the TIDD/PID/SAD process is complete. Typically, projects would still have to go through the Site Development for Subdivision process in addition to the TIDD/PID/SAD process, and in some cases, projects would still require the Site Development Plan for Building Permit.	(cont'd)	(cont'd)
70.3			(cont'd)	Further, the Plan allows most projects to go to DRB or directly to administrative approval, avoiding the EPC and public hearings altogether (see page 34).	(cont'd)	(cont'd)
70.4			(cont'd)	Infrastructure/slope/drainage engineering goes beyond the detail of a sector plan, which is why there is administrative approval available to provide flexibility in the placement of mandatory roads.	(cont'd)	(cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
PC	71	Table 3.4	33	b. For a plan with this level of detail, larger parcel sizes, greater than the 5 acres noted on page 33, meeting or being close to standard, should be allowed for a more streamlined approach.	The Plan sends projects (not <u>properties</u> greater than 5 acres but <u>projects</u> involving more than 5 acres) to DRB vs. EPC, which provides more streamlined development review. As most properties in the Plan area are 5 acres, and this is also a fairly standard size specified in the Zoning Code, this standard seems to make sense here. The only time projects would go to EPC, which is a 6 week process and includes public hearing, is if there is a request for major deviation from the plan (see Tables 3.4 and 3.5 on page 33 & 34 and Major Deviations listed in Table 3.3 on page 31).	None	None
PC	111	3.4	35	Just use COA criteria	In order to streamline development approval, this Plan provides a tailored public notification process. The Plan's detailed design standards are intended to ensure high-quality development that is predictable for nearby residents; therefore, public notification is eliminated for small projects and projects that meet the Plan's regulations.	None	None

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>
PC 164	3.2.1	24	It is unclear as to what steps will be taken to “streamline the process”. This Plan has more layers of control than other Sector Plans adopted by the City including the Downtown and the Uptown Urban Center Plans.	See PC 70, PC 71, and PC 111 for discussion of streamlined processes. Unlike Downtown or Uptown, Volcano Heights also has to accommodate infrastructure planning, which adds a layer of complexity not easily or advisedly streamlined.	None	None
PC 165	3.2.3	24	Follow adopted procedures already in place. Do not invent a new process unique to this plan only. Reference sections numbers for ease of use. Don't reinvent adopted, tested procedures already in place.	See PC 70 for discussion of intent of streamlining when significant infrastructure must be coordinated. This section is intended to provide some incentive for property owners to coordinate to create a PID, TIDD, SAD, or other financial mechanism to plan and implement regional infrastructure.	None	None
PC 166	3.2	24	Approval procedures should follow existing processes where adopted not create another process for an area of the city that contains only 570 acres (less than a square mile).	This Plan area represents a significant potential benefit to the City as a Major Activity Center, contributing to improving the jobs/housing balance and regional traffic patterns. As such, the Plan is intended to provide incentives for development that meets these goals where it can, which includes a streamlined development process. See PC 164.		

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	168	3.2.7	26 What is the purpose of this approval? This appears to add a new layer to the review process.	As opposed to much development that would currently have to come through the EPC and then the DRB, this Plan allows developments that meet the Plan's regulations to come through the DRB directly, which has a faster turnaround and less public involvement.	None	None
PC	100	3.2.2	24 Maybe need someone to oversee the planning process, to keep an eye toward the vision and traffic.	Section 3.2.2 requires all potential developments to schedule a pre-application review discussion with the Planning department. This will provide the opportunity to anticipate and follow developments as they occur, as well as keeping an eye toward vision and traffic. In addition, this section recommends that a staff planner be assigned to the project, which provides additional opportunities for consistency and oversight.	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	219	3.2.2	<p>24 Oversight of the Plan: Because it is a complex plan, someone knowledgeable that knows the vision and intent of the Volcano Heights plan should oversee the approval process, since there will be no further EPC review. It is very critical that we obtain quality development, and to meet the preservation and transportation challenges to ensure the success of this plan. If the plan is successful in addressing these challenges, then we as a community will be successful too.</p>	See PC 100.	None	None
PC	102.1		<p>We foresee problems applying the standards if the Volcano Heights Review Team and City staff involved don't include a majority of licensed design professionals.</p>	<p>Staff believes that City development approval staff has the expertise and experience sufficient to review project applications and collaborate with applicants as described in 3.2.6. The make-up of the VHRT is discretionary and will be determined on a case-by-case basis. The VHRT is intended to include the relevant members based on what a particular project needs to solve problems. The list is therefore appropriately diverse and is provided as a guideline.</p>	<p>Staff will add a licensed design professional to the list of potential VHRT members.</p>	<p>On page 26, section 3.2.6, add as a final bullet of potential VHRT members: "An AIA representative(s) or other licensed design professional(s)."</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 108	3.2.6	26	Volcano Heights Review Team VHRT: Is there any precedence for a Review Team in Albuquerque?	Yes, the VHRT is modeled partly on the Uptown Review Team (URT), which has been highly successful. The difference is that the URT is required for every project within the Uptown Plan area, while the VHRT is discretionary based on problem solving for a particular project.	None	None
PC 167	3.2.6	26	Remove this section and use existing review processes already in place. Creating a separate review will not streamline the process. The VHRT team is too large and too cumbersome. The purpose and authority of the Team is too vague. Can a conflict be appealed?	The VHRT can be assembled as needed on an ad hoc basis to solve problems outside of the quasi-judicial process. The intent is to provide an opportunity for relevant staff members from multiple agencies to work together creatively to address challenges. A conflict that cannot be resolved continues with the approval process and may be appealed as allowed by process.	None	None
PC 191			The Plan adds excessive design review to the approval process. It adds a new review body of staff and volunteer community members (Volcano Heights Review Team) which consist of at least seventeen members.	The design review is largely administrative, which streamlines the process. The VHRT is not an established body but rather a pool of prospective relevant agencies and volunteers who might be assembled at the discretion of the Planning Director to solve particular problems as they arise.	None	None

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PC	106	Table 3.1	22	This is a confusing table. If a change of 'use' occurs that is allowed in the underlying zone why would that trigger a planning review?		Staff will adjust language and change table title.	On page 20, section 3.1.7(i), edit the end of the final sentence to read: "applicability of the various sections of this Plan to development and redevelopment projects." On page 22, Table 3.1, change the title to read "Applicability of Plan Sections by Development Type" and change the second item to read "Renovations associated with change of use/expansion of use with no expansion of building."
PC	109	3.2.7 & 3.2.9	25-29	Why include a definition of the role of the DRB 3.2.7 and City Council 3.2.9? It's defined in COA codes and ordinances .	The Plan is intended to be helpful to property owners and developers. This information is available in other places, but it is often not easily found or compiled in one place.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	110	3.2.10 & 3.2.11	27-30 Why are the deviation criteria in a Sector Plan ? The plan should reference COA criteria (since criteria may change) and not list them in the Sector Plan. There are legal implications due to the potential contradictions and changes that may occur over time.	The City doesn't have well-defined deviation criteria. Deviations are included to provide flexibility for unseen circumstances or challenges on particular properties or to accomplish project-specific objectives that still meet the intent of the Plan but violate individual regulations. The minor and major deviations provide administrative relief to accommodate development and streamline the approval process. The exceptions in 3.2.13 provide guidance to the EPC to grant relief from Plan regulations to accomplish particularly important goals.	None	None
PC	170	3.2.10-11	27-31 The deviations are too restrictive, subjective, broad, and they add another layer to the development approval process.	See PC 110.	None	None
PC	112	Table 3.6	36 Table 3.6 Why is it different from COA, in particular # 10? Change of use?	Sector Plans allow the City to tailor processes and regulations for specific areas to accomplish City, community, and stakeholder goals. In this case, the process is tailored to provide a streamlined development review process and make clear what types of development trigger what kinds of review.	Staff will adjust language for item 10.	On page 36, Table 3.6, change title of item 10 to read: "Renovation associated with change of use within an existing building or structure (with no exterior façade changes)".

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
PC	113	Table 3.6	37	Table 3.6- Why wouldn't #13 and # 14 be an EPC decision versus a recommendation. Does the decision go to City Council after the EPC process ?	Yes. This follows the City procedure for zone changes. Please see Note 3 for clarification.	None	None
PC	169	3.2.8-9	27	Amend and reference appeal procedure in Zoning Code.	What is described references the existing appeal procedures.	None	None
PC	171	3.2.13-3.4		These sections again reinvent many of the procedures and processes already in place in other codes and ordinances.	Section 3.2.13 provides a significant relief valve for challenges and circumstances that arise later or are unanticipated by this Plan. The exceptions described provide guidance to decision makers about how and when to grant relief from the Plan's regulations to serve the greater purpose of the Sector Plan's goals and vision.	None	None
	171.1			(cont'd)	Sections 3.2.14-3.4 are included for ease of use, in order to provide complete, compiled information about the development review process. See PC 109.	None	None
PC	192			The Plan requires notice and hearings for compliance and deviations by the DRB or EPC for sites less than 5 acres for any projects in the Transition zone or Center VHMx zone. This is more restrictive than the Downtown and the Uptown Urban Center Zones. It also adds more review time and cost to the development process.	Public notice is <u>NOT</u> required for projects less than 5 acres unless a Major Deviation from the Plan's regulations is requested. These projects are to be reviewed by the DRB, not EPC, which is a <u>streamlining</u> of the process.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Jobs/Housing Imbalance</b>						
PC	19	11.2.2	172 The Draft Plan does not satisfy Policy 3.96 of the WSSP. (Volcano Mesa Area 2011 Amendment). Policy 3.96 specifies that “New zoning should be established for the Volcano Mesa area to correct the jobs/housing imbalance that exists for the area . . .” The current draft contains only a singular mention of “jobs/housing imbalance” at 11.2.2 under Goals. There is no other citation in the draft that attempts in any way to actually quantify what, if any, progress will be made as a result of this plan based on the plan projections.	Compared to the existing RD zoning, which allows only a limited amount of C-1, the change of zoning to all mixed-use zones provides an opportunity to influence the jobs/housing imbalance. The zones are intentionally proposed as mixed-use in order to provide maximum flexibility to meet market conditions in the future. This same advantage of flexibility is also a drawback in the sense that it is impossible to quantify what progress will be made, if any, as a result of zone changes other than to say that because no single-family housing is allowed in any but the transition zones, there is more of an opportunity for jobs and non-residential development than there would otherwise be without a change of zoning.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	20		<p>Policy 3.96 references a projected build out for the entire Volcano Mesa planning area of 12,000 new homes and 30,000 residents. This reflects the assumptions made in the 2006 draft (Table 2 Employment Deficits). However, the analysis in the current plan (Executive Summary Table 1.2) considers only new residential within the Heights SDP. This is contrary to Policy 3.96 and the Council intent, which clearly addresses the entire Volcano Mesa planning area.</p>	<p>The current plan only covers Volcano Heights and therefore only analyzes Volcano Heights. Policy 3.96 addresses Volcano Heights, Volcano Cliffs, and Volcano Trails. The intent of the VHSDP still matches the intent of the Volcano Mesa WSSP amendment, although the Plan adjusts zoning, roadways, etc., due to planning that occurred after the WSSP was amended.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	21	1.6	7 At 1.25 jobs needed per dwelling unit the current plan admittedly creates a surplus of jobs within the 68 acres of the Town Center (1,757 demand vs 2,134 created). However, this surplus quickly evaporates and turns negative when the analysis is expanded to the entire Heights SDP area. The 4,769 dwelling units with the SDP would create a demand for 5,961 jobs versus only 5,389 created. That still leaves job demand for 60% of the dwelling units with the Volcano Mesa planning area unaccounted for.	The Plan itself cannot create jobs. All it can do is change zoning to allow a greater range of employment uses and potential density and intensity. The anticipated build-out included in the Plan is not the maximum level of development or jobs that could be seen in the area but rather a practical, achievable benchmark. If more jobs are created than housing in the area, then the jobs/housing imbalance will improve more. If not, the presence of SOME jobs in Volcano Heights, which are more likely with the proposed zoning changes, will be some improvement to the jobs/housing imbalance.	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
21.1			<p>The EPC may wish to consider: (cont'd) 3. Eliminate all housing from the Town Center. With all other assumptions held constant the Heights SDP would have a job surplus of 1,186.</p>	<p>Eliminating housing is no guarantee that more jobs would be created. In fact, employment centers are best supported with nearby high-density residential uses, which is why both are allowed throughout the densest zones. Eliminating housing as a use would remove a potential catalyst and support for employment locating in the area. The amount of jobs that could be provided in Volcano Heights would not solve the jobs/housing imbalance on the West Side, but it provides the opportunity to improve the balance compared to the existing zoning.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
21.2			<p>The EPC may wish to consider: (cont'd) 4. Require that, prior to forwarding this plan to the Council, the plan include a numerical analysis of the jobs/housing balance over the currently projected life of the plan (2010-2035).</p>	<p>There is no policy that states how much improvement needs to be shown in Volcano Heights that would necessitate the kind of analysis you request. Rather, the change of zoning to allow employment, the design standards meant to create a stimulating, high-quality, urban environment, and the intended Major Activity Center are all expected to contribute to improved opportunities for employment compared to the RD zoning this Plan replaces. Staff has provided its analysis of how the proposed changes to zoning are justified by policy and other plans, as required by R-270-1980. The EPC's recommendation to the City Council must be based on compliance with these policies.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
204.1			<p>The intent and the development of the plan brings to the West side the needed employment center and job balance that the City needs desperately for the community. There has been so much progress made towards flexibility of the plan to allow for “phased-In” development that can help spur jobs, earn gross receipts taxes and reduce trips over our overcrowded bridges. We believe that the zoning is what the City needs and the density to create that job balance.</p>	<p>Staff agrees and thanks you for your support.</p>	<p>None</p>	<p>None</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	222		<p>Most recently the US Dept of Agriculture via the US Forrest Service, had an RFP for a 200,000 sq. ft. office facility, which was forwarded to your offices. VHSDP and the land that it encompasses currently is inadequate to reply to this RFP, in terms of any viable infrastructure (either by lack of design or being not physically in place) to attract these jobs. Hence a plan must get passed sooner rather than later and one that is flexible enough to meet an RFP's demands like this in terms of type of building and space, but also in terms of time horizons/demands. The USDA goal was 10 months. This plan should be pursued with the reality and vigor that time horizons like that are essential and critical to it being a success.</p>	<p>Staff believes the Plan's mixed-use zoning, streamlined development review, and deviations/exceptions provide the flexibility to meet RFP's such as this one. The provision of infrastructure is beyond the scope or power of a Sector Plan and must be pursued by property owners with the coordination of implementing agencies, which currently are developing plans for infrastructure in the area.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	223		<p>If the City of ABQ wants to be a leader in keeping and attracting jobs, then it needs to be a team player and visionary leader to be sure places like VHSDP are viable, practical, attractive and real. My only hope is that we are not having another hearing a year (or more) from now on getting a VHSDP approved. If so we all run the risk we again of missing out on another major employer, which could help re-balance the jobs/housing mix between East and West Sides of ABQ. Today VHSDP is flat footed and cannot run to catch any demand for improved real estate.</p>	<p>Staff agrees and appreciates your support and participation in getting the Sector Plan passed as the first step in implementation.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	226		<p>The plan for the VHSDP, in its genesis, had a much bolder component for density and thus a stronger ability to provide for more jobs from within the development. It was denser essentially for employment purposes. Most currently the plan's density per aspects such as limited building heights have put a damper so that it cannot be as big a factor in balancing the work/housing imbalance of east and west sides of the river. There should be either a current modification to allow more square feet for employment or a date certain in the future, that will increase the density factors to help the city further try and balance its use of other infrastructure. Namely, this will help adequately address the stress of the river crossings we have today and most certainly in the future. This greater employment density should add value to area housing west of the river because a homeowner can realistically live west of the river and work west of the river and not waste resources traveling to east of the river.</p>	<p>The Plan still provides tremendous opportunity for density, probably beyond what is needed by the market within the next 20 years. Previous versions of the Plan with higher building heights met considerable resistance from other stakeholders. Staff believes the current heights proposed, in conjunction with the optional bonus heights, provide adequate latitude to create employment while respecting the natural environment. The Plan includes the provision eliminating height restrictions on large employers in order to increase density possibilities in particular cases where the employment goal is furthered.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Major Activity Center</b>						
PC	16		<p>The Draft Plan does not satisfy Policy 3.95 of the WSSP. (Volcano Mesa Area 2011 Amendment) Policy 3.95 (Council Resolution R-10-77) directs the Town Center be designated as a Major Activity Center, and this is reflected in the language of the current draft. (Note: MACs are not defined in the WSSP but are a designation of the ABC Comprehensive Plan. To date, the designation of the Volcano Heights Town Center as a MAC has not been adopted into the Comp Plan.)</p>	<p>The Volcano Mesa Area 2011 amendment was written in conjunction with a previous scheme for a larger Town Center in Volcano Heights. Now that Volcano Heights has been modified to reflect realistic market demand, staff intends to update the WSSP amendment with the recommendation that the MAC include all but the Transition zones. As is the case with other recommendations for new activity centers, the formal designation will take place upon an update of the Comprehensive Plan, which the City and County are currently discussing.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	17	1.6	7 The Draft Plan does not comply with the ABC Comprehensive Plan. (Sec II.B.7 Policy a, Table 22) In the July 2010 draft the Town Center consisted of 130 acres. (Volcano Heights Market Study) While the Comp Plan defines a MAC as considerably larger (300+ acres), it also comments that future MACs be denser and therefore smaller, and less auto oriented and more walkable. In the current draft however, the Town Center has been further reduced to 68 acres. It is unclear how this small amount of space could support a regional employment center (MAC) in addition to the 1,406 multifamily housing units that are programmed for the Town Center in the current draft. At 68 acres, the Town Center is more consistent with the WSSP definition of a Community Activity Center.	While the Town Center zone acreage has been reduced, the Plan recommends that the Major Activity Center include Town Center, Regional Center, Village Center, and the Mixed Use zones. Together, these account for approximately 475 net acres (minus mandatory streets).	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	18	Table 1.2	7 The MAC requirements, as outlined in the ABC Comp Plan and cited in the Council Resolution, further specify that buildings be three stories or higher and that the MAC have a minimum FAR of 1.0. The 727,650sf of non-residential development projected in the current draft, within a 68-acre Town Center, yields a FAR of .25. Admittedly this number is incomplete, as it does not include the proposed residential component. Unfortunately, the current draft presents residential only as “units” and does not disclose the square footage. To bring the FAR to 1.0 would require an additional 2,234,430sf of improvements or an average 1600sf for each of the 1,406 multifamily units.	These are not requirements but rather policy objectives for MACs, as stated in II.B.7 Policy a in the Comprehensive Plan. The VHSDP proposed MAC furthers the majority of other objectives articulated in Table 22 in the Comprehensive Plan.	Staff agrees that the nomenclature of the vision makes expectations and comparisons unclear.	On page 7, section 1.6, replace "Development Vision for Full Build-out" with "Anticipated Build-out". In the text of the following paragraphs, replace "vision" with "anticipated build out." In the titles of Table 1.1 and 1.2, replace "Development Vision" with "Anticipated Build-out."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
18.1			<p>Not only is this unlikely, but it is inconsistent with the draft language (Chap I, para 1.6) "more retail and office uses are proposed than residential dwelling units". In fact, 2.2M sf of Town Center multifamily alone would exceed the entire 2M sf of non-residential for the entire Heights SDP. Similarly, assuming an average 650sf for only the 3,363 multifamily units within the Heights SDP but excluding the Town Center, the result is greater than the 2M sf projected for the entire SDP. It is unclear how "more retail and office uses are proposed than residential dwelling units", either for the Town Center or the entire SDP.</p>		<p>Staff will change the title of section 1.6 to reflect what this section is intended to convey -- a realistic anticipated build-out based on market studies and economic analysis rather than the ultimate desired vision, which includes higher FAR and jobs numbers and is reflected in the entitlements provided by the Plan.</p>	(cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	22		<p>The EPC may wish to consider:</p> <ol style="list-style-type: none"> <li>1. Eliminate the Town Center entirely and absorb the 68 acres into one or more of the adjacent Character Zones.</li> <li>2. Designate the Town Center as a Community Activity Center and follow existing CAC guidelines in the WSSP.</li> </ol>	<p>The Plan recommends that the Major Activity Center include all but the non-Transition Zones. Staff believes this addresses the underlying concern in these comments. A standalone CAC in the area designated Town Center is not appropriate because it's proposed to be surrounded by high intensity, mixed-use development, not single-family residential neighborhoods as typically found surrounding CACs. As provided in the Comp Plan, activity center boundaries are established based on "where non-residential use and/or Zoning meet the edge of residential use and/or Zoning, and where interrelated activities exist within walking distance of one another." In this case, the proposed MAC best meets that definition.</p>	None	None
<b>Miscellaneous</b>						
PC	24	Table 2.2	14	Table 2.2 should have a reference in the text.	Staff will make change.	On page 14, section 2.1.1, add the following sentence to the end of the second paragraph: "Table 2.2 summarizes the precedence of this Plan with other relevant plans and procedures."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	25	3.5	39 Add a definition of approved grade. This definition should be the higher of the natural terrain or approved roadway grade?		Staff will add a definition.	On page 39, add a definition for "Approved Grade" as follows: "The grade approved by the City hydrologist that meets the requirements of the drainage ordinance, provides sufficient conditions to link to utilities, but imports the least amount of fill. Approved grade may or may not be the same as the nearest roadway grade."
PC	104	2.1.2(ii)	16 NWMEP – Measure of grade	Sector plans allow the City to address	None	None
PC	28	7.5.5	138 Delete or modify the 2nd sentence. In most cases fill is used to alter the site topography (e.g. to make the site more level).	This language reflects the intent of the policies within the Northwest Mesa Escarpment Plan. The second sentence is an intent statement ("should" language), while the first sentence is the actual regulation ("shall" language).	None	None
PC	29	9.1	148 The sign restrictions in the Unser Boulevard Design Overlay Zone did not anticipate a Major Activity Center. These restrictions should be reviewed to determine if modifications are warranted.	Staff has reviewed the restrictions and believes no modifications are warranted at this time.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 107	Table 3.1	23	Signage based on value? Does this occur anywhere else in COA? How is this enforceable and does the zoning department really want to take this on?	The intent of the regulation is to ensure that major sign overhauls or expansions comply with the plan, while allowing for simple repair or replacement of parts of the sign that don't significantly affect its appearance or size without triggering Plan review.	Staff will consult with code enforcement and consider changing the regulation to be based on physical change vs. value.	Pending
PC 216	Table 9.1	151	Bright Lights/ LED signs: Bright lights or LED signs will be a beacon for the whole city to see. We need to minimize unnecessary lighting and limit the bright LED signs. Unser Blvd. prohibits LED signs; we should consider doing the same for Paseo del Norte on the mesa top.	The VHSDP currently defers to the City Zoning Code on electronic signs (14-16-3-5).	None	None
PC 31	13.4	196	Should reference to table 14.1 (pending) be table 13.1 on the following page?		Staff will renumber.	On page 196, section 13.4, renumber Table 14.1 to 13.1.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	33	8.8	146 Street Screens – The requirements / height limitations for street screens is not practical along portions of Paseo del Norte and Unser Boulevard (B streets) where the existing roadway has been constructed several feet above grade. Significant amounts of fill would be required to bring a site up to the roadway level and then provide a street screen, or an exceptionally high street screen would be required.		Staff agrees and will add a minor deviation to address this condition.	On page 29, Table 3.2, add the following text as a new element beneath "Building Design Standards": in the second column: "Street screens next to elevated roadways" and in the third column: "Where the roadway grade exceeds the approved property grade by more than 4 feet, the requirement for a street screen may be eliminated."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	34	Appendix A.D.4	A-27 Bike Paths – Appendix A – D.4 makes reference to the May 2011 Bikeways and Trails Master Plan that bike routes typically work best on streets with speed limits of 25 miles per hour or less and traffic volumes of 3,000 average daily trips or less. Neither of these conditions fit Paseo del Norte or Unser Boulevard. From the perspective of multimodal functionality, safety, and ROW requirements near the intersection of Paseo del Norte and Unser Boulevard, bike routes in the plan area should be incorporated into the “loop road system” surrounding the intersection of Paseo del Norte and Unser Boulevard, and deleted from the Paseo del Norte and Unser Boulevard cross sections for the portions of these two roads within the boundary of the “loop road system”.	Paseo del Norte and Unser Boulevard are designated by policies outside the Sector Plan to have multi-use trails incorporated in their cross sections. Used by commuter cyclists and long-distance cyclists, these multi-use trails need to provide continuity along these roadways. The loop roads (street type "Connector") include bike lanes in the required cross section. The plan further recommends grade-separated bridges or underpasses to allow pedestrians and cyclists to safely cross Paseo and Unser.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	105	3.1.3	20 Why does VH have precedence over COA codes, ordinance regulations and standards?	Sector plans are designed to accommodate unique conditions and City priorities for development within a Plan area. The regulations and standards in the VHSDP are designed to create a walkable, urban, multi-modal development, which would not necessarily comport with existing regulations and standards. Where the Plan is silent, the COA standards apply. Where they conflict, the Sector Plan prevails in order to achieve desired outcomes that meet and implement City policy.	None	None
PC	114	3.5	38 Are these definitions the same as COA zoning code definitions? If not, why not. If there is a new definition not found in the COA zoning code it should be added to that code. It's problematic for the COA to have different definitions of terms and for staff to have to have multiple definitions of terms to work from.	Definitions refer to the City Zoning Code where they are the same. Where they differ, the definitions provided help to implement a Plan goal or meet the Plan's intent and are included to provide clarity and guidance to City approval staff, property owners, and stakeholders. This section also includes terms used throughout the Plan that are not defined in the City Zoning Code. This is standard practice for sector plans, which are by nature tailored to address unique conditions.	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 172	3.5	38	A good example of what to do more of is the reference for Accessory Buildings to existing tested language in Zoning Code. Ditto for definition of "Exception".	Terms that are defined by the Zoning Code refer to the Zone Code definition and explain what, if anything, differs in how this Plan uses the term. Definitions are provided here to guide City review staff, stakeholders, and developers as to how terms are used in this Plan, sometimes to address issues not foreseen or resolved with the straight Zone Code definitions.	None	None
PC 173	3.5	42	Full Service Grocery definition needs to be reworked. It is too vague and will be difficult to enforce and may not comport with state law.	This definition is consistent with other recent sector plans, including the Downtown Neighborhood Area Plan adopted in June 2012.	None	None
PC 174	3.5	38	Where possible use the dictionary definitions for architectural terms such as "pilaster, portal, plaza,"etc.	Architectural terms were generated by adapting definitions from several architectural dictionaries to how the terms are used in this Plan.	None	None
PC 121	4.8 & 4.9	79-80	4.8 to 4.9.7 The COA standard for street trees should apply. Delete this from plan.	The majority of standards do not deviate from existing City standards. They are included here for the ease of implementation. The Plan does require street trees to be selected from the included plant lists to minimize water use and introduction of non-native species, similar to other Volcano SDPs. <b>[Staff to confirm. KSR]</b>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 122	4.10.9	81	Why must a lamppost have a base, middle, and top?	The requirement is intended to provide an articulation appropriate to a pedestrian-friendly environment and deters the use of cobra-head lighting.	None	None
PC 177	4.10.9	81	What is the purpose of 4.10.9.?	See PC 122.	None	None
PC 123	4.11	82	Street furniture should use COA standard language.	The Sector Plan includes language on street furniture to create the built environment intended by the Plan. Even where standards comply with other City's standards, they are included here for ease of implementation and to ensure that general standards are followed (even where they are typically tied to an individual use as in the Zone Code).	None	None
PC 175	4.10.2. & .3-.4- .8-.9- .10	81	Regarding street lights and their design aesthetics and placement. Mandating heights and placement of fixtures without considering their function such as coverage and intensity of the light output is arbitrary and conflicts with Zoning Code requirements for parking areas.	The design regulations are being used as guidelines for street lighting that will be within the public right-of-way and are a part of a context sensitive solution process that has been used for this plan.	None	None
PC 176	4.10.2. & .3-.4- .8-.9- .10	81	Placement and heights of fixtures are a function of light intensity and coverage measured in lumens. These placement restrictions can conflict with other functions.	See PC 175.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 212	4.7.1 / 7.1	74 / 132	Subdivision connectivity: Neighborhoods need to connect to one another like they use to do and provide for easy access to transit, trails, shopping and employment areas.	Section 4.7.1 prohibits dead-end streets and cul-de-sacs. Section 7.1 prohibits gated communities. Together, these regulations are intended to ensure connectivity of development to create a walkable district with access to transit, open space, shopping, and employment.	None	None
PC 213	7.1	132	No Gated Communities or walled subdivisions: We support the plan not having gated communities. Walled subdivisions and gated communities restrict pedestrians and bicycle mobility. This type of design adds to our traffic congestion. WSSP also discourages gated communities.	Staff thanks you for your comment and your support.	None	None
<b>Open Space / Landscaping Standards</b>						
PC 154	10.4.4(ii)b	156	Non Residential mixed use -- 2-5 acres sites shall have publicly accessible plaza, patio, courtyard, amphitheater, or roof garden 1,500 SF - problem. Publicly accessible for some uses, hotel, restaurant could be problematic... can a business restrict access to dining patio, courtyard, roof deck? What does the term "publicly accessible" mean?		Staff agrees that requiring public access could be problematic and will recommend the deletion of the term "publicly accessible" in the referenced section.	On page 156, section 10.4.4(ii)b, delete "publicly accessible."

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>	
PC	155	Table 10.3 (xviii)	161	Roof garden, min 50% of bldg. footprint area. Why?	It is not a requirement to provide a roof garden; however, if a project is going to include a roof garden and count it towards the open space requirement, it should be a sizeable space.	None	None
PC	156	Table 10.3 (xvi)	161	Private walks shall be asphalt, cement, or crushed fines (so according to this, no brick, tile, granite pavers, cobble or wood walks are allowed in private areas?)	This criteria is for walkways to Rock Outcroppings; the identified approved materials ensure accessibility and are appropriate for an outdoor area.	Staff will add "other" language.	On page 161, Table 10.3, add the following sentence to the first bullet for item (xvi): "Other materials may be used as acceptable to the City Open Space Division."
PC	157	10.6.2(i)	162	Wall Height not exceed 72" – what about sloping sites w/grade differential.	Section 10.6.2(i) specifies that "Height shall be measured from the lower side on the public side of the side or rear yard," which is similar to the General Height and Design Regulations for Walls, Fences and Retaining Walls found in the Zoning Code at Section 14-16-3-19.	None	None
PC	158	10.6.6	163	Does a water harvesting requirement of first ½ of rainfall "capture" violate the 96 Hour Rule to get water on developed sites to Rio Grande?	According to the City hydrologist, no.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Plan Support</b>						
PC	23		<p>I would like to express my support for approval of a Volcano Heights Sector Development Plan (VHSDP), which is greatly needed to provide a framework for organized development in Volcano Heights. The current draft VHSDP has made significant progress in achieving the plan goals (reference draft VHSDP section 11.0), especially with regard to Environment and Open Space, and Land Use and Urban Design. The negative impact of not approving a Volcano Heights Sector Development Plan would be a significant setback for the City of Albuquerque in helping address the jobs / housing imbalance on the West Side as well as continuing to aggravate traffic congestion problems in Northwest Albuquerque and at river crossings.</p>	<p>Staff agrees and thanks you for your support.</p>	<p>None</p>	<p>None</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	40		Thank you for your all of your work thus far on the VHSDP. We are in support of the EPC approving a VHSDP and encourage the City to continue with a leadership role to see this plan come to fruition for the sake of our community.	Staff thanks you for your comment and your support.	None	None
PC	41		The Ransom Family has been involved with and following the Sector Plan being prepared by the City of Albuquerque and are one of 35 land owners in the plan. We are generally in favor of the latest draft of the VHSDP. The intent and the development of the plan brings to the West side the needed employment center and job balance that the City needs desperately for the community. There has been so much progress made towards flexibility of the plan to allow for "phased-In" development that can help spur jobs, earn gross receipts taxes and reduce trips over our overcrowded bridges. We believe that the zoning is what the City needs and the density to create that job balance.	Staff agrees.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	44		I am writing with comments to your latest offering of a plan draft. While there are many aspects I like about the plan, this document is moot to those and is only to suggest revisions to it and point out flaws, which may prevent this parcel of 500 acres to ever develop.	Staff appreciates and will consider the feedback provided.	None	None
PC	88		In my September 20, 2012 letter ... I expressed my general support of the draft VHSD plan in advance of the EPC's hearing on October 4, 2012. I also identified a number of important topics that remain underdeveloped in the present instrument in the effort contribute to its refinement. Two months later, my general endorsement of the draft VHSD plan stands.	Staff thanks you for your comment and your support.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	197		<p>I would like to reiterate my ongoing support for approval of a Volcano Heights Sector Development Plan (VHSDP) which is greatly needed to provide a framework for organized development in Volcano Heights. The current draft VHSDP has made significant progress in achieving the plan goals regarding Zoning, Streets, Development Standards, and Open Space. The negative impact of not approving a Volcano Heights Sector Development Plan would be a significant setback for the City of Albuquerque in helping address the jobs / housing imbalance on the West Side as well as continuing to aggravate traffic congestion problems in Northwest Albuquerque and at river crossings.</p>	<p>Staff thanks you for your comment and your support.</p>	None	None
PC	204		<p>The Ransom Family continues to be involved with and following the Sector Plan being prepared by the City of Albuquerque and are one of 35 land owners in the plan. We are in favor of approving the VHSDP now.</p>	<p>Staff thanks you for your comment and your support.</p>	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	205		The two main issues we want to address are preservation and transportation: The challenge for the Volcano Heights Plan is to preserve the unique features of the mesa top and to address the traffic issues.	NA	NA	NA
	205.1		(cont'd) We feel that the Volcano Heights Planning team is trying to address these challenges. They are trying to address the jobs/housing balance with the town center. They are encouraging protection and preservation of the cultural and natural resources, and to design development to be better suited for pedestrians and transit. We support their efforts and want the vision and the language in the Plan to be strong in order to meet these challenges.	Staff thanks you for your comments and support.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	220		<p>I would like to restate that the VHSDP, once passed will be a vital/critical component to the City's growth and development, especially when it comes to leveraging other in-place infrastructure, like the bridge crossings over the Rio Grande. This hub for employment will allow things like the traffic patterns of our City to be more efficiently utilized and school populations to be balanced. It will be the counter weight to balance our lopsided city.</p>	<p>Staff thanks you for your comments and support.</p>	<p>None</p>	<p>None</p>
PC	230		<p>The purpose of this letter is to provide comments on behalf of The Trails regarding the draft Volcano Heights Sector Development Plan. The Trails owns approximately 43 acres of undeveloped land within the proposed sector plan boundaries. The Trails greatly appreciates and supports the efforts of the planning department and staff in developing this important sector plan. The Trails supports the proposed sector plan with a few considerations.</p>	<p>Staff thanks you for your comments and support.</p>	<p>None</p>	<p>None</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	202	7.4.4	<p>137</p> <p>The National Park Service again requests:</p> <p>1) Single loaded streets along as much of the boundary of Petroglyph National Monument as is feasible.</p> <p>2) The height limit in the Impact area should be limited to 15' from natural grade, with a possible exception not to exceed 4' of fill if and only if required by the City Hydrologist, and</p> <p>3) That the approved color pallet apply to all (commercial and residential) structures (walls and roofs) in the entire View Area.</p> <p>We can support this Draft Volcano Heights Sector Plan (dated August 2012) if the above requests are included in the next version.</p>		None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Regional Infrastructure Planning / Development Financing / Incentives</b>						
PC	6		<p>The plan does not address the realities. The road network defined takes no notice of the existing topography of the site. Elevations, drainage patterns, and material makeup are ignored in favor of a drafting-room rectangular roadway system. Before considering any details, the city must lay out easily constructed roads and utility corridors based on what is the most sensible way of proceeding.</p>	<p>Mandatory Streets are predominantly aligned to take advantage of the existing 20-foot access easements on the edges of property lines in order to be the most fair to all property owners as well as to maximize the developable area of each property. The Plan includes a deviation allowed with an administrative approval to move a Mandatory Street up to 300 feet in any direction to accommodate future adjustments to alignment based on the kind of detailed engineering that you call for here.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 9			The plan should be greatly simplified [to remove detail about design standards]. It must address infrastructure first.	Staff agrees that infrastructure planning is important to implementation. Staff does not agree a great level of detail about infrastructure is needed in this Sector Plan, whose primary power is to change zoning and set design standards. The vision, land use, and basic street network are needed to begin the next step of implementation, which engineers drainage, local roads, utilities, etc. to accommodate development. If changes are needed in the Plan after the engineering in the next implementation step, the Plan can always be amended. See also line PC 7.	Some base data for water infrastructure will be added to the draft; information about potential future drainage plans will also be added.	On page 190, section 12.5.3, turn existing language into subsection (i) and add subsection (ii) with language about AMAFCA's drainage master plan. On page 195, add a new section 13.2.5 with language about AMAFCA's drainage master plan. On page 192, add an exhibit showing the expected regional water infrastructure needed in this area. On page A-37, add an exhibit showing the existing water service areas and text describing the draft Integrated Infrastructure Plan for the Northwest Area.
PC 10	13.3	196	If the city wants to foster development in this area of multiple owners, it will have to make a substantial initial investment. This investment will pay the city back by future property tax revenue, hook up fees, and other charges.	The anti-donation clause prohibits the City from directly investing in improvements on private property or to benefit private property. See also line PC 49 for discussion of funding responsibilities.	Staff is investigating incentives and other financial mechanisms to catalyze development in this area.	On page 196, section 13.3, add a new subsection 13.3.4 per the attached language.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	13			<p>The idea is that this infrastructure would be incorporated as part of the construction of the Mandatory Roads. Because each property owner is responsible for his/her portion of the road, it would benefit all property owners to coordinate through some mechanism to install this infrastructure and the roads in planned phases, such as through a series of SADs. This future implementation step is beyond the level of detail of a sector plan and would require property owners to hire an engineer and agree to some form of cooperation and cost sharing. The Sector Plan does not have the power to create or enforce such coordination, and as such is not the best planning tool for that implementation step.</p>	None	None
PC	32	Table 13.1	198	<p>Change the priority of E-1 and E-2 to short term. Also, add updating the Centers and Corridors plan as short term (reference Appendix A – C.1</p>	<p>Water and utilities coordinations are appropriate as medium-term priorities in line with other medium-term priorities in this list.</p>	<p>Items D-2 (update Centers/Corridors ) will be changed to short-term.</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
PC	36	1.7.3, 4.3.1 (iv), 12.5.1, 12.5.4 (iii), 12.5.5 (i), Appendix A - D.1.b	9, 54, 190, 192, A-21	Infrastructure, and Economic Development, all of which are inter related – There are several strong statements made in the draft VHSDP that all infrastructure is to be provided by the property owner and / or developer (e.g. section 1.7.3, 4.3.1 (iv), 12.5.1, 12.5.4 (iii), 12.5.5 (i), Appendix A - D.1.b, etc.). While I agree that the local infrastructure (mandatory and non-mandatory streets, along with associated water, sewer, storm drainage, etc.) will need to be provided for by the landowners and / or developers, there is certain regionally significant infrastructure within the plan area for which more regional funding sources must be considered.	The funding of any infrastructure improvement is a policy decision by the appropriate governing body. While a sector plan can identify the need for certain infrastructure improvements, it cannot compel the appropriation of funds for any improvements. As a City document, the sector plan has no jurisdiction over the ABCWUA, which is a separate entity with its own policies that currently require property owners to pay for both regional and local infrastructure improvements where driven by demand.	Staff agrees with the regional importance of Paseo del Norte and Unser Boulevard in supporting the creation of a Major Activity Center and the potential benefits of job creation and traffic alleviation.	On page 182, insert a new 12.3.1 with the following text: "Regionally Significant Roads: Paseo del Norte and Unser Boulevard through the Plan area are vital to the realization of the Major Activity Center and associated benefits of job creation and alleviation of regional traffic congestion. Both also serve a vital regional transportation function and will continue to serve existing and future development beyond the Plan area. The cross sections in this Plan are specifically designed to serve both regional transportation needs and the proposed multi-modal urban development pattern envisioned by the Plan.
	36.1			(cont'd) This significant regional infrastructure would minimally include the two vital regional traffic arteries within the plan area (Paseo del Norte and Unser Boulevard) and backbone infrastructure to interconnect the northernmost Volcano trunk or the ABCWUA water system with the Corrales truck of the former New Mexico Utilities area.		(cont'd) Staff will include a policy recommendation to prioritize Paseo and Unser as regionally important infrastructure subject to appropriation of funds.	(cont'd) As such, the City should prioritize and secure funding to help with the construction of Paseo del Norte and Unser Boulevard within the Plan area per the cross sections within this Plan. Segments that are necessary for implementing enhanced transit service should be prioritized for funding." Renumber subsequent sections accordingly.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	38		<p>Interconnecting the ABCWUA and former New Mexico Utilities water systems was identified as a priority in the West Side Strategic Plan amendment for the Volcano Mesa area; however, no projects to interconnect these areas currently exist.</p>	<p>The statement you refer to here is within Policy 3.98 Implementation Strategies, but the statement itself is not a policy but rather a general statement made that future projects should focus on interconnection. The policy does not specify who should be responsible for that implementation, and according to current ABCWUA policy, the property owners would be responsible. Further, neither the WSSP nor this sector plan has authority over the ABCWUA. While the ABCWUA does have a draft Northwest Service Area Integrated Infrastructure Plan that identifies necessary water projects in this area, there is no intent to add such projects to a list of publicly funded projects; rather, projects would be paid for by the property owners who would benefit from the improvements. ABCWUA's Decade Plan addresses items specific to system deficiencies; it does not provide for system expansion. All system expansion is development driven and therefore the financial responsibility of property owners.</p>	<p>See line PC 43.</p>	<p>See line PC 43.</p>



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	39		Failure to provide some public funding support for this regional infrastructure poses a risk to achieving the plan's goals. While I recognize that there are limitations in the current economic environment, the plan sections above (and any others I have missed) should be revised to encourage the City to pursue alternative funding sources for significant regional infrastructure.	See lines PC 10 for financial incentives and PC 36 for Paseo/Uner funding.	See lines PC 10 and 36.	See lines PC 10 and 36.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	42		<p>While the Sector plan deals with land use and, to some extent the traffic and access, what is still missing in the plan is additional planning to bring this plan to fruition. What the plan lacks, and our community requires, is the City to take the leadership role to study and complete plans for the drainage master plan, extension of water and sewer to the area as well as the regional backbone infrastructure and regional roadways that will have impact beyond the sector plan boundaries.</p>	<p>Staff agrees that infrastructure planning is important to implementation. Staff does not agree that a great level of detail is needed in this Sector Plan, whose primary power is to change zoning and set design standards. The vision, land use, and basic street network are needed to begin the next step of implementation, which looks at drainage, local roads, utilities, etc. to accommodate development. Some of the infrastructure planning requested will be provided by planning efforts of the relevant agencies, which depend on an adopted sector plan that changes land use and zoning entitlements before they can move forward with more detailed engineering at the next level of planning for implementation. [See also line PC 9 about additional info to be added to the plan.]</p>	<p>Staff will add text to the plan providing info about AMAFCA's Drainage Master Plan, ABCWUA's Integrated Infrastructure plan. [See also line PC 9.]</p>	<p>See line PC 9.</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	43		<p>While there are some land owners that have more land than others, it still has 35 distinct property owners. The diverse landownership and the appearance that some hold-out land owners can prevent the orderly development of the Sector plan places a burden on the remaining few land owners with the responsibility to coordinate governmental agencies and finance the planning and construction of a Regional Town Center that will benefit all of us. We hope that the City continues to take the leadership role in the plan development.</p>	<p>Because this area has checkerboard property ownership, the Plan sets out responsibilities for each property owner as well as encouraging property owners to work together as possible for master planning and major infrastructure. The intent of the sector plan is to ensure orderly development that is predictable for all property owners, as set out in the Comprehensive Plan (II-2). The City appreciates and will continue to rely on your continued involvement in developing and implementing the plan. Staff recognizes that it will take property owners, the City, and outside agencies working together to realize the Plan's vision. [See also line PC 10 for discussion of incentives and PC 42 for infrastructure coordination.]</p>	None	None
PC	45		<p>Note there are 30 property owners in this approximate 500 acre area. Bedrock is one of the 30 property owners. Bedrock, in whom my family is a shareholder/partner, owns approximately 258 acres. Much of the land is owned by the 30 parties in a jumbled or scattered fashion.</p>	<p>See line PC 43 for discussion of checkerboard property ownership.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
PC	194	4 / 11.2.3 / Appendix A	54 / 172 / A-35	<p>The Plan provides no information on land ownership nor does it talk about an assembly strategy to consolidate the antiquated platting which exists in the area. Not having such a strategy coupled with the need for completion of Unser Boulevard means development of the Plan area may be more than ten years away. Excessive regulation, especially without a major developer, could also delay implementation.</p>	<p>There is no platting in Volcano Heights. It appears property was divided according to township and range. Ownership is explained in the existing conditions section of the Appendix. See A-35 and A-36. The mandatory street network and non-mandatory street options are intended to provide consistency across properties, along corridors, and over time. The design standards similarly address consistency despite checkerboard property ownership. The entire Plan is structured to allow development for those who can provide infrastructure now or in the medium-term, as well as ensuring quality down the line for others who may need to wait for market conditions or infrastructure to be available. See PC 43 for discussion of ownership and PC 58 for discussion of master developer.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	47		Cost of regional infrastructure is placed on the backs of the development/plan area. Land cannot afford to bear this burden.	Other than the SADs, PIDs, and TIDDs recommended by the Plan (for which staff has started discussions in the City to make the first inroads advocating for such tools to be used in Volcano Heights), there are currently no mechanisms by which the City would help with development costs. These costs are typically borne by the developer/landowner. Negotiations for City assistance with these costs would be part of the next steps toward implementation and would necessarily take place outside of or in parallel with the sector planning process. See also lines PC 10 for additional incentives, PC 36 for Paseo/Unser funding, and PC 46 for discussion of development cost responsibilities.	See line PC 10.	See line PC 10.
PC	48		Infrastructure and topography and road networks are not interrelated because there is no drainage study or study relative to elevations. This will greatly impact costs.	Drainage and topographic elevations are beyond the level of detail of a sector plan. For this reason, there is flexibility built into the mandatory road system by allowing administrative approval of shifts in the mandatory road network up to 300 feet to avoid outcroppings, respond to topography, or accommodate other challenges to development.	See line PC 42.	See line PC 42.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	49		The plan overly burdens land owners with Regional Infrastructure and with no infrastructure plan. The plan refers to the cost of the following to be built by the land owners at their expense.	Existing City policies require property owners to bear the cost of developing their properties and providing the infrastructure to serve their development. This Plan is consistent with those policies but does explore and encourage the use of innovative financing tools. [See also lines PC 10 for incentives, PC 36 for Paseo/Unser, and PC 42 for additional planning efforts.]	Staff is exploring multiple implementation avenues that could facilitate regional infrastructure development. [See also lines PC 10, 36, and 42.]	See lines PC 10, PC 36, and PC 42.
PC	56		OTHER INFRASTRUCTURE: There is no planning or work done relative to topography (except rock-outcroppings) which materially impacts wet infrastructure.	Planning for wet infrastructure goes beyond the scope of a typical sector plan. A more detailed-level study for this area is needed to plan for such infrastructure, but unfortunately, this is considered the responsibility of landowners and developers. Because of the substantial cost of such a study, the Plan does recommend future collaboration of property owners to share the cost of initial implementation steps necessary for all to benefit from future development. Individual property owners, of course, can do these studies for their own properties at any time. [See line PC 42 for discussion of ABCWUA planning efforts.]	See line PC 42.	See line PC 42.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	57		Infrastructure is usually tied into roads, however, roads are laid out with no attention to drainage effectiveness or slopes (which are to be maintained per the plan).	This Plan is unusual in taking steps to plan a transportation network and requiring cross sections. Planning such a network seemed a necessary step toward planning the development of the Plan area, especially given the large parcel sizes, the existing alignment of Paseo del Norte and Unser Boulevard at 45 degree angles to property lines, and the checkerboard pattern of ownership. More detailed infrastructure planning goes beyond the scope of a sector development plan and would more appropriately be done through other processes and with other tools, such as the PID, TIDD, and SAD processes recommended by the Plan as a future implementation step. [See lines PC 42 and PC 62 for coordination with AMAFCA.]	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	57.1		(cont'd)	Because it doesn't provide the level of detail that you're requesting, which will definitely be necessary prior to development, the Plan attempts to provide administrative flexibility and guidance wherever possible to allow for adjustments that can speed development processing in the future, such as administrative approval for adjustments up to 300 feet for road alignments. Please see allowed Minor and Major Deviations in Tables 3.2 and 3.3 and explanations in Section 3.2.10 and 3.2.11.	(cont'd)	(cont'd)
PC	58	11.2.3	172 The plan wants the 30 land owners to come to some agreement to hire a Master Developer to lay out infrastructure, funding, etc. This one point may prove to be impossible.	In the goals section, which is not regulatory, the Plan recommends this voluntary measure as one that may be helpful in moving forward, particularly as the Plan provides as much guidance about infrastructure as feasible at the level of a sector development plan. The Plan does not require it, and if landowners desire to move forward individually without a master developer, they are free to do so.	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	59		Regional trunk infrastructure on the land owners of the VHSDP is to be borne by land owners, just like the roads.	This is typical of all development in the City based on current City policy. The planning and implementation of such infrastructure is a necessary next step in development, but it falls outside the sector planning process. Because of the significant costs involved, the Plan recommends that property owners institute a PID, SAD, or TIDD, or equivalent process, in order to pool funds to create the improvements that benefit multiple property owners, as has been done in Volcano Cliffs to the south.	None	None
PC	60		Due to the roughly 30 land owners there must be a plan at the very least.	Because this level of detail goes beyond what would be provided in a typical sector plan, the Plan recommends that landowners work together to perform such planning tasks in association with a master developer or as part of the PID, TIDD, or SAD process. [See also additional discussions in lines PC 43 for property ownership and PC 58 for master developer.]	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	60b		(cont'd)	The City's strategy and commitment here is to put the sector plan in place so that individual property owners who can extend utilities are able to develop. For those properties that will require more coordination, the Plan puts zoning in place so that development can proceed as quickly as possible once infrastructure is planned.	(cont'd)	(cont'd)
PC	60c		(cont'd)	Many property owners have requested that the Sector Plan be put in place quickly, and as the sector plan is not the most appropriate or effective tool for infrastructure planning, the City is moving forward with the Sector Plan to fulfill its planning role in the development of this area. Ongoing coordination with the City will certainly be required, but that will necessarily be with other agencies – such as DMD, ABCWUA, or AMAFCA – who have a more direct role in infrastructure planning and implementation. [See PC 42 for additional discussion.]	(cont'd)	(cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	61		<p>Placement of infrastructure should be allowed to be placed in logical areas (due to slope and placement of roads, open space). Due to the rock, placing infrastructure in some of the prescribed areas may cause building disruption later if modifications are needed. Currently in the area, blasting and trenching are both used. Placement of the infrastructure as prescribed needs to be more flexible.</p>	<p>Because detailed infrastructure planning lies beyond the scope of a sector development plan, this Plan is silent on the issue of infrastructure placement. The mandatory street network provides one option for the placement of infrastructure where feasible, and the Plan includes administrative flexibility to move the alignment of roads up to 300 feet as necessary once more detailed engineering has been performed prior to construction. Where mandatory roads cannot provide or will not best provide this infrastructure, non-mandatory roads should be planned to provide good access for infrastructure.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	62		<p>AMAFCA was not consulted, nor requested for a drainage plan, for which there is sensitive drainage issues, as the Petroglyph park has some extreme limitations on drainage flow per volume and quality of water.</p>	<p>Staff has met with AMAFCA, which is considering performing a Drainage Management Plan (DMP) for Volcano Heights as a parallel planning/engineering effort and part of the necessary next steps toward implementation and development. Because a drainage plan goes beyond the scope of a sector plan, the Plan includes a general regulation that flows will not be permitted in excess of, or more concentrated than, natural flows (Section 10.6.6.viii), consistent with Volcano Cliffs and Volcano Trails SDPs.</p>	See line PC 42.	See line PC 42.
PC	63		<p>Pg 192 states the area is outside of the ABCWUA service area. However, this same entity (City of ABQ water) purchased NM Utilities, which this was their service area. By virtue of that, ABCWUA, is obligated to fulfill that and thus is within the service area. On page 192 it states the property must pay additional Water Supply Charges. This was not part of the service to be provided by NM Utilities, which was purchased.</p>	<p>Unfortunately, when ABCWUA purchased NM Utilities in 2007, it did not extend its service area to include the area serviced by NM Utilities. Volcano Heights is still considered outside the ABCWUA service area. Because of this ABCWUA policy, Water Supply Charges still apply within Volcano Heights.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	78	11.2.3	172 Implementation: There is a requirement that a master developer be hired. However, can you force the 30 property owners "hold out" property owners to participate?	There is no requirement for a master developer. The plan only recommends one in the non-regulatory section of the Plan as one option to coordinate the infrastructure at the level of detail that you point out will be necessary for development.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	79		<p>There is required coordination with various government agencies, on matters that should be already part of this plan, like drainage, open space/parks, as previously stated.</p>	<p>The sector plan is only a high-level planning document, and this Plan goes further than most sector plans to provide the level of detail of a master plan. Engineering-level study of drainage, etc. would be part of the next step toward implementation and would typically be considered the responsibility of property owners. Because of the extent of planning needed in this area, the Plan recommends several options for property owners to work together to accomplish the next steps in the implementation process. The Plan does not have the power to require property owners to coordinate with other agencies; rather, the development itself requires this coordination. The sector plan would not have the jurisdiction over other agencies to enforce implementation. Implementation necessarily takes place after the adoption of the sector plan in coordinations between property owners and implementation agencies.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	79.1		(cont'd)	Coordination with government agencies, such as open space/parks or DMD, would be necessary on an ongoing basis in any undeveloped area. The City considers this sector plan as a significant investment in the area's development and helps to illuminate a path forward, including future commitments that will need to be made on the City's part.	(cont'd)	(cont'd)
PC	80		The City has worked long and hard on this plan, and we have been very patient and worked hard too. However there are some obvious things that must be done to help make this a viable area to develop. While we may not be the developer, we ultimately have to sell to one, for which if it's not feasible, there is no sale nor development.	Staff appreciates and will continue to rely on your involvement as the Plan moves forward and the area develops. The regulations in the Plan are based on similar successful development projects in other places; therefore, staff believes this is a feasible plan that strikes a balance between flexibility and predictability and will lead to high-quality, valuable development to benefit the property owners as well as the City.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	91		I listened attentively to the comments made by EPC Members and stakeholders during the October 6, 2012, hearing. Several individuals, both from the EPC and the public, talked about the unreasonable economic burden that VHS land owners and development interests would have to shoulder if City, County, State, and/or Federal governments do not step forward and share in the expense of infrastructure development. Staff Report Finding 7 (F) (12EPC-40061—October 4, 2012, p. 43) was specifically called out by one EPC Member during this discussion.	NA	NA	NA
	91.1		The EPC Member contended that because the proposed zone changes identified by the draft VHSD plan, in fact, does require the City (among others) to use public funds for development to proceed, the wording of Finding 7 (F) is inappropriate.	Staff believes the EPC Member was responding more to the appropriateness of future City investment to help support regional infrastructure rather than the requirement that City funds will be needed for development to proceed.	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
91.2			As the discussion continued, several EPC Members took the position in their commentaries that the draft VHSD plan is a “cart before the horse.” Additionally, EPC Members and some members of the public agreed that both coordinated infrastructure planning for water, transportation, sewer, etc., is needed and infrastructure development needs to begin for the VHSD plan to be feasible.	See PC 9, PC 13, PC 42, PC 43, PC 56, PC 60, PC 62, and PC 79 for discussion of infrastructure planning.	NA	NA
91.3			At a base level, I agree with the EPC Members, landowners, and development interests who call for holistic infrastructure planning and development. (In fact, I have joined other members of the public who have called repeatedly for the adoption of holistic planning since I first became in the Volcano Mesa proceedings more than two years ago!)	Staff agrees that holistic planning is ideal. Staff has involved other departments and agencies in planning throughout the development of the sector plan. Since the last EPC hearing, staff has confirmed that other implementing departments and agencies are also planning as appropriate for future development.	See PC 9.	See PC 9.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
91.4			I was pleased to hear the EPC Member acknowledge publicly that the City (if not also County, State, and Federal governments) has used—and will continue to use—public funds in support of the Volcano Heights Sector development for the benefit of the community.	NA	NA	NA
91.5			As we have heard, private landowners and development interests are willing to accept—and, in some cases, have stated the need for—public funds for essential infrastructure planning and development in the Volcano Heights Sector. Given that public funds are being—and will continue to be—committed to this planning development enterprise, the community not only has a role to play in the planning process, it has the right to expect that it will receive tangible benefits for its investment.	Staff agrees.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	92		I request that the EPC Members keep the public's interest in its investment in mind as they continue their deliberations of the regulatory guidelines designed to ensure the achievement of the Westside Strategic Plan's goals during development in the Volcano Heights Sector.	Staff agrees and believes the Plan provides an appropriate balance between protecting the interests of the community with those of private property owners.	None	None
PC	94		Landowners and development interests will change over time, and the rate of change will surely accelerate as soon as the development of necessary infrastructure begins. On the other hand, the community will always be here; leaving is not an option.	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	198		<p>I would like to thank the planning department for their response and discussions with ABCWUA, AMAFCA, and City DMD regarding infrastructure coordination following public comments at the 10/4/12 EPC meeting. The VHSDP plan language should be modified to encourage ongoing infrastructure dialogue with these three agencies, including landowner participation, both during the remaining VHSDP approval process and following City Council approval.</p>	<p>Staff thanks you for your comment and your support.</p>	<p>See PC 9.</p>	<p>See PC 9.</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	199		<p>Near the end of the 10/4/12 EPC meeting it was questioned whether approval of the sector plan was premature. Clearly this is not the case. This is the third version of the VHSDP in a process dating back to 2004 and the WSSP amendment, VCSDP, and VTSDP have all been approved nearly two years ago. All three agencies (ABCWUA, AMAFCA, and City DMD) commented to the planning department that the current VHSDP provides the appropriate level of detail for planning. Failure to approval a sector plan would only serve to stall these planning activities for the area.</p>	Staff agrees.	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	204.2		(cont'd) While the Sector plan deals with land use and, to some extent the traffic and access, what is still missing in the plan is additional planning to bring this plan to fruition. Our community appreciates the EPC's comments at last October's hearing that the City take the leadership role to bring the necessary agencies together to study and complete plans for the drainage master plan, extension of water and sewer to the area as well as the regional backbone infrastructure and regional roadways that will have impact beyond the sector plan boundaries.	Staff agrees that additional planning to provide infrastructure is needed. Staff does not agree that the VHSDP needs to incorporate information in addition to what is already proposed to be added. Implementation of the sector plan necessarily takes place once the plan is passed.	None	None
PC	221		The recent requested work with DMD, AMAFAC and ABCWUA is essential and vital to the VSHDP and we are encouraged by the fact they are engaged. However, it can't stop here. There must be more meaningful work done.	Staff agrees.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	229		<p>Bold. Be Bold. Bold steps are needed to make a vibrant place people want to be. The City should be bold with VHSDP, in terms of commitment and resources too. Allow this plan to be bold and give it the leadership it needs to become not just a heart for the west side of ABQ, but a place that makes ABQ an even better place to be as a resident, a shopper, an employee or a business.</p>	<p>Staff believes the sector plan is bold. The sector plan cannot commit the City to financial investment, however. Property owners should continue to lobby the City and other agencies for funding, planning, and support to realize the Plan.</p>	None	None
<b>Rock Outcroppings / Natural Environment</b>						
PC	7		<p>We should incorporate, not blast through the natural features.</p>	<p>The preservation of rock outcroppings is voluntary. The Plan provides many incentives, as well as deviations allowed with administrative approval to move streets to avoid blasting through natural features, for those property owners who choose to preserve them.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	30	10.5 and Exhibit 10.2	159 Open Space rock outcroppings. It is unclear whether rock outcropping dedications must include the 100' buffer and to what extent the buffer must remain undeveloped. I could imagine that in many cases it would preferable to dedicate a smaller physical area and provide an attractive barrier such as a wall or fence to protect the rock outcropping along with some interpretive information about the archeological significance, rather than just have an undeveloped buffer of open space where the public would hardly be able to see the rock outcropping from 100' away. Can some language be added to allow this possibility ... maybe with Open Space approval?	Exhibit 10.2 was removed for the EPC draft, as it was not the intention that the dedication of a 100' buffer was to be required. Table 7.3 specifies a buffer "acceptable to City Open Space Division" to allow flexibility on a case-by-case basis to account for site context and design accommodations.	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	46		All of the land is encumbered by basalt rock, which is very big obstacle financially in development. Thus efficiencies and flexibility must be addressed.	Staff agrees that this area is challenging to develop in part because of the existing natural features. In contrast to Volcano Cliffs and Volcano Trails, which mostly entitled single-family homes, Volcano Heights provides much greater entitlements for mixed-use development with the potential for much higher returns on investment. The intent of the Plan, in part, is to offset the development cost with the potential returns. The Plan does not require development to occur before the market will support the investment. The Plan offers as much flexibility as is reasonable while still providing a predictable development pattern and ensuring value as development occurs. The Plan's regulations and incentives have been modeled in part on successful similar development in other places. Staff welcomes ideas to increase efficiencies and flexibility.	See line PC 10 for discussion of additional financial incentives.	See line PC 10.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	81		<p>The plan includes certain regulatory (e.g., p. 160) and policy (e.g., p.180) statements regarding these issues, but their discussions are generalized and disconnected. Overarching strategy is needed in the discussion of the incentive programs to help development interests visualize the full assortment of "carrots" that are available to them, as well as understand the options available to them. For example, developers should understand that archaeological sites, just the basalt outcrops, are significant cultural resources eligible for incentive program.</p>	<p>The Plan covers a complex area and requires a great deal of detail, policy, and regulations. In general, the Plan is organized to be useable for review and implementation. Regulations, while based on the policies, are located toward the beginning of the plan for ease of use. Goals, policies, and implementation are collected in a separate chapter. Clear distinctions among goals, policies, and regulations make for a strong, implementable plan.</p>	<p>Staff agrees that it would be useful to provide cross references between regulations and policies.</p>	<p>Throughout the Plan, provide cross references between policies and regulations.</p>
PC	82	Table 7.2, 12.1.3	<p>I further think that they should be helped to understand that the costs of archaeological resource mitigation are much higher than the alternative of in-place avoidance. What is more, the protection of archaeological sites through avoidance can potentially be part of an incentive for greater development density and height elsewhere. Talk about having your ("carrot") cake and eating it, too!</p>		<p>Staff will include language to this effect as part of policy 12.1.3 and will include a cross reference in Table 7.2 on page 134.</p>	<p>On page 134, add a note to correspond with the existing asterisk in item I.a with the following text: "See Section 12.1.3 on page 180 for more discussion of the potential benefits."</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
82.1			(Cont'd)		(Cont'd)	<p>On page 180, section 12.1.3, add the following text at the end of the existing paragraph: "The costs of archaeological resource mitigation tend to be much higher than the alternative of in-place avoidance. The protection of archaeological sites through avoidance is included in this Plan as an incentive for greater development density and height through the optional bonus height system as well as rock outcroppings counting double their square footage to satisfy either usable or detached open space requirements. [See Section 7.3 and Table 7.2 for the bonus height system and Section 10.4.12 for the square footage incentive.]"</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	83		<p>I do not think that the discussion of [open space policies and regulations] in the presentation of the draft plan is sufficient to enable decision-makers, regulators, and stakeholders to comprehend how these issues are important to the development of a more livable community with a unique sense of place. In fact, language used in the policy statements relating to these issues (e.g., see p. 180) is so weak (e.g., the word "should") that fulfillment of policies related to cultural-historical and recreational amenities is left in doubt. That is, while these policies might be nice to fulfill, they are not really needed. It is easy to anticipate that decision-makers, regulators, or stakeholders might think that such amenities are entirely optional.</p>	<p>What is informing decision-makers about the development of a livable community with unique sense of place are the regulations, which are designed to be consistent with the NWMEP and grow out of the policies of the Comp Plan and the WSSP Volcano amendment, and the policies in this Volcano Heights plan. Together, these policies and regulations provide the guidance necessary to ensure quality development. The word "should" is appropriate for policy language, as it is intended to guide decisionmakers, not create enforceable regulations. Most of the policies could not be legal regulations, as they would become if the word "shall" were to be used. See also PC 82 regarding organization of the Plan.</p>	See PC 82.	See PC 82.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	90		As a professional anthropologist and archaeologist with practical experience working in the Volcano Mesa area and known for contributions in the recognition, documentation, evaluation, and management of cultural landscapes in north-central and west-Central New Mexico, I remain unconvinced of the draft VHSD plan's meaningful commitment to its stated goals of contributing to the Volcano Mesa's environment to:	Staff feels that this Plan strikes a delicate balance between the goals of protecting the unique natural environment and providing opportunities for development that can support jobs and improve regional traffic congestion. Staff has worked with City legal staff to understand the constraints of what this Plan can propose and recommend in terms of protections for sensitive lands. Staff believes we have provided every available, legal protection and incentive for preservation. Staff welcomes additional legal mechanisms.	None	None
	90.1	11.1.1	172 (cont'd) 11.1.1. Establish an interconnected open space network comprised of parks, arroyos, the Petroglyph National Monument, and other open spaces	Staff investigated means to require or provide incentives for parks and trails within Volcano Heights. Both the checkerboard property ownership and budget constraints of City departments precluded inclusion of regulations in the Plan at this time, but the optional bonus height system does include incentives for parks and open spaces. The overall goal is still appropriate, as private parks are still encouraged, and property owners are encouraged to think about interconnections between parks, rock outcroppings, open spaces, and the Monument.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
90.2	11.1.2	172	(cont'd) 11.1.2. Respect Albuquerque's culture and history, including Hispanic and Native American, through contextually sensitive development of Volcano Mesa, and	The goal is appropriate to encourage property owners to do as much of this as possible on private land. The Plan intentionally avoids requiring architectural styles. The Plan does provide significant requirements and incentives to preserve rock outcroppings, which contribute to the area's cultural, historic, and geological importance.	See PC 77 for deviations to address context-sensitive building placement.	See PC 77.
90.3	11.1.3	172	(cont'd) 11.1.3. Conserve Volcano Heights' archaeological resources and protect and emphasize views and visual connections to the Volcano's Sandia Mountains, and Rio Grande. [p. 172]	The Plan includes a mix of regulations and incentives to protect rock outcroppings, sensitive lands, and views. See line PC 96 for a discussion of rock outcroppings. Views and visual connections are addressed through the orientation of the proposed Mandatory Streets. Staff believes that this mix, together with goals and policies, provides as much guidance as possible, given private property rights.	See PC 81 and 82.	See PC 81 and 82.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	93		A private stakeholder's acceptance of public funding requires their acceptance of obligations for betterment of the community. Parks, open spaces, trails, etc., are parts of holistic environmental planning, just as the regulations governing the physical characteristics of the built environment of roads, utility infrastructure, and buildings.	Separate from whether public funding is involved, staff believes development itself includes tradeoffs between benefits for the property owners and contributions to the community. Partly for this reason, the optional height bonus system and other entitlement regulations provide the benefit of additional heights and density in exchange for improvements to the natural and built environments that contribute to the community.	None	None
PC	95		I encourage the EPC to continue the Volcano Heights Sector planning process and contribute to the refinement of the plan. In this endeavor, I also urge the Commission to consider aspects of the environment other than just the built environment for the betterment of the greater Albuquerque community over the long term.	Staff agrees and believes the Plan provides an appropriate balance between providing incentives and regulations to protect the natural environment and respecting property rights.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	96		We encourage the City to buy more open space areas to preserve rock outcrops. Maybe you guys can make a recommendation to the Council to buy more open space in this area.	The Plan provides a mix of requirements and incentives to preserve rock outcroppings. The detached open space requirements are intended to help purchase rock outcroppings with the cash-in-lieu option, trade for them with the off-side dedication option, or preserve them as open space through the on-site open space option. The requirement for detached open space for residential versus non-residential developments has been calibrated to provide enough open space to preserve the rock outcroppings through one of these options. In addition, the rock outcroppings count as double their square footage when used as part of the usable open space requirement, which also counts toward any applicable bonus height points.	None	None
PC	97		Look at Impact Fee system. It does provide for roads, drainage, public space and trails. Maybe this system could be coordinated with property owners to deal with this area.	The current impact fee system is under review. Regardless, impact fees are one avenue to finance infrastructure improvements and will need to be coordinated with other mechanisms to implement the Plan.	See line PC 10 for potential financial mechanisms to fund infrastructure.	See line PC 10.



<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>
PC 153	10.3.1	154	Rock outcropping buffers of 100'. Why not identify significant rock outcroppings in the plan area and route road ways around them. See P. 158. Instead of imposing a "grid" that intersects rock outcropping per intent of 10.1 p. 152.	See PC 7 and PC 30.	None	None
PC 159	11.1.3	170	Conserve ... "rock outcrops" and features -- then don't impose a street grid on top of rock outcroppings and buffer zones in the Sector Plan.	See PC 7 and PC 30.	None	None
PC 206			The natural/ cultural landscape: The Volcano Mesa area is rich in geological, natural and cultural resources. (Ex: Rio Grande Rift, Rock outcrops/ escarpment, Petroglyphs, Plant and animal life) People value these resources and special consideration is needed to protect them.	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	209		<p>Rock outcrops and Open Space: We support the preservation of the rock outcroppings and open space areas. There needs to be more vigilance in obtaining open space funding to purchase open space in order to preserve the rock out crops, and to increase the buffer along the escarpment edge. We also need to develop an impact fee system specific to the Volcano Mesa area, as another source of funding for open space acquisition.</p>	<p>See PC 96 for OS purchases and PC 97 about Impact Fees.</p>	None	None
PC	210		<p>Impact fees: We encourage the development of an impact fee system specific to the Volcano Mesa area. This will help the property owners to share in the costs of road building and drainage improvements and it will provide a source of funding for Police, and fire services, open space, parks, and trails.</p>	<p>See PC 97 for Impact Fees.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	211	10.4.2	155 Cluster development/ density/ preservation/ transportation: Cluster developments are a great way to build high density in one area in order to set aside land for open space preservation in another. This would help in our efforts to preserve the rock outcrops, the magnificent views, the archeological sites, etc. It would also provide the necessary common space areas for the residents. The high density residential area will also function better for pedestrian and transit use. We encourage more cluster development for preservation and transportation efforts.	Because the plan does not set density limits, there is no prohibition against cluster developments. The regulation allowing open space to be transferred across property lines within the Plan area should serve as an incentive to cluster development.	None	None
PC	218		Fugitive dust: Land that is graded is creating a dust bowl situation when the wind blows. It affects the community and is burying the escarpment in sand, making it a sand dune. Councilor Benton had to address this in the last Volcano Mesa Plan. We need stronger language in the plan to correct the problem: No grading shall be approved until buildings are ready to be constructed.	Section 7.5 includes regulations intended to minimize fugitive dust during construction. Staff believes this language is as strong as possible within the power and authority of a sector development plan.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	236	10.6.6	<p>163</p> <p>SECTION 10.0 OPEN SPACE WATER HARVESTING</p> <p>Section 10.0 requires water harvesting in various manners. This sector plan area is situated on a unique geological formation. Most of the sector plan is over a large basalt formation. In these areas there is concern that intentionally concentrating and infiltrating storm water may result in water being trapped on the surface of the underlying basalt. It is possible that such water could travel horizontally and may encounter a structure such as a building foundation, utility etc. Such a situation can have adverse affects that are difficult to control. Water infiltrated by one property may damage another party downstream. It is possible that some geotechnical recommendation will specifically recommend such practices. Therefore, The Trails recommends that these required rainwater management practice be made optional and used where appropriate.</p>	<p>The City hydrologist supports requiring water harvesting as an LID method. This requirement should help the City meet upcoming requirements to meet the City's EPA MS4 permit.</p>	<p>Staff will consider changes with specific examples of local failures.</p>	<p>None</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
<b>Single-loaded Road</b>							
PC	1	Exhibit 4.2	56	My comments are all related to the proposed mandatory Park Edge Road. From the beginning I have opposed this road as being entirely unnecessary and certainly not in the best interests of the landowners who have property bordering the Petroglyph National Monument.	Staff respectfully disagrees. While we understand your desire to build houses abutting the Monument, there are more benefits to a single-loaded road abutting the Open Space, including safety, security, compatibility with Open Space, minimal negative impacts on the Monument, and higher property values for more future lots. Our research indicates that preserving the view for everyone extends the premium of "view lots" farther from the edge, meaning higher property values for a bigger distance away from the open space/view amenity, which serves those with large properties abutting the Monument, as well as more property owners farther west.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC 2			One of the stated main goals of the Volcano Heights Plan is to minimize vehicular traffic and to encourage pedestrian traffic within the area of higher density homes and work places. The proposed Park Edge Road goes nowhere, is not necessary to move traffic, and would actually encourage additional traffic by enticing drivers to enjoy the view from the monument boundary.	Escarpment Transition is one of the lesser density and intensity areas. The Park Edge Road provides access to properties on the eastern edge of the Plan area and is an integral part of the proposed street grid. While the view may serve as an incentive to drive along the Park Edge Road, the tight corners and slow design speed should minimize cut-through traffic, while ensuring a pleasant experience for those using the road to access their homes and businesses within the VHET zone.	None	None
PC 3			A road to service the residents on one side only is certainly not cost effective.	Staff believes the benefits of the road (safety, compatibility with open space, permanent viewsheds) outweigh the consideration of cost-effectiveness.	None	None
PC 4			In addition, those residents would be subjected to undesirable additional traffic from non residents enjoying the view.	Whether the road is in front of houses or behind them, residents in this area will be "subjected" to additional traffic because of the Monument, which is a natural draw. The road provides additional safety and security, in that the boundary between development and the Monument can be better patrolled and on-street parking of Monument guests can be supervised.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	5		Finally, the issue of preserving the prime view of the valley and the mountains for the enjoyment of the residents is of great importance to me.	Preserving the prime view of the valley and the mountains for the enjoyment of residents is of great importance to City staff, existing residents, property owners, open space advocates, and many others.	None	None
	5.1		(cont'd) Approximately 700 feet of my property borders the western boundary of the Petroglyph National Monument. More than thirty years ago when we purchased this property as an investment, it was chosen over other possible sites almost exclusively because of its unobstructed views.	The Park Edge Road does not preclude residents on your property having a view; rather it ensures that even more residents on even more of your property will have access to unobstructed views that will never be compromised by future construction.	(cont'd)	(cont'd)
	5.2		(cont'd) Almost twenty years ago, when we were required to sell half the property to the city of Albuquerque for use as part of the Petroglyph National Monument, I did not object. The sale left me with the remaining property on the escarpment with a view that would now never be compromised by future construction. I certainly did not consider the possibility that the city would, in the future, try to declare a mandatory street for public use. This is just not done in America.	The same rationale for the other Mandatory Roads holds for the Park Edge Road: these backbone roads form the basis of access for all development within the Plan area. The Park Edge Road serves an additional higher purpose of implementing City policies for maximizing the compatibility of development abutting the Monument and minimizing adverse impacts of development on the Monument itself.	(cont'd)	(cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	98		The Open Space Advisory Board strongly endorses the concept of a single-loaded street to be located adjacent to the boundary of the Petroglyph National Monument. Such a road/street is shown on various maps in the SDP with an optimum alignment, and it is proposed to be mandatory.	NA	NA	NA
	98.1		(cont'd) [I]n Albuquerque many subdivisions (mostly residential but also commercial) have building lots laid out so that they back up to ... designated public open space land.... Wherever there exists some land or landscape that might provide a view or offer some sort of amenity value, Albuquerque's developers have chosen to turn their backs, to build houses and backyards, and usually block walls, that shut out everyone.	NA	NA	NA



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
98.2			(cont'd) This sort of urban layout effectively cuts off both physical and visual access. The general public cannot see nor actually go to the foothills or the [open space]. Not only is the public kept out, but even the people who live in the houses are pretty much turned away. At this sort of close-up level, Albuquerque's beautiful physical environment, as it is often called, is ignored.	NA	NA	NA
98.3			(cont'd) There are a few exceptions, places where a single-loaded street lies between the houses and the natural landscape, providing an attractive street "edge" where the houses look out to the landscape and where people on the street can also see. One such place is a too-short stretch of Camino de la Sierra, at the foot of the mountains.	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
98.4			(cont'd) There are already too many places along the boundaries of the Petroglyph National Monument where houses have been allowed to back up to the monument, such as Santa Fe Village. Here only the dead branches and grass clippings that people throw over their back walls get to "enjoy" the landscape.	NA	NA	NA
98.5			(cont'd) In conclusion, we argue that the proposed Park Edge street in the VHSDP will provide a view of the National Monument's natural landscape and of the distant mountains. It will provide on-foot access and visual access. It will provide a sense of delineation and environmental integrity to the Monument, in at least this one area.	NA	NA	NA
PC 200	4.6.4	65	In a letter to the Environmental Planning Commission, dated October 2, 2012 the National Park Service has consistently requested:  1) Single loaded streets when they are along the Petroglyph National Monument boundary.	The geometry of the Plan boundary (and Monument boundary) limits the ability to create a single-loaded street everywhere along the boundary. The Plan proposes as much single-loaded edge as possible.	None	None

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>
PC	201		Just to clarify, this plan works towards these requests by proposing a single loaded street along much (but not all) of the eastern plan area.	NA	None	None
PC	203		As the Monument is cooperatively managed by both the City of Albuquerque and the National Park Service we appreciate the opportunity to comment. Over the past 22 years we have seen numerous violations of the Northwest Mesa Escarpment Plan, and we believe these requests help retain that plan's intent and integrity.	Staff agrees.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	208		<p>Single loaded street: We support the plan using single loaded streets along the Monument boundaries. A street edge is more attractive, and protects the escarpment and National Monument much better. Pedestrians can use the street as a walkway along the open space areas, which helps to prevent rogue trails from forming in the natural areas. It allows views to be seen for everyone to enjoy. It also serves as a buffer between residents and visitors of the Monument, which provides more privacy for the resident. A street edge benefits the whole community. We strongly support this design feature not only along the escarpment, but also for parks, and other public places as well. Please do not water it down.</p>	NA	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
<b>Transportation Planning</b>							
PC	11	4	53	Provide adequate roadways for trucks, busses and vehicular traffic.	Staff believes the Mandatory Streets and non-mandatory streets provide adequate roadways for trucks, busses, and vehicular traffic.	None	None
PC	12			Define the exact route of future mass transit and transit stations	While this information would be ideal to include in the Sector Plan, it is not necessary to the vision, land use, or zoning proposed. The proposed transit corridor, Paseo del Norte, and Unser Boulevard, as well as the recommended intersections, provide sufficient options and capacity for a variety of transit routes and stations. The City is working with MRCOG to advocate for high-capacity transit to connect Rio Rancho to the north with Journal Center/I-25 employment corridor along Paseo del Norte through the Volcano Heights area.	None	None
PC	26	4.7.3.iii	75	I do not believe that this "requirement" is legally enforceable via the Sector Plan ... wording should be softened to encourage such agreements.	The City already has a precedent of requiring agreements between property owners in shared parking situations. An agreement of this kind will be necessary to provide a predictable grid of streets to handle traffic, access all properties, and accommodate pedestrians and cyclists.	Staff will change terminology.	On page 75, section 4.7.3(iii), change "development agreement" to "legally binding agreement duly executed and acknowledged" to be consistent with terminology in the City Zoning Code Section 14-16-3-1(E)(6)(b) 4 and 6.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	27	7.4.2 / 7.4.5	137 What if a roadway has been constructed above natural grade (see comment 2 above). Flexibility in retaining wall height and / or amount of fill up to approved roadway grade should be allowed without additional administrative processes.	The language in both 7.4.2 and 7.4.5 allows some flexibility by referring to the City Hydrologist - "unless approved by the City Hydrologist" as required for drainage or necessary for development.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	35	Exhibit 4.16 and Exhibit 4.17	71 & 72 Roadway Cross-sections for Paseo del Norte and Unser Boulevard – The 2006 VHSDP envisioned Paseo del Norte and Unser Boulevard as urban boulevards incorporating access roads. This concept was abandoned in the current VHSDP as noted in exhibit 4.16 and 4.17. However, the concept of urban boulevards with access roads has suddenly re-appeared in the traffic study in Appendix C. This raises several questions regarding Paseo del Norte and Unser Boulevard as to what are the desired cross sections, transitions to access roads / intersection details, and whether additional right-in / right-out access to the access roads would be permitted. Consequently, the plan should be amended to identify that the City as the lead agency responsible for implementing Paseo del Norte and Unser Boulevard.	Staff believes you are referring to Exhibit 4.16 from the pre-EPC draft. This Unser cross section was replaced with the cross section matching the traffic study in the EPC draft. It shows a slip lane and on-street parking separated from the main general purpose lanes by a landscape median. Slip lanes would be accessed only at intersections in order to protect the limited-access character of Unser. The latest cross section for Unser adds the slip lanes as a compromise between providing local access and protecting the limited access policy of Unser Boulevard. The latest cross section for Paseo del Norte does not include slip lanes. Staff is unsure what the commeter is asking for in terms of City being lead agency responsible for implementing and needs more clarification before we can respond appropriately.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	37		As limited access principal arterial roads, Paseo del Norte and Unser Boulevard will retain their primary regional functionality of moving large volumes of traffic through the plan area. These two roads are also the gateways into Volcano Heights whose development as efficient, attractive roadways should be regional priorities to help recruit employers to the Volcano Heights area.	See line PC 36.	See line PC 36.	See line PC 36.
PC	50		The plan essentially calls for the entire financial burden of Paseo del Norte (6 lanes) and Unser (4 lanes) (these roads serve a 40 mile region and the greater area). Currently these region-serving Major Arterial roads are not built to acceptable standards and these roads will need to be torn up and redone.	Unfortunately, the quality of the existing roadways is a problem outside the Sector Plan purview, but Planning will continue to work with DMD to help coordinate future infrastructure.	See line PC 36.	See line PC 36.



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	53		<p>Additionally, lands owners pay for</p> <ol style="list-style-type: none"> <li>1. the Transit Route/road and</li> <li>2. all mandatory and non mandatory roads.</li> <li>3. All internal "non mandatory roads".</li> </ol>	<p>Unfortunately, it is currently City policy that new development bear the cost for infrastructure, including roads, adjacent to that development. The Plan does not require development within a particular timeframe, so development would not be expected until the cost of the infrastructure was outweighed by the potential return on investment of the development. The increase in uses, densities, heights, and entitlements is expected to help offset the cost of infrastructure. Property values in a high-quality, pedestrian-friendly, mixed-use environment served by transit should be considerably higher than under the existing RD zoning, helping improve potential returns on investments. [See also lines PC 10 for incentives and PC 47 for financial mechanisms.]</p>	See line PC 10.	See line PC 10.
PC	54		<p>Road Network will be very difficult to complete, due to limitations on what the plan refers to as protected rock outcropping, which encroach on the roads laid out in the plan. See that page 159 shows protected rock outcroppings overlaying on the road network. Why were the roads not planned to avoid them initially?</p>	<p>The preservation of rock outcroppings within the Plan area is strictly voluntary. Mandatory roads have generally been planned to avoid the largest outcroppings, but a more important criterion was to align roads with the 20 feet access easements at the edge of properties.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	54.1		(cont'd)	Where a property owner chooses to preserve a rock outcropping, the Plan provides for administrative approval to adjust the alignment of roads up to 300 feet. The assumption is that engineering-level study would be performed prior to the building of the roads, which would determine the proper alignment of roads around rock outcroppings. That level of detail, again, goes beyond the scope of a typical sector plan.	(cont'd)	(cont'd)
PC	55		This immediately pits landowners or future developers against the plan upon any development request to the city by requesting variances, which may not be granted, by whomever is holding that post at the city at that time.	The Plan supports the implementation of the mandatory roads if property owners choose not to preserve the outcroppings. Where a property owner chooses to preserve the outcropping, the Plan provides administrative approval of an alignment adjustment so that a variance would not be necessary. The details of alignment are to be worked out based on engineering necessary prior to construction.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	84		<p>As seen in the planning document's traffic study (Appendix C), the Paseo del Norte and Unser Blvd. rights-of-way will carry extremely heavy vehicle loads within the Volcano Heights Sector. High traffic densities, of course, will largely be a product of the sector's development as a Major Activity Center replete with Town and Regional center scale facilities. To fulfill the plan's goals for the sector's residential use and the promotion of a pedestrian-friendly environment, I think that the City of Albuquerque needs to make clear policy statements and specific commitments that the construction of grade-separated pedestrian crossings across these bustling corridors is a necessity.</p>	<p>High traffic volumes on these roadways are expected regardless of the development pattern proposed. The development vision and mandatory street grid proposed for Volcano Heights are intended to improve traffic conditions and introduce options for transit and other alternative transportation modes. Grade-separated pedestrian crossings are not appropriate in every situation and would need to be studied and warranted based on development density and type in each potential location. Pedestrian bridges are high cost with limited use. Well-designed, safe at-grade crossings are more beneficial from a cost perspective, safety effectiveness in terms of actual pedestrian use, slowing traffic, supporting adjacent development, and creating the type of urban environment that the Plan envisions.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	85	Exhibit 4.3	57 Additionally, the proposed intersections shown in the sector plan are insufficient, both in terms of number and placement, for a safe and workable pedestrian environment.	Paseo del Norte and Unser Boulevard are designated as limited-access roadways with 1/2 mile full intersections and 1/4 mile right-in/right-out intersections. For the most part, the proposed intersections recommend full intersections at approximately 1/4-mile spacing, which is considered a walkable distance. In terms of number, the intersections shown in Exhibit 4.3 are likely the most that would be granted, given that what's shown far exceeds even the existing access-control policies. There is some advantage to consolidating pedestrian crossing locations to encourage "safety in numbers." The placement of these intersections corresponds to the proposed Mandatory Street network to support development in each zone. In particular, the additional intersections surrounding the Paseo/Unser intersection create a loop road that would provide safer pedestrian connections to proposed development.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	86		At the very least, the City, which wanted the Major Activity Center designation, now has the obligation to guarantee the construction of supplemental grade-separated pedestrian crossings over Unser Blvd. in the area of the Volcano Heights Sector's north and south boundaries. The timing of the construction of these facilities must be tied to specified levels of traffic flow in and out of the sector to prevent the "can" from being kicked down the proverbial "road" year after year.	See PC 85 for a discussion of grade-separated crossings.	None	None
PC	87		Regarding the north boundary, the tragedy of a student attending either the Sunset View Elementary School or James Monroe Middle School dying in a pedestrian traffic accident must not have to happen before this topic is addressed.	APS has a policy to bus children who must cross a limited-access facility such as both Paseo del Norte and Unser Boulevard. Only children in the northern quadrant of the Plan area would be eligible to attend either Sunset Elementary or James Monroe. The remainder would be bussed to schools in nearby school districts, even if a pedestrian grade-separated crossing were constructed.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	117	Exhibit 4.6	59 Exhibit 4.6 -- Consider a vertical curb at the 3' buffer between the driving lane and the bike lane – How do you park a vehicle in this street section?	While staff agrees that a curb would provide some extra measure of safety for cyclists, it would limit access to onstreet parking and hinder cyclist movement. On-street parking on streets with bike lanes mirror conditions throughout the City.	None	None
PC	118	Exhibit 4.8	63 Pavement requirements for sidewalks versus a 6' sidewalk – why so much pavement? Doesn't all this additional pavement add to the urban heat island, reduce permeable site areas and promote global warming? Why are there 10' sidewalks at residential areas?	The Neighborhood Street cross section is found throughout the Plan area, not just in residential areas. In fact, there are no exclusively residential areas within Volcano Heights because all zones are mixed-use and need to accomodate the potential for retail. In addition, by City policy, all sidewalks within a Major Activity center should be 10 feet to promote walkability, offering the opportunity to reduce vehicle travel and emissions that contribute to global warming. The Plan also requires street trees, which minimize the heat island effect of pavement, and encourages permeable paving where appropriate.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
PC	119	Exhibit 4.17	70	Huge pavement cross-section. Bike lanes, multi-use trail, in addition to traffic lanes. Why do we have a – 26’ wide bikeway and sidewalk ?	The cross section must accommodate constituent elements programmed for Paseo del Norte by other planning agencies. The bike lane is standard at 6'. Multi-use trail is standard at 10'. Sidewalks in MACs are 10' by policy. The right-of-way is determined by policy. The bike lane and multi-use trail provides opportunities for alternative modes of travel, rather than exclusively auto traffic.	None	None
PC	120	4.7.3 & Table 4.2	75 & 76	Why not have 8’ wide parking spaces as a typical dimension ?	Recent best practices in other cities have shown that drivers park closer to the curb, and thus more safely, with 7-foot parking lanes versus 8-foot. Existing urban areas in Albuquerque have parking lanes 7 feet and under.	None	None
PC	195			Providing ROW for future public transportation is important in the Plan, but development implementation will not occur until private demand occurs. Without a major developer on board the area will not develop and the plan will outlive its “shelf life” as have other plans.	NA	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	207		Transportation is a huge concern on the Westside. (Ex: Limited amount of river crossings, Paseo del Norte/ Unser, Communities downstream, Natural features vs. transportation planning, West side vs. eastside road systems, Westside development not pedestrian/ transit oriented, MRCOG).	NA	NA	NA
PC	214		Urban Streets: We support the Plan's concept of the mandatory A & B streets by having smaller blocks with buildings built up to the streets. This is a good design for pedestrian travel and transit use.	Staff agrees.	None	None



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	231	Exhibit 4.18	<p>73</p> <p><b>SECTION 4.0 STREETS</b>  <b>UNIVERSE BLVD. STANDARD</b>                      The proposed typical section for Universe Blvd. shows a 4 lane roadway (2 lanes northbound and 2 lanes south bound), plus 16' median, plus bike lanes. Please revise this detail to show a 2-lane facility (1 lane northbound and 1 lane southbound) as is recommended in the "Volcano Heights Multi-Modal Transportation Analysis" prepared for this sector plan. This section should be consistent with the traffic study. Also, the west portion of Universe Blvd. is constructed and consists of a 6' sidewalk within an area of 10' (face of curb to west row). The Trails recommends that both sides of the roadway have the same geometry and landscape space.</p>	<p>DMD has indicated that Universe Blvd., a minor arterial, should be 4 lanes north of Paseo del Norte. Projections for growth and traffic volumes indicate a need for more lanes in the future on west side roads. The traffic study assumed a 4-lane Universe, although it did note that Universe had excess capacity that might warrant consideration for a narrower right-of-way. The traffic study did not indicate the appropriate number of lanes for Universe.</p>	<p>Staff will confirm with DMD the cross section for Universe.</p>	<p>Pending</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
<b>Zoning</b>							
PC	115	3.5	40	How can there be “three centers” - town, regional and village in a Sector Plan?	The Plan envisions a single developed area but with uses concentrated in a variety of centers within the plan area based on their context. Each center serves a different purpose based on its location, adjacency, road access, desired land uses, and intended development pattern and density. Please see definition on page 40.	None	None
PC	124	5.2	85	Why are there so many zones (6)?	See PC 115. In addition to the three center zones, there is a mixed-use zone and two transition zones, which respond to the existing neighborhoods north and south of the Plan area and to the Petroglyph National Monument to the east. In addition to providing development intensities, densities, and uses appropriate to location and context, these zones also allow design standards to be tailored to create a range of environments as envisioned by the Plan.	None	None

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>	
PC	125	Table 5.1	87	We are adding new zoning 'use' designations in (6) character zones.	Table 5.1 tailors a mix of uses for each zone appropriate to its intended character. All zones include a mix of uses, which would not typically be found in straight City zones. The intent is to provide the maximum amount of flexibility for future development and redevelopment over time.	None	None
PC	126	Table 5.1	92	Why are B&B not allowed in TC, VC and garages not allowed in TC, RC, VC?	Bed & Breakfasts are typically found in residential and unique areas, not in high density development areas such as TC, VC, and RC. Garages are not allowed in RC because townhomes and single-family homes are not allowed in RC.	Staff will make garages conditional in TC and VC.	On page 92, Table 5.1, item OU-6, change TC and VC to a conditional use. On page 97, Table 5.2, add an item OU-6 for Attached Garage, second column specifying Town Center and Village Center, with the following text: "Shall be alley-accessed."
PC	127	Table 5.2	93	"Scale and architectural style complements single family development." "Character complements single family development" - What do the above statements mean and how does the staff interpret 'complements' ?	The Transition Zones are intended to include low-intensity uses in order to be compatible with existing single-family residential areas to the north and south and with the Petroglyph National Monument to the east. The conditional language quoted here is intended to provide additional guidance to the ZHE to determine whether proposed developments are compatible beyond the standard "injurious/non-injurious" criteria.	Reference to architectural style was changed to "scale and massing" for the EPC version of the draft plan.	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
PC	128				Staff removed reference to building size for the EPC draft.	None	
PC	228	Table 5.1	88 / 92	Intermediate land use needs addressing. The time it may take to have this land develop in some cases may be 20-30 years in the future. I would request that there is an established broader allowance for intermediate uses of the land per the VHSDP, one of which could be an agricultural nature, such as grazing, (grazing is historical to this land.) Or allow for other regional agricultural related uses or recreational uses. Examples are grazing, a driving range or equestrian riding facilities. The benefits would be that better long term choices can be made, without economic pressures forcing something to occur sooner, which may not be ideal but allowed per the plan none the less. Currently the plan does not allow for many intermediate uses, which are not urbanized uses.		Staff agrees these are good ideas and will consult with code enforcement on language. Most likely, this will involve conditional uses with an expiration date so as to ensure compatible transitions to more urban uses over time.	Pending

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
PC	232	Exhibit 4.1	55	<p>SECTION 5.0 ZONING ADD VHVC ZONING AT OTHER LOCATIONS ALONG UNIVERSE BLVD</p> <p>The Trails request that 2.0 acres of VHVC zoning be allowed at the intersection of Woodmont Ave. and Universe Blvd. More specifically the requested location is the northeast corner of the intersection. The current plan places the entire Village Center zoning at the intersection of Universe and Paseo del Norte. Other opportunities for this zone should be considered at the suggested locations along Universe Blvd. Woodmont Ave. continues west and east (into the sector plan area), is planned to be a signalized intersection and provides appropriate access and location for this higher standard. The area requested is a small adjustment to the sector plan.</p>		Staff will consider this request.	Pending

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
<b>Agency Comments</b>							
<b>Building Heights</b>							
AC	1	2.1.2(ii) / 7.2.1	16 / 132	We'd like a statement in the plan saying that there should be no exceptions to the 15 foot height limit in the Impact Area.	This statement exists on page 16, section 2.1.2(iii) and page 132, section 7.2.1.	None	None
AC	90	7.4.4	137	The height limit for residential structures in the impact area should be limited to 15' from natural grade, with a possible exception not to exceed 4' of fill if and only if required by the City Hydrologist.	See PC 201.1 in Public Comments - Building Heights for discussion of height limit and approved grade. The Plan currently allows fill that may be required for site development and drainage. When that exceeds 4 feet, DRB approval is required to ensure coordination with the City Hydrologist, City Open Space Division, and other relevant City staff.	Staff will amend fill language.	On page 137, section 7.4.4, edit the first sentence as follows: "Fill shall be limited to 4 feet except as deemed necessary for site development and drainage by the City hydrologist."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Design Standards</b>						
AC	51	8.4	143 In addition to our previous comments, dated September 28, regarding single-loaded streets, Open Space Division would like to offer support for Diane Souder's letter to Hugh Floyd dated October 2, 2012. Specifically, we echo her comments regarding color palette restrictions for both commercial and residential buildings within the Northwest Mesa Escarpment View Area:		Staff will add language to require residential buildings to follow the color palette of the NWMEP for non-residential buildings in the View area.	See Public Comments - Design Standards PC 200.2.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	51.1		<p>"Looking at the Mesa development as a whole, one must wonder at the visual impact that thousands of homes will have. We ask this Commission to look at the views from the monument, specifically in the vicinity of Piedras Marcadas Canyon as well as of the West Mesa from across the valley. The specifics of the View Area of the NWMEP (Policy #20) calls for 'The Predominant colors used on structures within the View Area shall blend with the natural colors of the mesa' This makes sense. The plans calls for external surfaces of commercial and multi-family buildings to be in the pallet of Approved Colors, allowing for up to 80% of opaque materials on any façade to be other colors (such as white trim). Unfortunately, the View Area regulations call only for roofs of single family homes to be of Approved colors and we ask that the plan require the same of single family homes as it does of commercial structures. The views from outside the area will be softened and muted with this</p>		(cont'd)	(cont'd)



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	85	8.4	143 The color palette restrictions for residential buildings within the Northwest Mesa Escarpment View Area should apply to both roof and wall colors, as they already do for commercial buildings.		See AC 51.	See AC 51.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
<b>Development Review Process</b>							
AC	91	3.2.6	26	PRD/OSD should be included in the design review process where: 1) the development occurs within the Monument's View Area or 2) where development occurs within 200' of a significant rock outcropping	Staff believes it is appropriate to include City Open Space Division for development within the Impact Area, not necessarily the View Area, which is most of the Volcano Heights Plan area but does NOT include the Impact Area, where Open Space Division expertise would be more useful to ensure development that is compatible with sensitive lands.	Staff will add language.	On page 26, section 3.2.6, add a new subsection (i) with the following language: "City Open Space Division should be included in the review process where the development occurs within the Impact Area as defined by the NWMEP or within 200 feet of a significant rock outcropping as shown in Exhibit 10.1."
AC	104			Development review and approval processes for proposed site development plans, which fully comply with standards in the sector development plan, be conducted in a streamlined and expedited fashion.	Staff believes the Plan provides this streamlined development process.	None	None
<b>Miscellaneous</b>							
AC	11	4.8.2 / 4.8.6	79	Add "the adjacent property owner" is responsible for street tree maintenance.		Staff will delete repetition and change text.	On page 79, section 4.8.2, change "abutting" to "adjacent" and add to the end of the sentence "per the Street Tree Ordinance, Section 6-6-2-1. Delete section 4.8.6 entirely and renumber subsequent sections.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC 12	4.9.7	80	Delete "and landscaped." Add new sentence at end: "Medians shall be landscaped per City standards available from the Development Review Committee."		Staff will change text.	On page 80, section 4.9.7, delete "and landscaped" and add "available from the Development Review Committee" after "City standards". Inside the bracket, add "See also" before "DPM" and delete "and reference pending for landscaping".
AC 14	7.5.2	137	Grading and Drainage: Erosion control and temporary soil stabilization should be done for any construction site greater than 1.0 not 10 acres.	This requirement is the same as the requirement in the Volcano Trails SDP.	Staff will consider this request.	Pending
AC 21	1.1 / Exhibit 1.1	4	Boundary description is not in accordance with Exhibit 1.1. Universe Blvd. is mislabeled on the territory map. Please correct.		Staff agrees. Map will be edited.	On page 5, Exhibit 1.1, edit labels to show correct placement of Universe Blvd., Unser Blvd, and Golf Course Rd.
<b>Open Space / Landscaping Standards</b>						
AC 15	10.4.7	157	Change to "irrigation shall be provided for a minimum of the first three growing seasons."		Staff will change.	On page 157, section 10.4.7, edit the final sentence after the parantheses to read "irrigation shall be provided for a minimum of the first three growing seasons..."
AC 16	Table 10.3	161	Open Space Standards: Sidewalk width Credit of open space Requirements- Credit should not be given for sidewalks over 4'.		Staff will change.	On page 161, Table 10.3, remove item (xix) in its entirety.
AC 17	10.6.1	162	Landscaping: Reduce minimum for median landscaping from 75% living vegetative materials to 30% cover.	This requirement is consistent with the Zoning Code.	Staff will consider this request.	Pending

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC 18	3.5 & Table 10.3	38 & 159	Additional discussion with staff is needed on open space definitions.		Staff will work with Parks and Recreation and Open Space Division to revise definitions.	Pending
AC 19	Table 10.3	159	Remove statement about community gardens indicating they could be dedicated to the City.		Staff will change.	On page 159, in Table 10.3 under item (iv) remove the second bullet in its entirety.
AC 50	3.5	44	Open Space- Add to paragraph "Open space areas should be considered for LID."	This definition is not the best place to add this policy.	A new policy will be added to page 180.	On page 180, a new policy section 12.1.8 shall be added with text as follows: "Open space areas should be considered for Low-Impact Design."
AC 86			Open Space definitions in the glossary are very convoluted: consider simplifying.		See AC 19.	See AC 19.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
<b>Regional Infrastructure Planning / Development Financing / Incentives</b>							
AC	48	4.6.4(i) v) / 11.5.4 / 12.5.3(iii)	66 / 177 / 190	In general, the Volcano Heights area drains to the southeast corner, Paseo del Norte, and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo. The Park Edge Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality.		Staff will add language about the possibility of a bioswale / linear pond.	On page 66, section 4.6.4, add a new subsection (iv) that introduces the idea of a bioswale/linear pond as appropriate and beneficial next to the Park Edge Road. On page 177, section 11.5.4, add a new goal for a bioswale/linear pond. On page 190, section 12.5.3, add a new subsection (iii) that includes a policy encouraging bioswale/linear pond next to the Park Edge Road.
AC	49	3.5	43	Low Impact Design (LID) - "frequently used LID techniques include ..." a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used. b. Add "water harvesting in landscape areas, parking islands and street medians."		Staff will make the requested changes.	On page 43, section 3.5, edit the definition of "Low Impact Design" to delete "green roofs" and add "water harvesting in landscape areas, parking islands, and street medians."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	52		<p>Currently, drainage from this area enters the Petroglyph National Monument, and subsequently, the Piedras Marcadas Dam. The Dam itself has limited extra capacity for developed runoff and allowing developed flows into the Monument would not be desirable. AMAFCA is in the planning process of developing a Drainage Management Plan for this area. This DMP will provide options for diverting runoff out of the watershed, as well as managing runoff within it. Stormwater detention, conveyance and water quality will all be important factors of this DMP.</p>		<p>Staff will add language about the DMP. See PC 9.</p>	<p>See Public Comments - Regional Infrastructure Planning PC 9.</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	52.1		<p>(cont'd) Presently, there is one drainage outfall for this area in Paseo del Norte and all runoff generated from this basin must be conveyed to that outfall. Diversion of some of this basin may also be feasible. A drainage structure (pipe, swale or street) along the Monument boundary would allow for the collection and diversion of runoff before it passes over the escarpment. The timeframe for this DMP will be to start in early 2013 and be finished within 14 months.</p>		(cont'd)	(cont'd)
AC	53		<p>AMAFCA would like to add a paragraph about a Drainage Management Plan (DMP).</p>		<p>Staff will add information about a DMP.</p>	<p>On page 138, section 7.6, add a new subsection 7.6.2 Drainage with the following text: "A Drainage Management Plan will be required to assure that the capacity of downstream drainage facilities is not exceeded by subsequent development of the Plan area."</p>
	53.1					<p>On page 192, add a new section 12.5.7 with a policy supporting a drainage management plan.</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	53.2					On page 198, Table 13.1, add a new item E-4 Drainage Management Plan to implement new policy 12.5.7, Medium-term, "Coordinate with property owners to create a Drainage Management Plan to identify needed infrastructure and plan for its implementation" with lead agency AMAFCA and coordination required with "Property Owners, City Hydrology". See also Public Comments - Regional Infrastructure PC 9.
AC	54.0		AMAFCA has no adverse comments with the SDP.	NA	None	None
AC	55	1.3	4	In Section 1.3, end of the 3rd paragraph on page 4, add a sentence to the existing language referencing electric service.		Staff will add text. On page 4, section 1.3, add the following text to the end of the 3rd paragraph: "Safe, reliable electric service is the cornerstone of economic development for the Plan area."



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	56	Table 2.1	14 In Section 2.1, Plan Authority, Table 2.1 on page 14, the Rank II "Facility Plan for Electric Service Transmission and Subtransmission Facilities" should be replaced with the "Facility Plan: Electric System Generation and Transmission (2010-2020)" in the first column. The second column should note that this plan includes both policy and regulation. Its standards and guidelines apply to new electric generation, transmission and substation facilities.		Staff will make the requested changes.	On page 14, Table 2.1, replace "Facility Plan for Electric Service Transmission and Subtransmission Facilities" with "Facility Plan: Electric System Generation and Transmission (2010-2020)." Note in the third column "Predominantly Policy"
AC	57	3.1.3	20 In Section 3.1.3 on page 20, it is stated that when in conflict, the VHSDP shall take precedence over other City codes and regulations. PNM standards are designed to meet or exceed the requirements of the National Electric Code (NEC) and the National Electric Safety Code (NESC). The City of Albuquerque also adopts many technical codes including the New Mexico Electrical Code (NMAC 14.10.4) and the New Mexico Electrical Safety Code (NMAC 14.10.5) which, by reference, adopts the NEC and the NESC.		Staff will make the requested change.	On page 20, section 3.1.3, add the underlined phrase below to the existing language: "The provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, and standards as amended except <u>for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and</u> as noted herein."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
57.1			<p>(cont'd) The design standards as currently delineated in the VHSDP may not meet the requirements of the NEC and the NESC and should avoid conflicts between compact urban form set forth in the draft Plan and the New Mexico Electrical Safety Code as adopted by the City of Albuquerque. Utility clearances are established by the NESC which provides basic provisions for safety considerations regarding electric facilities. The NESC must prevail over sector development plans and PNM will review all technical needs, issues and safety clearances for its electric systems.</p>		(cont'd)	(cont'd)

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>
AC 58	3.2.3	24	In Section 3.0, Administration, 3.2.3, Significant Infrastructure Coordination on page 24, electric utilities are included by definition; however, the process does not allow for adequate coordination with PNM on proposed projects to locate and provide for electric facilities whereby a step is missing in the process. PNM does not have agency review of DRB site development plan submittals and it is crucial that development does not impede PNM's ability to locate and provide safe, reliable electric service.		Staff will add text.	Add the following text to the end of section 3.2.3 (i): "Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred."
AC 59	3.2.6	26	In Section 3.2.6 on page 26, Volcano Heights Review Team (VHRT), add the following sentence to the existing language: "As the Plan area develops, PNM must be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement."		Staff will add text.	On page 26, section 3.2.6, add the following text: "As the Plan area develops, PNM must be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC 60	3.5	38	A variety of terms is used in the VHSDP to refer to electric facilities. These include: utility facility, public utility easement, public utility structure, public utility pole, utility use, utility services, utility infrastructure, and significant infrastructure. Terms and definitions in the VHSDP need to be consistent with the §14.16.1.5, Definitions, of the City of Albuquerque Zone Code for "public utility structure."	Not all of these terms can be replaced with the term "public utility structure."	Staff will include a reference to the Zone code definition for public utility structure and standardize language throughout the Plan as appropriate.	On page 46, section 3.5, add a definition for "Public Utility Structure" referencing the Zone Code definition in §14.16.1.5.
AC 61	Table 3.3	31	In Table 3.3, Major Deviation Criteria on page 31, under the "Major Deviation Allowed" column in the first paragraph, add the underlined phrase below to the existing language: "A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features, <u>or for the purpose of utility use,</u> a greater allowance is permitted on a case-by-case basis."		Staff will add text.	On page 31, in Table 3.3, under the "Major Deviation Allowed" column in the first paragraph, add the underlined phrase below to the existing language: "A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features, <u>or for the purpose of utility use,</u> a greater allowance is permitted on a case-by-case basis."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC 62	Table 3.3	31	In Table 3.3, Major Deviation Criteria on page 31, under the "Criteria" column in the first paragraph, add the underlined phrase below to the existing language: "Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, <u>changes due to utility use</u> or changes in the width of the sidewalk."		Staff will add text.	On page 31, in Table 3.3, Major Deviation Criteria, under the "Criteria" column in the first paragraph, add the underlined phrase below to the existing language: "Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, <u>changes due to utility use</u> or changes in the width of the sidewalk."
AC 63	3.2.13	31	In Section 3.2.13 (i) on page 31, add a new subsection e with the following language: "e. The exception is needed for the purpose of utility use and to accommodate public utility structures."		Staff will include a reference to utility use and/or public utility structures to subsection c.	On page 31, section 3.2.13(i), add the following to the end of the paragraph: "and/or accommodate utility use or public utility structures."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	63.1	4.9	80 (cont'd) "In addition, projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities should be carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities."	The requested location is not optimal to add language about projections. Staff will add that language in a more appropriate location.		On page 80, section 4.9, include a new subsection 4.9.8 Encroachments with the following language: "Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities should be carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities."
AC	64		The VHSDP is implementing the concept of Form Based Zones, which is based on a compact urban form. Section 14-16-3-22 of the existing Zoning Code, part (4) General Street Standards, defines the "Pedestrian Realm" as follows, which allows for utility easements of varying widths:	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
64.1			(cont'd) "(a) Pedestrian Realm. The area from the back-of-curb dedicated to pedestrian use. The width of the pedestrian realm is prescribed by individual zones; however the width may be modified for the following conditions: footings (one to three feet modification), utility easements (as necessary), and requirements for building articulation and setback (as necessary)."	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
64.2	4.7.3 / 7.6.1	75 / 138	<p>(cont'd) It is important to ensure that adequate utility easements with appropriate safety clearances are available throughout the Plan area. None of the new zones in the Plan in Section 6.0, Site Development and Building Standards allows for utility easements and not all electric distribution facilities can be accommodated in alleys; therefore, an illustration showing the typical location of dry public utility easements within the street cross section should be included in the Plan in Section 4.7.3, (iv) on page 75 and in Section 7.6.1, Utilities on page 138 to address those instances where electric utility facilities are located along streets.</p>		<p>Staff will add text and typical cross section.</p>	<p>On page 78, add a new section 4.7.7 Typical Streets with Public Utility Easement. Add a purpose/intent statement explaining that utilities are typically to be provided via alleys. Where alley access is not possible, electric utility facilities must be accommodated on streets. Add an exhibit as provided by PNM. On page 138, section 7.6.1(c), add a cross reference to section 4.7.7.</p>



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	65	4.9	80 Add the following statement in the document to Chapter II, Regulations, 4.0, Streets and Streetscape Standards, Section 4.5, Street Designations after the first sentence on page 58 and at the end of Section 4.6, and in Section 4.7.3 (i).or in each of the following: Sections 4.5.1, 4.5.2, 4.5.3, 4.6.1, 4.6.2, 4.6.3, 4.6.4, 4.6.5, 4.6.6, 4.6.7, 4.6.8 and 4.7.3 (i). Also, state this in Section 6.0, Site Development and Building Standards beginning on page 112:	These locations are not optimal to add language about projections. Staff will add this language in a more appropriate location.	See line AC 63.	See line AC 63.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	65.1		<p>(cont'd) "Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with PNM to accommodate existing PNM easements and to avoid conflicts with utility infrastructure. Projections such as these adjacent to electric utilities should be carefully located, particularly in order to avoid interference with electric utilities and to accommodate equipment for the maintenance and repair of electric utilities."</p>		(cont'd)	(cont'd)
AC	66	4.7.4	76	<p>In Section 4.7.4 on page 76, illustrations for main "A" or "B" streets do not identify a public utility easement to get to the alleys and should be added (see Comment #10 above). In addition, there will be new transmission lines going in and out of the Plan area if it develops as a regional employment center for business and industry as indicated in the Plan. Also, if public utility easements are adjacent to landscape strips, they may be in conflict with each other.</p>	<p>Staff will consider this request.</p>	<p>Pending</p>

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>
AC 67	4.8.3	79	In Section 4.8.3, page 79, add the following sentence to the existing language: "It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities."		Staff will add text.	On page 79, section 4.8.3, add the following sentence at the end of the existing text: "It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities."
AC 68	4.11.3	82	In Section 4.11.3, page 82, in confirming the relevant agencies, utility company approval will also be necessary if street furniture is placed within PUEs. Add the following phrase to the existing language: "or utility companies".	Because most utilities are to be provided via alleys, the public ROW is not synonymous with the PUE.	Staff will add text.	On page 82, section 4.11.3, add a new sentence to the end of the existing text as follows: "Where street furniture is placed within a public utility easement, approval by utility companies will be required."
AC 71	7.3.2	132	On page 132, Section 7.3.2, it should be noted that some public utility structures often have facilities over 40 feet tall.	The 40-foot height limit is for buildings, not structures, so most utility structures would not be held to this limit. Where utility companies needed a building over 40 feet, the Plan provides flexibility via the exception language in 3.2.13. See AC 63 for new language.	See AC 63.	See AC 63.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC 72	7.6.1(i) b	138	In Section 7.6.1(i) b. on page 138, add the following sentence to the existing language: "Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons."		Staff will make requested change.	On page 138, section 7.6.1(i)b, add the following sentence to the existing language: "Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons."
AC 73	7.6.1(i) c	138	In Section 7.6.1(i) c., page 138, add the following sentence to the existing language: "Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks."		Staff will make requested change.	On page 138, section 7.6.1(i) c., add the following sentence to the existing language: "Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks."
AC 74	7.6.1(ii) b	139	In Section 7.6.1(ii) b. on page 139, non-permanent use of clearance, particularly clearance regarding PNM facilities, is not automatically allowed. Add the following sentence to the existing language: "All uses shall require an encroachment agreement."		Staff will make requested change.	On page 139, section 7.6.1(ii)b, add the following sentence to the existing language: "All uses shall require an encroachment agreement with PNM."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC 75	7.6.1	139	In Section 7.6.1(ii) c. on page 139, aesthetic improvements are not defined and are not clear as to their intent. Please clarify. Add the following sentences to the existing language: "Identification numbers on ground-mounted utility equipment shall not be obscured. PNM prefers for utility boxes not to be painted."		Staff will consider your request.	Pending
AC 76	7.6.1	139	In Section 7.6.1 Utilities, (ii) Clearances on page 139, revise d. and add the following phrase to the end of the existing language: "and are subject to removal."		Staff will add text.	On page 139, section 7.6.1(ii)d, add the following phrase to the end of the existing language: "and are subject to removal."
AC 77	8.8	146	In Section 8.8, Street Screens, Part 8.8.2 on page 146, it is not clear if the street screen would be located in a public utility easement. If so, there could be conflicts regarding adequate grounding and other electric safety considerations. Add the following sentence to the existing language: "All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair."	To avoid repetition, staff recommends adding this text as a new subsection.	Staff will add text.	On page 146, add a new section 8.8.5 with the following text: "All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC 78	8.8	146	In Section 8.8, Street Screens, Part 8.8.4 on page 146, add the following sentence to the existing language: "All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair."	See AC 77.	See AC 77.	See AC 77.
AC 79	10.6.2	162	In Section 10.6.2, Walls & Fences Material Finishes and Design, (i) Height and Placement on page 162, the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020) provides standards and guidelines regarding electric substation walls that address safety requirements. Add the following sentence to the existing language: "Public utility structures are excluded."		Staff will add text.	On page 162, section 10.6.2(i), add the following sentence to the existing language: "Public utility structures are excluded."
AC 80	10.6.2(iii)	162	In Section 10.6.2 (iii) on page 162, add the following sentence prior to the final sentence: "Use of block to create patterns is encouraged." Add the following phrase to the end of the final sentence: "except at public utility structures."		Staff will add text.	On page 162, section 10.6.2(iii), add the following sentence prior to the final sentence: "Use of block to create patterns is encouraged." Add the following phrase to the end of the final sentence: "except at public utility structures."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	81	12.5.2	190 In Policy 12.5.2 on page 190, add the following sentences prior to the existing language: "Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one to two acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines shall be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020)."		Staff will add text.	On page 190, section 12.5.2, add the following sentences prior to the existing language: "Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one to two acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines shall be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020)."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	82	Appendix A.F.2	A-37 Add the following new language to Appendix A, Section F., Infrastructure, 2. Public Service Company of New Mexico on page A-37: "New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a new substation called Scenic Substation is under development as of 2012.		Staff will add text.	On page A-37, Appendix A.F.2, add the following language: "New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a new substation called Scenic Substation is under development as of 2012."
	82.1		(cont'd) As the Volcano Heights Sector Development Plan area develops, additional transmission and substation facilities will be necessary in order to adequately provide electric service to customers in the area."		(cont'd)	(cont'd)



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	83	Exhibit A.31	A-38 New facilities have been approved since the draft Plan's Exhibit A.41 on page A-38 was created. Please replace Exhibit A.41 in the Plan with the enclosed revised Exhibit A.41 which indicates the location of the approved Scenic Substation under development.		Staff will replace the exhibit.	On page A-38, update Exhibit A.41.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	98		<p>Economic Development and Financial Incentives:                      Economic development is a regional priority, particularly on the heels of a recession that has bled the Albuquerque metropolitan area of 30,000 jobs. As the region works to rebuild itself, it is critical to be strategic about our economic interests. The economic development community agrees that it is time to focus on how to rebrand ourselves into an attractive and desirable destination. To that end, studies show that placemaking and walkable districts provide an edge when it comes to recruiting companies, retaining employees, and attracting new residents – including young professionals and retirees. Volcano Heights Plan presents an opportunity to build such a place.</p>	<p>Staff agrees and thanks you for your support.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	99		<p>The reality is, however, that opportunities for this type of development are often overlooked and replaced with a business as usual approach. This is perceived as lower risk for the developer and inevitable for planners that lack sufficient tools to change the paradigm. This is exactly what we've seen in our recent past and particularly during the housing boom as our residential land use increased by 25 percent (20,000 acres) in the years between 2000 and 2008.</p>	NA	NA	NA
AC	100		<p>In order to grow more intentionally, the City might consider a strategic use of incentives that will work to bring the vision of Volcano Heights into reality. This could be tied into a larger City-wide effort that incentivizes development that meets certain sustainability goals, is master-planned to be compact and transit-supportive, and/or incorporates form-based codes to create a multi-modal district.</p>		<p>Staff is looking at the El Paso model. See Public Comments - Regional Infrastructure Planning / Development Financing / Incentives PC 10.</p>	<p>See PC 10.</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
###			<p>El Paso is a model, as it has recently instituted innovative financing and incentive strategies that are based on the type and location of the development. For one development in El Paso, a financial impact analysis was performed to determine the amount of property taxes expected from a conventional, suburban development pattern versus a compact, multi-modal development pattern. The multi-modal development was expected to bring in hundreds of millions of dollars more. Based on this analysis, the City agreed to provide a property tax rebate to help cover the cost of more expensive infrastructure needed to support the sustainable development. It was a win/win for the City and the developer, and the City continues to work with the developer to provide a BRT transit service to link the development to the downtown core.</p>		(cont'd)	(cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	105		Consider the applications and implementation of a financial mechanism such, or similar to, Special Assessment Districts, Tax Increment Development Districts, or Public Improvement Districts for infrastructure improvements and as a means of expediting the approval of site development plans administratively.	The Plan currently encourages these mechanisms.	None	None
AC	107		Implement a package of incentives to help support infrastructure costs for development that meets sustainability goals, is master-planned to be compact and transit-supportive, and/or incorporates form-based codes to create a multi-modal district.	Such incentives would need to be part of a City-wide initiative.	The sector plan will include a description of such incentives and policies that support their implementation and use in Volcano Heights. See AC 100.	See AC 100.
AC	108		Consider ways to support transit-oriented development and an efficient housing-jobs balance (that will lower regional transportation costs) by providing incentives to build mixed-income housing within the sector plan area.		Staff agrees this is important and will consider this request. Please share any ideas toward this end.	Pending

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	109		As you are aware, the ABCWUA is currently developing an integrated utility master plan for the area included in the proposed Volcano Heights Sector Development Plan. This master planning effort is in draft form and is expected to be completed and adopted by the Water Utility Authority in late 2013.		Staff will include this information in the Plan. See Public Comments - Regional Infrastructure PC 9.	See PC 9.
AC	110		In general, the proposed roadway network shown in the Volcano Heights Sector Plan will provide the public rights-of-way needed to extend water and wastewater services into this area. The extension of these utilities through the Sector Plan area will provide a needed connection between the existing Corrales and Volcano distribution trunks. Please note, public water and wastewater line easements may be required if public rights-of-ways are not available. Final water and wastewater line sizes can be determined as development proceeds in the Sector Plan area.		Staff will include this information in the Plan. See Public Comments - Regional Infrastructure PC 9.	See PC 9.

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AC	111		<p>It should be noted that the Volcano Heights Planning Area lies within both the 3W and 4W pressure zones within the Volcano and Corrales Trunks. As such, and in keeping with ABCWUA engineering policy, top and bottom of zone water lines must be constructed within the Sector Plan area along the elevation contours that define the two separate pressure zones. Typically, and for general planning purposes, these lines vary in size from 12 to 16 inches in diameter. There is some flexibility in the final location of these lines that can take advantage of the proposed roadway networks within the Planning Area.</p>		<p>Staff will include this information in the Plan. See Public Comments - Regional Infrastructure PC 9.</p>	<p>See PC 9.</p>
AC	112		<p>The figures in the Sector Development Plan that depict the existing water and wastewater systems in and around the Sector Plan area are accurate.</p>		<p>The commenter is referring to existing maps that staff proposes to add to the sector plan. See Public Comments - Regional Infrastructure PC 9.</p>	<p>See PC 9.</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	113		As per ABCWUA expansion policy, all water and wastewater service extensions into the Volcano Heights Sector Development area will require the execution of a Development Agreement between the owner/developer and the ABCWUA. Land use policies and zoning must also be in place before the agreement can be executed.	The information about Development Agreements is in the Plan. This comment validates the passing of the Sector Plan as the next necessary step prior to future infrastructure planning and implementation.	None	None
<b>Rock Outcroppings / Natural Environment</b>						
AC	2	2.2.1(v) / 8.4.1	16 / 143	Require homes in the View Area to be surfaced in the same palette of colors as commercial structures.	Staff agrees and will add this requirement.	On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence.
AC	13	Table 7.2	134	Credit should be given for open space that is accessible to the public.	Staff will add text.	On page 134, Table 7.2, add a note that 5 bonus points shall be granted for amenities made available to the public through a public access easement.



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC 87	7.5.5	138	Developers and their agents shall establish clear limits of construction so that construction activities do not encroach on Monument (e.g., require construction or silt fencing no less than 12" from BLM-surveyed property line)	Staff will consult with City Open Space Division to coordinate how new language relates to existing language in 7.5.3.	Staff will add text.	On page 138, section 7.5.5, move existing text to section 7.4 as a new subsection 7.4.6. Add new text to 7.5.5 as follows: "Clear limits of construction shall be established so that construction activities do not encroach on Monument. Construction or silt fencing shall be placed no less than 12" from the Monument boundary."
AC 88			Permit monitoring by NPS and OSD of any construction staking and/or blasting activities near the boundary (again, no construction easements will be granted).	Staff will consult with City Open Space Division to coordinate how new language relates to existing language in section 7.5.4.	Staff will add text.	On page 138, add a new section 7.5.5 with the following text: "The National Park Service and/or City Open Space Division shall be permitted to monitor any construction staking and/or blasting activities near the Monument boundary. No construction easements on the Monument shall be granted." Renumber subsequent sections accordingly.
AC 89			No developed flows will be accepted on the Monument (linear bioswales, as proposed by City Hydrologist Curtis Cherne, might be one solution for protecting public land).	Section 10.6.6(viii) covers the prohibition of developed flows.	See Agency Comments - Regional Infrastructure Planning AC 48 for discussion of the bioswale/linear pond.	See AC 48.

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<b>Single-loaded Road</b>						
AC	9	Exhibit 4.2	56 City Open Space Division requests that all roads adjacent to the Petroglyph National Monument to be designated as Street Type 4.1, "Park Edge (One Side)" in the plan. This would include updating Exhibit 4.1 – Mandatory streets and Designations Map, Exhibit 4.2 – Character zones and Street Types and any other visual or textual references to the designation. This request is based on experience with several previous developments that have employed single-loaded streets with success.	The geometry of the Monument boundary seems to preclude this request. The latest proposal for the Park Edge Road provides as much single-loaded edge as possible. Goals (11.1.1, 11.1.3, 11.1.4), policies (12.1.6, 12.1.7), and regulations in the plan (10.3.6, 10.3.7, 10.4.1, 10.4.2) encourage property owners to designate remnant pieces and other land abutting the Monument as usable or detached open space to provide more single-loaded edge.	None	None
AC	84	Exhibit 4.2	56 All roads adjacent to the Petroglyph National Monument to be designated as Street Type 4.1, "Park Edge (One Side)" in the plan. This would include updating Exhibit 4.1 – Mandatory streets and Designations Map, Exhibit 4.2 – Character zones and Street Types and any other visual or textual references to the designation. Remnant spaces outside the eastern perimeter road to be dedicated to City Open Space Division.	See AC 9. The City cannot require remnant pieces to be dedicated.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Transportation Planning</b>						
AC	3	4	55 One of the goals identified in the Plan is to link the transportation system to the type of development desired in this undeveloped area of the city. The identification of a recommended street network is necessary in order to provide that guidance. DMD has provided proposed typical sections for Unser Boulevard; since only half of the facility is in place, the Plan recommends complete cross-sections within the existing right-of-way and DMD has participated in their development. The identification of these cross sections provides an envelope for the various modes of transportation that are expected to occur within the existing right-of-way.	None	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	4	4.4 / Exhibit 4.3	57 The Plan identifies and recommends new access points on the limited access facilities of Unser Boulevard and Paseo del Norte. These new access point recommendations are inconsistent with the current access control policy for the region defined in the Future Albuquerque Area Bikeways and Streets (FAABS) prepared by the Mid Region Council of Governments (MRCOG). While it is understandable that a goal of the plan is to marry transportation and land use to encourage a better jobs to housing balance, this proposed change in the access policy has regional implications beyond that of the Sector Plan.	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	5	Appendix A.D.1.d.iii	A-23 The current process to request a change of access on a limited access facility is for traffic studies and impact assessments to be prepared and IF the proposed access change demonstrates a benefit to the transportation system, beyond the individual property, then DMD may agree to sponsor such a request. In the case of the Plan recommendations, there are multiple access changes and no existing land use identified in order to be able to perform the type of analyses currently required by the MRCOG access process. While a traffic assessment was prepared, it is not to the level that would be needed to show the evidence to the region that these access changes should be granted.	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	6	12.3.9	<p>185 In Section 12.0, sub-section 12.3.9, the Plan recommends that DMD apply for Access Modifications as per Exhibit 4.4. While DMD is currently the point of contact for sponsoring specific access request changes from private developers (assuming the request can demonstrate a benefit to the transportation system), DMD may not be the appropriate sponsor of the request recommended in the Plan, since the current process does not have a mechanism to evaluate these multiple access changes on two limited access facilities.</p>		<p>Staff will change Plan language to reflect a different strategy to pursue access modifications by the City. DMD and Planning have met and agreed to the strategy and several alternative options for access points in case negotiations are needed with other jurisdictions within the MTB, which is the ultimate authority for granting access. See AC 10.</p>	<p>On page 185, section 12.39(i), replace the first sentence with the following text: "City Planning and DMD should coordinate to request additional access on Paseo del Norte and Unser Boulevard within the Plan area. This access should be sought through multiple methods, including but not limited to the MTB and its committees and subcommittees (e.g. the Transportation Coordination Committee or TCC and the Roadway Access Committee or RAC) and/or a pending update of the Future Albuquerque Area Bikeways and Streets (FAABS) plan (proposed to be renamed)." Move the remaining existing text to the end of subsection (ii).</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC 7			<p>The Plan recommends that the City sponsor the new requests or develop an alternative process that involves all jurisdictions. The Plan does not elaborate on which department or departments will initiate this effort.</p>		See AC 6.	See AC 6.
AC 8			<p>DMD is currently the identified sponsor for access requests for a single property with impending development; the Engineering Division recommends that the Planning Department would be a more appropriate sponsor for access requests that are recommended for Sector Plans. The Engineering Division further recommends that this Plan be deferred until additional inter-departmental coordination occurs and a determination is made regarding which City department(s) should participate in the development of a regional review process dealing with the access changes proposed in this Plan.</p>		See AC 6.	See AC 6.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	10		DMD continues to work cooperatively with the Planning Department to identify a process to address to access policy on the limited access facilities included in the Plan. DMD has agreed to assist the Planning Department with the process of seeking approval of either the current plan or some modified version of the access plan that better addresses the need of the Plan area.		See AC 6.	See AC 6.
AC	103		Access Management: The current access limitations on Paseo del Norte and Unser Boulevard may not be compatible with the walkable, transit-oriented development proposed for Volcano Heights and need to be further discussed. Meeting the goals of this plan, as well as the benefits to the regional workforce and transportation system, warrants added deliberation of land use considerations when determining access points along limited access arterials.		See AC 6.	See AC 6.



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	103.1		(cont'd) MRMPO provides a regional forum for these discussions and can work with the City as appropriate to pursue this issue of evaluating land use context when determining roadway access, particularly in major activity centers that support economic growth for the region. It is recommended that the City explore this issue further with the Roadway Access Committee, the Transportation Coordinating Committee and the Metropolitan Transportation Board.		(cont'd)	(cont'd)
AC	106		Provide assurance that no additional access requests beyond what is being proposed in the current draft plan or any subsequent sector plan documents be made to Paseo del Norte and Unser Boulevard.	The access points shown in Exhibit 4.3 should provide adequate access to serve the level of development envisioned by the Plan.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	20		<p>The proposed Volcano Heights Sector Plan's Street and Streetscape Standards appear to be inventive with respect to layout, inclusive with respect to all forms of mobility, and scenic. The idea of the public transit system running along interior lanes with passenger depots located in a wide center median offers a solution to the congestion and chaos created by exterior lane movement. This Sector Plan offers an opportunity for the community and its visitors to come together within vibrant settings, to participate in diverse experiences, while providing the convenience of street parking and multi-use trails, along with attractive landscaping and new public transit concepts without compromising efficient flow of street traffic.</p>	<p>Staff agrees. Thank you for your comment.</p>	<p>None</p>	<p>None</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	22	2.1.4, 2.1.5	18 Pg 18 According to sector plan, paragraphs 2.1.4, 2.1.5, regulations of this plan supersede COA Subdivision Ordinance and DPM. Many of the proposed development designs conflict with currently applied guidelines, standards and regulations. Will proposed street layouts be justified by a transportation engineer?	The proposed Mandatory Streets are shown with approximate position, geometry, and connectivity in order to support the development vision with the help of non-mandatory streets that will be added as development projects occur. The initial layout and geometry has been vetted by the City's Transportation review staff and DMD's engineering staff. The roads would still need a further level of engineering study prior to construction, at which point they would be subject to review by a transportation engineer through the DRB approval process. The Plan provides the flexibility to adjust road layout up to 300 feet in any direction with an administrative approval in order to address any constraints identified with further engineering review. <b>The Plan also defers to DPM on the safety of curve design - Table 3.2, page 28.</b>	None	None
AC	23		55 Will proposed intersection spacing, geometry and horizontal alignment be justified by a transportation engineer?	Yes, see line AC 22.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
AC	24	Exhibit 4.3	57	Please clarify intent of Exhibit 4.3 by text that refers to this signalized layout as "illustrative" and add the symbols +/- beside all numerical measurements.		Staff will add a note clarifying the intent of the illustration and narrative explaining how measurements might change.	On page 57, add the following note above Exhibit 4.3: "NOTE: These recommended intersections are shown for illustrative purposes only. This Sector Plan does not have the power to grant access. Measurements are shown to demonstrate how far apart the proposed intersections are, given the existing limited-access policy of 1/4 mile (1,320 feet) spacing for RI/RO intersections and 1/2 mile spacing for full intersections."
AC	25	4.5.3	58	Please rephrase paragraph 4.5.3 "Alleys are an optional way to provide vehicle, parking, and service access...." to prevent misinterpretation of alleys as places to park. Perhaps "Alleys are an optional way to provide access for back entrance service, access to parking and vehicle movement to local development while screening....."		Staff will edit language.	On page 58, section 4.5.3, edit the first sentence as follows: "Alleys provide access for service and maintenance vehicles and access to parking areas for private vehicles while screening these vehicle uses from the public realm."
AC	26	new 4.5.4	58	Add site distance shall follow current ASHTO standards.		Staff will add text.	On page 58, add a new section 4.5.4 with the following text: "Site distance shall follow current ASHTO standards."
AC	27	Exhibit 4.4	59	Add note that parking shown is reverse angle parking		Staff will add note.	On page 59, add a note to Exhibit 4.4 that parking shown is reverse-angle parking.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	28	4.6.1(ii) i)i	59	Add note about revocable permit		Staff will add note.  On page 89, section 4.6.1(iii)i and where it appears in subsequent sections, add to the end of the bracket: "via a revocable permit."
AC	29		59	Reverse angle parking on streets is discouraged due to sight restrictions. Backing into street is generally prohibited due to safety concerns.	Backing into street is required for all on-street parking, whether front-in parking or parallel parking. Reverse angle parking actually provides the best visibility for drivers, as they have the best view when pulling back into traffic after parking. The maneuver into the parking space is easier than parallel parking maneuvers.	None  None
AC	30		59	Please indicate, for clarity, that the street "buffer" is intended to provide a level of separation between the bicycle lane and vehicle lane.		Staff will add text.  On page 58, Exhibit 4.4, add a note as follows: "Note 2: Buffer = separation between the bicycle lane and vehicle lane." Add the same note to subsequent exhibits where a buffer is included.
AC	31	new 4.5.5	58	Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances; including landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes.		Staff agrees. Text will be added clarifying ADA accessibility and clearance minimums.  On page 58, add a new section 4.5.5 with the following text: "ADA guidelines shall govern minimum sidewalk widths to provide unobstructed passage from impedances, including but not limited to landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes."

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>	
AC	32	Exhibit 4.6	61	Please label the center lane as two-way left turning lane in Exhibit 4.6.		Staff will add label and note.	On page 61, Exhibit 4.6, label the center lane as "Turn Bay." Add a note as follows: "Note 2: The center lane is a two-way left turning lane."
AC	33	Exhibit 4.8 / 4.6.3.iii .k	63	Steps / stairs are prohibited within COA ROW, in addition to fire escape features. Please add a note that building overhangs / canopies within COA ROW require a "Revocable Permit" issued by COA and annual fees.	Stairs shown in Exhibit 4.8 are not within the ROW; rather they are shown on private property within the build-to zone.	See AC 28 about the revocable permit.	See AC 28.
AC	34	Exhibit 4.10 & 4.11	66	Please provide curbing in Exhibit 4.10 to show the median will be delineated to control hydrology and cross-over movement.		Staff will edit exhibit.	On page 66, edit Exhibit 4.10 to show curb and gutter at the median.
AC	35	Exhibit 4.10 & 4.11	66	Please remove railing / fencing from COA ROW shown on exhibits 4.10 and 4.11. COA prohibits railing / fencing w/in COA ROW.		Staff will edit exhibit.	On page 66, edit Exhibit 4.10 and 4.11 to move fence into the BTZ.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC 36	Exhibit 4.12	67	Exhibit 4.12, concern for conflicts between cars exiting parking lane, right turn movement and bike lane. Please provide solution to guide vehicles turning right at intersections from crossing into bike lane. Please label center lane as a median and show tapering at intersections.		Staff will edit exhibit.	On page 67, edit Exhibit 4.12 to label center lane as median and show tapering at intersection. Add a design solution to minimize conflict with bike lane and right-turning movement of vehicles.
AC 37	Exhibit 4.14	69	Please re-label "shared lane" to "lane."		Staff agrees. Will change label.	On page 69, Exhibit 4.14, delete "Shared."
AC 38	Exhibit 4.16	71	Slip lanes must ensure safe passage; therefore, directional signage is required.		Staff will add note.	On page 71, section 4.6.6(ii), turn existing language into subsection a. Add a new subsection b with the following text: "Slip lanes are for one-way movement only. Directional signage shall be required."
AC 39	Exhibit 4.16	71	Additionally, the 6 ft landscaping placed between the moving traffic must provide clear sight distance as per AASHTO (American Association of State Highway and Transportation Officials) to guard against pedestrians cutting through medians into traffic.	The new section 4.5.4 covers this request.	See AC 26.	See AC 26.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
AC	40	Exhibit 4.16	71	How will transit bus traffic traverse? Where are the bus depots? What lane will bus travel along, what lane will bus load and unload patrons, and are there any conflicts with the bike lane, 6 ft landscaping strip and slip lane?		Staff will coordinate with ABQ Ride.	Pending
AC	41	Exhibit 4.16	71	The 4-ft designated bike lane width begins at the curb & gutter flow line, therefore, the bike realistically has only +/- 2 ft of unobstructed pavement and only a 2 ft buffer is proposed. Is it possible to access more space by reducing 30 ft median?	Bike lane plus buffer is 6 feet, which is standard for Albuquerque streets, even with curb and gutter taking up some room. The median provides room for turning movements and potential center-lane transit service in the future.	Staff will coordinate with DMD.	Pending
AC	42	Exhibit 4.16	71	Concern for conflict on COA ROW between narrow street parking located adjacent to multi-use trail. Is there sufficient clearance for the vehicle door swing onto the trail's right-of-way to not impose on patrons using the trail? Is it possible to access more space by reducing 30 ft median?	Staff believes there is adequate space. See AC 41 for discussion of median width.	None	None
AC	43		72	According to Exhibit 4.17, a tree is displayed on the adjoining dimension line between COA ROW and BTZ. Please clarify location.		Staff will edit exhibit.	On page 72, Exhibit 4.17, move tree location to the sidewalk.



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	44		73 According to proposed plan, Universe Boulevard is a "major arterial"; however MRCOG has classified it as a minor arterial. Please correct.		Staff will edit text.	On page 73, section 4.6.8(i), replace "major" with "minor."
AC	45	Table 4.2	74-75 Paved alley widths less than 16 ft are discouraged.		Staff will consider this request.	Pending
AC	46	Table 4.2	74-75 Please note that prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations.		Staff will add a note.	On page 78, section 4.7.6, add a new subsection (i) with the following language: "Prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations." Renumber subsequent sections accordingly.
AC	47	Table 4.2	74-75 Proposed on-street parking dimensions provided in table 4.2 list 7-18 feet widths. Parallel street parking of 8 ft is suggested, and reverse angle parking is discouraged because backing in / out of the street is considered a sight clearance hazard.	See AC 29 for discussion of reverse-angle parking. See Public Comments - Transportation Planning PC 120 for discussion of on-street parking lane widths.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	92		Vision and Goals of the Volcano Heights Sector Plan: The Mid-Region Metropolitan Planning Organization (MRMPO) has reviewed the Volcano Heights Sector Development Plan and finds it to be in conformance with the 2035 Metropolitan Transportation Plan (MTP).	NA	NA	NA
	92.1		The sector plan's emphasis on coordinating land-use and transportation to create a walkable, urban district that can support employment, a sustainable mix of uses, and transit-oriented development match MRMPO's current goals, and key comprehensive strategies outlined in the 2035 MTP.	NA	NA	NA
	92.2		Key strategies of the 2035 MTP are as follows:  <ul style="list-style-type: none"> <li>• Expand transit and alternative modes of transportation</li> <li>• Integrate land use and transportation planning</li> <li>• Maximize the efficiency of existing infrastructure</li> </ul>	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	93		<p>It is also important to note that MRMPO recognizes the positive impact that the Volcano Heights Sector Development Plan can have on our regional transportation network, future economic activity, and expanded growth. In the Albuquerque Metropolitan Planning Area (AMPA), transportation planners, decision makers, and the general public alike realize that the “building our way out of congestion” approach to transportation in the region will no longer suffice. This is especially true as we are faced with limited funding sources, significant growth projections, and the mounting challenges of rising oil prices, air quality concerns, and a limited water supply.</p>	<p>Staff agrees and thanks you for your support.</p>	<p>None</p>	<p>None</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	93.1		(cont'd) To keep a projected population of 1.3 million moving in 2035, the strategies above must be taken into greater consideration. MRMPO believes that the Volcano Heights Sector Development Plan will support and work in tandem with the MTP's strategies for managing future growth.		(cont'd)	(cont'd)
AC	94		The 2035 MTP stresses the connection between land use and transportation planning to address the region's projected traffic congestion problems. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 25% by 2035. To achieve this goal, transit-supportive developments such as Volcano Heights are critical. Creating a walkable and bikeable environment that supports transit use is important to the success of the mode share goal and addressing congestion.	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	95		<p>High Capacity Transit                      In particular, the proposed transit corridor at the heart of the Town Center zone introduces an exciting opportunity for high-capacity transit on the West Side. The Rio Metro Regional Transit District has included this route as one of three potential routes to connect Rio Rancho with the I-25/Journal Center employment corridor via Paseo del Norte with continued service to downtown/UNM. As part of its High Capacity Transit Study, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions.</p>	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	96		<p>Land Use and Transportation Coordination:                      The Plan is also an exemplary model for coordinating land use and transportation across multiple agencies. MRMPPO will continue to work closely with the City, including Planning, Council Services, and ABQ Ride on the mandatory street network, the cross sections, transit possibilities, and access modifications that may be needed to support the proposed development. MRMPPO recognizes the well-thought out analysis of coordinating transportation access with land use and the development of a walkable employment center.</p>	<p>Staff thanks you for your comment and your support.</p>	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	97		<p>The severe congestion projected on the region's river crossings, and to a lesser extent the congestion on the few arterial roads on the West Side, warrants a new approach to future development on the West Side. The focus on employment in Volcano Heights provides the opportunity to address the imbalance of jobs and housing on the metro area's east and west sides that contributes hugely to the region's traffic congestion. The internal connectivity of the roadway system within Volcano Heights will also help reduce congestion on these major arterials.</p>	NA	NA	NA

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	101		<p>Compact Land Use Scenario: MRMPO supports the potential for new development in Volcano Heights as a model for compact, sustainable growth that includes multiple transportation options. Scenario analysis allows for the consideration of a series of “what-if” questions, such as:</p> <ul style="list-style-type: none"> <li>• What if transit service could be relied upon to shoulder the additional burden to the transportation system? And what if transit service was extensive enough along major corridors to attract true transit-oriented development?</li> <li>• What if more employers located their businesses in distinct employment centers that were balanced with the location of housing?</li> <li>• What changes would a compact development pattern incur on the transportation network and what would be the impact on indicators such as vehicle miles traveled, travel times and average speeds?</li> </ul>	NA	NA	NA



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	102		In the 2035 MTP MRMPO provided a first brush effort to address the final "what if" question above by measuring the impact on the transportation network of more compact future development along transit corridors. The results of this simple alternative growth scenario analysis showed that we can lower regional vehicle miles travelled by encouraging compact development along transit corridors and major activity centers.	NA	NA	NA
<b>Zoning</b>						
AC	69	Table 5.1	90 In Section 5.0, Zoning, Table 5.1 on page 90, revise MU-12 as follows: Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants and MU-13 as follows: Electric substations, telephone switching stations.		Staff will change text.	On page 90, Table 5.1, edit MU-12 to read: "Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants" and MU-13 to read: and "Electric substations, telephone switching stations".

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
AC	70	Table 5.1	92 In Section 5.0, Zoning, Table 5.1 on page 92, wind and solar energy equipment (this assumes private host generation) is addressed in the Facility Plan: Electric System Generation and Transmission (2010-2020). The Rank II Facility Plan should be referenced.			On page 92, Table 5.1, add an asterisk next to items OU-12 and OU-13 to correspond with the following note: "Note: As defined and regulated by the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020)."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Commissioner Comments</b>						
<b>Design Standards</b>						
CC 2			I think, as stated throughout the plan, that some control or predictability of development standards stabilizes the area and makes it safer and stronger for developers. There can be confidence that quality development will go in and not bring down the perception of value or reality of value of any one parcel.	NA	NA	NA
CC 3			I believe in design standards but not everyone does....fight for them in this plan. They are not over done and they support good development and we must fight for good development - especially west side. This is all in the plan and I hope everyone gets it.	Staff agrees.	None	None
CC 4			I do think it is a bit confusing how design standards are handled in 6.0 and 8.0. I know that they are zone specific and general, but I hope that it is not a point to argue that SDPs make it hard to develop.	Many of the recent sector plans have broken design standards into those specific to zones and those general to zones in order to avoid repetition and shorten the Plans. Given the length of the VHSDP, staff believes this consideration is especially important in this case.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
<b>Jobs/Housing Imbalance</b>							
CC	8	Table 1.2	7	1.25 jobs per dwelling unit, more job demand than what we're showing, know there's flexibility inside the zoning, could be higher number. I'm interested how that compares to potential job demand numbers.	See PC 21.	None	None
<b>Regional Infrastructure Planning / Development Financing / Incentives</b>							
CC	5	3.5	50	On page 50, I'd like you to reference back to the SAD, TIDD, PID, on page 195 so the two tie together.		Staff will add cross references.	On page 50, add the following to the definition of Special Assessment District at the end of the existing text: "See Section 13.3.1." On page 50, add the following to the definition of Tax Increment Development District at the end of the existing text: "See Section 13.3.3." On page 46, add the following to the definition of Public Improvement District at the end of the existing text: "See Section 13.3.2.)
<b>Rock Outcroppings / Natural Environment</b>							
CC	1	10.5.1	159	Add a statement to Petroglyph provision - no moving "under penalty of law" (and confirm penalty)	City legal staff recommends against the phrase "under penalty of law."	Staff will add text.	On page 159, section 10.5.1, add a final sentence as follows: "This provision is of major significance to the City of Albuquerque."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Transportation Planning</b>						
CC	6		<p>Comment I'll continue to make as we go through these plans on the West Side – will look at traffic issues. I'm not pleased so far – the concern I'm having is getting to and from across these bridges is just getting crazy – I'm not hearing about what we're going to do with getting people across the river. I like the idea about creating regional centers but it still doesn't answer the question of how many jobs are across that river and how we get to our jobs. It just seems to me that we need to have a discussion about this.</p>	<p>One of the key objectives of the Plan is to reduce traffic congestion on river crossings. By allowing the opportunity for more jobs on the West Side, some employees who live on the West Side would avoid having to travel east across the river in the morning. By introducing the opportunity for high-capacity transit, not only could folks on the West Side commute to the east side by bus, some employees who live on the East Side could possibly take transit to a job on the West Side. By requiring development that is compact and walkable, the Plan seeks to reduce the exclusive need for auto travel on the west side for every good, service, and recreation opportunity, which should also help reduce West Side traffic congestion.</p>	None	None
<b>Zoning</b>						
CC	7	Table 5.1 OU-1	<p>92 on page 92 – asterisks don't refer to anything</p>		Staff will add note.	<p>On page 92, Table 5.1, add a note corresponding to the asterisk on item OU-1: "** Model homes are limited to a time period until all the homes are sold in the neighborhood."</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
<b>Staff Comments</b>						
SC 1	1.6	7	Add approximate acreage for MAC in first sentence of second paragraph.		Staff will change.	On page 7, in the second paragraph under section 1.6, add to the end of the second sentence the following: "(approximately 477 acres)"
SC 2	2.1.2(ii i)	16	Add portion of Regional Center also limited to 15 feet within Impact Area.		Staff will change.	On page 16, section 2.2.1(iii), add "and Regional Center" after "Escarpment Transition Zone."
SC 3	Table 3.2	28	Add clarification about when signed agreements would be helpful.		Staff will change.	On page 28, in Table 3.2 for "Location/geometry of Mandatory Streets," edit the Minor Deviation Allowed description as follows: delete "affected" and add to the end of the sentence: "when it affects their properties."
SC 4	3.5	49	Add definition for "slip lane"		Staff will add text.	On page 49, section 3.5, add a definition for "Slip Lane" as follows: "A traffic lane provided along a thoroughfare to allow vehicles to drive at a slower rate than the through lanes without interfering with through traffic. Slips lanes are separated from the through lanes by a median and typically allow parking on one or both sides."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
SC 5	exhibits		Adjust Plan edge boundary and Park Edge Road on relevant exhibits based on Monument survey		Staff will change all relevant exhibits to reflect recently obtained information about the Monument boundary.	Update relevant exhibits with corrected Monument boundary and subsequent alignment of Park Edge Road.
SC 6	Exhibit 4.11	66	Update exhibit to reflect façade standards for BTZ.		Staff will revise exhibit.	On page 66, Exhibits 4.10 and 4.11, revise to show BTZ ending at main façade.
SC 7	4.11.3	82	Replace bracket with appropriate info.		Staff will change text.	On page 82, section 4.11.3, add the following sentence before the existing text: "Street furniture placement and procedure shall follow the DPM Chapter 8." Add to the end of the following sentence: "which may include the City Engineer, Zoning Enforcement Officer, and Code Administration Division."
SC 8		85	Finalize Regional Center sketch			On page 85, revise Regional Center sketch.

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
SC 9	5.2.5	86	Update NT description to match changed uses.		Staff will revise text.	On page 86, section 5.2.5, revise the end of the first sentence in the second paragraph to read: "as well as some smaller-scale office uses."
SC 10		6	Update corner building diagram for readability.		Staff will revise exhibit.	On page 101, note #7
SC 20	6.2.10(i)a & 6.4.10(i)a	110 & 120	Clarify masonry list of non-residential and mixed-use building materials.		Staff will revise text.	On pages 110 and 120, sections 6.2.10(i)a and 6.4.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, or glass block."
SC 21	6.5.10(i)a	126	Clarify masonry list of non-residential and mixed-use building materials.		Staff will revise text.	On page 126, section 6.5.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, glass block, split-face concrete, pre-cast concrete panels, or tile."
SC 22	6.1.11(ii), 6.2.12(ii), 6.3.11(ii), 6.4.12(ii), 6.5.10(vi), 6.5.11(vii)	104, 111, 116, 121, 127	Adjust glazing requirement to allow combination of low-reflective glass and coating.		Staff will revise text.	On pages 104, 111, 116, 121, 127, sections 6.1.11(ii), 6.2.12(ii), 6.3.11(ii), 6.4.12(ii), 6.5.10(vi), 6.5.11(vii), replace language as follows: "In order to reduce mirror effect, either low-reflective glazing or equivalent window coating or finish shall be used. Highly reflective coatings and/or finishes are prohibited."



Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
SC	29	10.3.1	154	Clarify 100' buffer not required.		Delete reference to 100' buffer	On page 154, Section 10.3.1, in the second paragraph, delete "a buffer of 100 feet." Delete the last sentence in brackets entirely.
SC	34	12.3	181	Add language FHWA pedestrian safety city		Staff will add language.	On page 182, section 12.3, add the following text as a new paragraph: "Developing walkable urban centers is key to ensuring pedestrian safety. The Federal Highway Administration (FHWA) recently designated Albuquerque as a Pedestrian Safety Focus City because of the high rate of pedestrian fatalities. Focus cities were identified based on more than 20 average annual pedestrian fatalities or a pedestrian fatality rate greater than 2.33 per 100,000 population. The FHWA will provide technical assistance to conduct training on street designs for pedestrian safety, including a Road Safety Audit in locations that have a high number of pedestrian involved crashes. A Road Safety Audit looks at all modes using the street, the current design and signalization, and the location of transit to provide short- and long-term recommendations for improvement."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language	
SC	35	12.3	182	Add language on connectivity		Staff will add language.	On page 182, section 12.3, add the following text as a new paragraph: "MRCOG has conducted a street connectivity analysis of developed areas in the region. The analysis shows that a well-connected street network has lower levels of congestion than a less-connected network. The more connected the surrounding street network is, the less congestion there is on major arterials. The connectivity analysis is currently done by calculating the number of intersections per mile. Enhanced street connectivity can disperse traffic, enhance safety, provide alternative emergency routes, and support the use of alternative transportation modes to the single occupancy vehicle."
SC	36	12.3	182	MRMPO BRT text		Staff will add language.	On page 182, section 12.3, add to the last sentence of the last paragraph: "as well as other employment and activity centers east of the Rio Grande. This route alternative responds to the projected growth throughout the region's Westside and the pressure that growth would impose on the roadway network and river crossings."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
			(cont'd)		(cont'd)	<p>Add a new paragraph with the following text: "MRCOG stresses the connection between land use and transportation planning in the 2035 MTP. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 20% by 2035. MRCOG views transit supportive developments such as Volcano Heights to be critical towards ensuring regional mobility and achieving regional mode share goals. As part of the HCTS, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions."</p>

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
			(cont'd)		(cont'd)	Add a final paragraph with the following text: "Rio Metro RTD will seek federal and other funding sources to implement the route that is ultimately selected as the locally-preferred alternative. The timeframe for implementation of service though Volcano Heights is dependent in part upon the approval and realization of the Volcano Heights SDP."
SC	37	12.3.4	183 Rename heading.		Staff will change heading.	On page 183, section 12.3.4, change heading and reference in the first sentence to "Long Range Transportation System Guidelines." In the second sentence, delete the first instance of "transit" and edit the end of the sentence to read "as transit planning evolves." Delete the following sentence in its entirety.

<b>Comment #</b>	<b>Section #</b>	<b>Page #</b>	<b>Comment / Question / Request for Change</b>	<b>No Change (+ explanation)</b>	<b>Change</b>	<b>Condition Language</b>
SC 38	12.3.4	183	Add language about the FAABS update		Staff will add language.	On page 183, section 12.3.4, add the following text after the heading: "The policies and regulations in this Plan should be updated to conform with MRCOG's Long Range Transportation System Guidelines [formerly called Future Albuquerque Area Bikeways & Streets or FAABS Guidelines], which will be an addendum to the Metropolitan Transportation Plan, expected in 2013. This document will contain guidelines on roadway design that are driven by land use context, are multi-modal, and that provide a flexible range of right-of-way and design options."
SC 43	Appendix A	A-9	Redo Exhibit A.6		Staff will revise exhibit.	On page A-9, Exhibit A.6, revise to make labels readable.
SC 44	Appendix A	A-19	Redo Exhibit A.28		Staff will revise exhibit.	On page A-19, Exhibit A.28, revise to make labels readable.
SC 45	Appendix A D.1.d.ii	A-22	Update language with DMD edits		Staff will revise text.	On page A-22 and A-23, update information in second set of bullets to reflect existing conditions.

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**Attachment 2:**  
**Public Comments Received since the Staff Report**  
**for October 4, 2012**



## United States Department of the Interior

NATIONAL PARK SERVICE  
PETROGLYPH NATIONAL MONUMENT  
6001 Unser Blvd., NW  
Albuquerque, New Mexico 87120

In reply refer to:  
L30 (PETR)

October 2, 2012

Mr. Hugh Floyd  
Chairman, Environmental Planning Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Dear Chairman Floyd:

It has been almost 25 years since the Northwest Mesa Escarpment Plan (NWMEP) has been approved by both the City of Albuquerque and Bernalillo County. This plan was approved even prior to the establishment of Petroglyph National Monument. Development has climbed to the mesa top. New infrastructure has been planned and in many cases constructed. New archaeological inventories have documented both more petroglyphs and more associated archaeological features, most of which are immediately adjacent to the escarpment (as defined by the 9% slope).

In 1990, the Congress of the United States established Petroglyph National Monument as a unit of the National Park System, to be cooperatively managed by both the City of Albuquerque and the National Park Service. This is the only such management agreement in the country and the eyes and ears of others will be looking closely at the decisions of the city, as to just how carefully the cultural and natural resources of the monument are being protected. Petroglyph National Monument belongs not just to the National Park Service but to all of us!

As for development within the Impact Area adjacent to the monument, we are pleased with the requirement that building height in the Impact Area will be limited to 15 feet, and we request that no exceptions be allowed for any structures to the 15' height limit and that natural grade be retained, keeping cut and fill to a minimum. As was stated in the NWMEP "the topography of the site is not to be substantially altered." In the past, the City has allowed exceptions. This should not be allowed in the future. This plan appears to respect the spirit and intent of the NWMEP.

Looking at the Mesa development as a whole, one must wonder at the visual impact that thousands of homes will have. We ask this Commission to look at the views from the monument, specifically in the vicinity of Piedras Marcadas Canyon as well as of the West



Mesa from across the valley. The specifics of the View Area of the NWMEP (Policy #20) calls for "The Predominant colors used on structures within the View Area shall blend with the natural colors of the mesa" This makes sense. The plans calls for external surfaces of commercial and multi-family buildings to be in the pallet of Approved Colors, allowing for up to 80% of opaque materials on any façade to be other colors (such as white trim). Unfortunately, the View Area regulations call only for roofs of single family homes to be of Approved colors and we ask that the plan require the same of single family homes as it does of commercial structures. The views from outside the area will be softened and muted with this simple requirement.

As we requested at the southern end of the monument, when Sun Cal had proposed a Master Plan, the National Park Service agrees with the City Open Space Division in favoring single loaded streets for many reasons. They help to better define the boundary, storm water can be retained upstream, streets- if wide enough- can be used as a trail for walkers and bicyclists, and the streets themselves create a visual buffer from development. In 2006 city Council approved the Volcano Heights Sector Development Plan. This Plan welcomed, and in fact embraced, general natural and cultural resource protection strategies. It reflected the significance of the cultural landscape as well as the geologic features. We see that this 2012 version does much the same if:

- 1) Single loaded streets when roads about the monument boundary.
- 2) Residential structures are limited in height to 15', with no exceptions
- 3) The Approved color palette applies also to all residential structures within the View Area

Thank you for the opportunity to comment.

Sincerely,



Joseph P. Sánchez, Ph.D.  
Superintendent

**City of Albuquerque**  
**Open Space Advisory Board**  
October 3, 2012

To: Environmental Planning Commission  
Subj: Volcano Heights Sector Development Plan (VHSDP)  
(Ref: Summary booklet labeled "Agency Distribution", Sept. 4, 2012)

The Open Space Advisory Board strongly endorses the concept of a single-loaded street to be located adjacent to the boundary of Petroglyph National Monument. Such a road/street is shown on various maps in the SDP with an optimum alignment, and it is proposed to be mandatory.

Why should this road/street be required in the SDP? Because in Albuquerque many, many subdivisions (mostly residential but also commercial) have building lots laid out so that they back up to, say, the foothills, or the arroyos, or the irrigation canals and drain ditches, or to the river, or the escarpment, or to designated public open space land, and even some to landscaped parks. Wherever there exists some land or landscape that might provide a view or offer some sort of amenity value, Albuquerque's developers have chosen to turn their backs, to build houses and backyards, and usually block walls, that shut out everyone.

This sort of urban layout effectively cuts off both physical and visual access. The general public cannot see nor actually get to the foothills or the arroyos or the ditch banks. Not only is the public kept out, but even the people who live in the houses are pretty much turned away. At this sort of close-up level, Albuquerque's beautiful physical environment, as it is often called, is ignored.

There are a few exceptions, places where a single-loaded street lies between the houses and the natural landscape, providing an attractive street "edge" where the houses look out to the landscape and where people on the street can also see. One such place is a too-short stretch of Camino de la Sierra, at the foot of the mountains.

There are already too many places along the boundaries of Petroglyph National Monument where houses have been allowed to back up to the monument, such as Santa Fe Village. Here only the dead branches and grass clippings that people throw over their back walls get to "enjoy" the landscape.

In conclusion, we argue that the proposed Park Edge street in the VHSDP will provide a view of the National Monument's natural landscape and of the distant mountains. It will provide on-foot access and visual access. It will provide a sense of delineation and environmental integrity to the Monument, in at least this one area.

Jerold Widdison, Chairman



**Renz-Whitmore Mikaela J.**

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**From:** kanschuetz@comcast.net

**Sent:** Sunday, November 11, 2012 10:05 AM

**To:** Renz-Whitmore Mikaela J.

**Subject:** Comments on Volcano Heights Sector Development Plan, August 2012 (working draft) for Environmental Planning Commission Hearing on December 6, 2012

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

**RE: *Comments on Volcano Heights Sector Development Plan, August 2012 (working draft) for Environmental Planning Commission Hearing on December 6, 2012***

Dear Ms. Renz-Whitmore:

I am writing this letter for members of the Environmental Planning Commission (EPC) in advance of their second scheduled hearing of the *Volcano Heights Sector Development Plan, August 2012 (working draft)* (draft VHSD plan) on December 6, 2012.

In my September 20, 2012, letter to the EPC via your office, I expressed my general support of the draft VHSD plan in advance of the EPC's hearing on October 4, 2012. I also identified a number of important topics that remain underdeveloped in the present instrument in the effort contribute to its refinement.

Two months later, my general endorsement of the draft VHSD plan stands. Because the EPC did not address the specific issues that I raised in my earlier letter during its October hearing, I will use this opportunity, in part, to restate these points in the first part of my comments that follow. The second part of my commentary asks for the EPC Members to mind the community's interest in its significant investment in the Volcano Heights Sector during in their deliberations of the draft VHSD plan's regulations when some stakeholders ask for public infrastructure support but balk at planning criteria that they judge to be too restrictive upon their individual interests. *Community* matters, and planning variables that do not fall under the rubric of the *built environment* as neatly as water, transportation, sewer, etc., are also relevant to the public's interests, not just for the here and now of the Volcano Height's Sector's development but also the greater Albuquerque *community* over the long term.

I.

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

- 11.1.1. Establish an interconnected open space network comprised of parks, arroyos, the Petroglyph National Monument, and other open spaces,
- 11.1.2. Respect Albuquerque's culture and history, including Hispanic and Native American, through contextually sensitive development of Volcano Mesa, and
- 11.1.3. Conserve Volcano Heights' archaeological resources and protect and emphasize views and visual connections to the Volcano's Sandia Mountains, and Rio Grande. [p. 172]

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

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

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

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

II.

I listened attentively to the comments made by EPC Members and stakeholders during the October 6, 2012, hearing. Several individuals, both from the EPC and the public, talked about the unreasonable economic burden that VHS land owners and development interests would have to shoulder if City, County, State, and/or Federal governments do not step forward and share in the expense of infrastructure development. Staff Report Finding 7 (F) (12EPC-40061—October 4, 2012, p. 43) was specifically called out by one EPC Member during this discussion:

Proposed zone changes do not require major and unprogrammed capital expenditures by the city. Property owners and developers are responsible for providing infrastructure to serve development as it occurs. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all require property owners to collaborate, veto to institute the mechanism, and work with the City of implement the agreed-upon infrastructure improvements.

The EPC Member contended that because the proposed zone changes identified by the draft VHSD plan, in fact, does require the City (among others) to use public funds for development to proceed, the wording of Finding 7 (F) is inappropriate. As the discussion continued, several EPC Members took the position in their commentaries that the draft VHSD plan is a “cart before the horse.” Additionally, EPC Members and some members of the public agreed that both coordinated infrastructure planning for water, transportation, sewer, etc., is needed and infrastructure development needs to begin for the VHSD plan to be feasible.

At a base level, I agree with the EPC Members, landowners, and development interests who call for holistic infrastructure planning and development. (In fact, I have joined other members of the public who have called repeatedly for the adoption of holistic planning since I first became in the Volcano Mesa proceedings more than two years ago!) I was pleased to hear the EPC Member acknowledge publicly that the City (if not also County, State, and Federal governments) has used—and will continue to use—public funds in support of the Volcano Heights Sector development for the benefit of the *community*.

As we have heard, private landowners and development interests are willing to accept—and, in some cases, have stated the need for—public funds for essential infrastructure planning and development in the Volcano Heights Sector. Given that public funds are being—and will continue to be—committed to this planning development enterprise, the *community* not only has a role to play in the planning process, it has the *right* to expect that it will receive tangible benefits for its investment.

I request that the EPC Members keep the public’s interest in its investment in mind as they continue their deliberations of the regulatory guidelines designed to ensure the achievement of the Westside Strategic Plan’s goals during development in the Volcano Heights Sector. A private stakeholder’s acceptance of public funding requires their acceptance of obligations for betterment of the *community*. Parks, open spaces, trails, etc., are parts of holistic environmental planning, just as the regulations governing the physical characteristics of the built environment of roads, utility infrastructure, and buildings.

Landowners and development interests will change over time, and the rate of change will surely accelerate as soon as the development of necessary infrastructure begins. On the other hand, the *community* will always be here; leaving is not an option.

The persistent question, however, is this: What will the *community* be left with?

I encourage the EPC to continue the Volcano Heights Sector planning process and contribute to the refinement of the plan. In this endeavor, I also urge the Commission to consider aspects of the environment other than just the built environment for the betterment of the greater Albuquerque *community* over the long term.

If you have any questions, please feel free to contact me. I continue to look forward to seeing this process move forward.

Thank you.

Sincerely,

Kurt F. Anschuetz, Ph.D.  
Consulting Antrhropologist-Archaeologist  
and Volcano Heights Sector Neighbor  
6228 Calle Pinon NW  
Albuquerque, NM 87114  
Telephone: 505-294-9709  
Cellular: 505-681-6933

# AIA Albuquerque

A Chapter of The American Institute of Architects



November 19, 2012

Russell Brito  
Manager, Urban Design and Development Division  
City of Albuquerque Planning Department  
600 2nd Street NW  
Albuquerque NM 87102

Dear Mr. Brito:

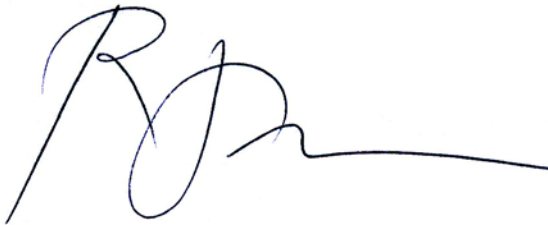
AIA Albuquerque is pleased to respond to your request for assistance with the draft Volcano Heights Sector Development Plan. We offer two sets of written comments, one drafted by Robert Heiser AIA, a former EPC commissioner, and the other by myself, a former Planning Department director. Members of the AIA Local Government Affairs Committee discussed and edited the lists, both of which our Board has approved.

Our comments are intended to be constructive, but we want to emphasize that certain aspects of the Plan trouble us very much. For instance, we believe the building design standards are unnecessarily and excessively prescriptive. And we foresee problems applying the standards if the Volcano Heights Review Team and City staff involved don't include a majority of licensed design professionals.

Your original letter asked us to evaluate the regulations and standards via design simulation, if possible, but resource constraints haven't allowed that. However, we can readily visualize some effects that will limit legitimate prerogatives of owners and architects. Moreover, broad public policy goals such as energy conservation will not be served if building design standards, especially for facades, impede the design of high-performance building envelopes. We strongly advise a new take on these standards.

We are available to discuss our concerns with you at your convenience. Thanks, again, for asking our assistance.

Sincerely yours,



Richard W. Dineen, AIA  
President

**AIA ALBUQUERQUE**  
**Volcano Heights Sector Development Plan Review Committee**

Members

Richard Dineen, AIA

Bob Heiser, AIA

Edgar Boles, AIA

Ellen Pierson, AIA

Joseph Brawley, AIA

**VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN COMMENTS**

Bob Heiser, AIA

**Chapter II2.1.2ii**

- P. 16 NWMEP – Measure of grade versus VH (Volcano Heights) versus COA (City of Albuquerque) -- Why are they different?
- P. 20 Why does VH have precedence over COA codes, ordinance regulations and standards?
- P. 21 Table 3.1 This is a confusing table.  
If a change of ‘use’ occurs that is allowed in the underlying zone why would that trigger a planning review?
- P. 22 Table 3.1  
Signage based on value? Does this occur anywhere else in COA? How is this enforceable and does the zoning department really want to take this on?
- P. 25 3.2.6 Volcano Heights Review Team VHRT Is there any precedence for a Review Team RT in Albuquerque ?
- P. 25 – 29 Why include a definition of the role of the DRB 3.2.7 and City Council 3.2.9? It’s defined in COA codes and ordinances .  
Why are the following in a Sector Plan ? The plan should reference COA criteria (since criteria may change) and not list them in the Sector Plan. There are legal implications due to the potential contradictions and changes that may occur over time.
- 3.2.10 Minor deviations – should follow the same criteria as the C.O.A.
- 3.2.11 same as above
- 3.2.12 same as above
- P. 25 – 29 Same as above



P. 30 Table 3.2

P. 31 Table 3.2

P. 32 3.3

P. 33/34 3.4 as stated above , just use COA criteria.

These tables are very confusing.

P. 35 Yikes – matrix – this is very confusing

P. 36 Table 3.6 Why is it different from COA , in particular # 10? Change of use ?

P. 37 Table 3.6- Why wouldn't #13 and # 14 be an EPC decision versus a recommendation. Does the decision go to City Council after the EPC process ?

P. 38-50

Are these definitions the same as COA zoning code definitions? If not, why not. If there is a new definition not found in the COA zoning code it should be added to that code. It's problematic for the COA to have different definitions of terms and for staff to have to have multiple definitions of terms to work from.

## Chapter II 4.0

P. 54 How can there be "three centers" - town, regional and village in a Sector Plan?

P. 57 4.6.1g and 4.6.3 h (similar) – Any paved area within the setback shall match the material of the sidewalk and be constructed at the same grade level .  
This is a perfect example of how restrictive this plan is. A requirement like this would not allow the majority of walkways in Old Town to exist and may inset areas between buildings and public sidewalks all over Albuquerque of tile, granite pavers, brick pavers and other materials would not be allowed.

P. 59 Exhibit 4.6 -- Consider a vertical curb at the 3' buffer between the driving lane and the bike lane – How do you park a vehicle in this street section?

P. 61 4.6.3 h – Any paved area intended for pedestrians , within the setback, shall match the material of the sidewalk and be constructed at same grade level .  
This requirement seems unwarranted and shouldn't apply to any site in the COA. Please show us a city where this exists.

P. 57 Street sidewalk width is ok.

P. 64 Pavement requirements are 19' for sidewalk versus a 6' sidewalk – why so much pavement? Doesn't all this additional pavement add to the urban heat island, reduce permeable site areas and promote global warming?

P. 64 (cont'd) ... Why are there 10' sidewalks at residential areas?

P. 67 ok

P. 69 4.17

Huge pavement cross-section – bike 6.5'; multi use – 10'; sidewalk – 10' = 26.5' in addition to traffic lanes.

P.70 R – side – 73' wide pavement section . Why do we have a – 26' wide bikeway and sidewalk ?

P.71 ok

P.74 Why are parking space widths different on pages 74 and 75? Why not have 8' wide parking spaces as a typical dimension ?

P.77/78 4.8 to 4.9.7 The COA standard for street trees should apply. Delete this from plan.

P.78/79 COA standards should govern. 4.10.9 -- Why must a lamppost have a base, middle, and top?

P.80 Street furniture should use COA standard language.

## 5.0 Zoning

P. 82 Why are there so many zones (6)?

P. 85-95 We are adding (p. 89) new zoning 'use' designations in (6) character zones.

P.90 Why are B&B not allowed in TC, VC and garages not allowed in TC, RC, VC?

P. 91 to 95

- Scale and architectural style complements single family development.
- Character complements single family development
- What do the above statements mean and how does the staff interpret 'complements' ?
- 5,000 NSF max bldg. size . Why impose this restriction in these tables. Where else in the COA do we restrict building development to 5,000 NSF.

## 6.0 Site Development.

P. 99 The maximum height is 40' in the NWMEP view area as noted– TC, RC, Mixed U, NTZ p. 16 & p. 15 ( NWMEP reference )

How can you allow a formula that exceeds the NWMEP maximum height?

$K = \max HT (40') + 15\%k = 46'$

- P. 99 6.1 Why and how can First Floor elevation be flush to sidewalk? This might not be possible on some sites.
- P. 100 ii 2. Interior clear height 12' ? Why mandate this in a Sector Plan ?
- P. 101 6.1.9 I, II, III, IV all too restrictive  
 V ok  
 VI, VII, VIII, IX, X all too restrictive  
 XI ok  
 XII too restrictive  
 XIII ok
- P. 102 6.1.10 I, II, III, IV all too restrictive  
 a, b, c  
 V, VI  
 a. EIF – 10%? Why restrict materials such as EIF ?  
 b. clapboard  
 c. clapboard 50 yr warranty  
 Again, why are we restricting materials and requiring a warranty on materials in a Sector Plan?
- P. 102 6.1.11 Windows –  
 III – Shall be recessed  
 May be arched on ground level and flat top on upper floors  
 Vertically proportioned – shall be w/multiple panes in double hung and casement  
 Windows separated from other  
 Windows – punched wall openings vs. grouped – shall be – why?  
 Ornamental arches shall be deeper on ground fl and shallower on upper - why  
 For all of the above, why is any of the above in a Sector Plan ?  
 The Historic Overlay Zone Design Guidelines are not anywhere close to being this strict.
- P. 103 6.1.12 Architectural Details and Other Elements  
 I  
 II  
 III  
 IV  
 Again, why is this in the Sector Plan ?  
 Towers are not that significant a part of vernacular nor are elaborate detailing and decorative windows.  
 Is there a definition of 'elaborate' or 'decorative' in the zoning code that a designer or staff planner use to determine if you meet the ' shall' requirement of this section ?
- P. 105 "L" Ground Floor 12" Above sidewalk  
 First floor-to-floor height a minimum 15' -- why?
- P. 106 (see P. 100 too) Why are windows areas 25% in TC, 20% RG, 25% VC, 20% VHM, 20% NT.  
 This is an example of how difficult this plan will be to enforce -- why impose all of these different percentages?

G. Doors windows – 50%-90% TC, 30% RC, 50% - 90% VC, 30% VHMx, 25% NT, 25% ET  
Same comment as above.

## **GENERAL**

Design standards (below) all very restrictive  
p. 101, 101, 107, 108, 109, 113, 114, 118, 119, 123, 124

Example: (P. 107) (shall) ...requiring rhythm, tripartite, a distinct base, middle, cap, cornice, transom, bulkhead, display windows ... this entire section should be taken out . It is too design restrictive . This Sector Plan is not an existing historic district , why impose these standards ?

Why is EIFS limited to 0% or 25%? (p. 124)

P. 119 Example of limitations and material requirements. Remove this restriction.

P. 126 Why are some finish floors required flush to a sidewalk and others required to be 12” above the sidewalk ?  
If you have residential in a principal building are you required to have a 15’ floor to floor height?  
Why mandate minimum floor-to-floor heights ?

## **7.0 Site Development**

(Recommend striking this entire section)

P. 130 NWMEP (VIEW” p. 15) restricts HT to 40’ p. 16 (allows some fill)

Cupola – 10’

Equipment 6’

15% of 40’ height and corner towers – to 46’

and

7.2.3 TC 200 employee companies are exempt from the maximum height requirement.

7.2.3 – How to enforce the clawback 5 yr provision. Why would the city want to include this at all in a plan ?

P. 131 Point system – **The point system seems really problematic for the city staff to implement and it may create some legal issues .**

P. 132 Same as above

## **8.0 BLDG DESIGN STANDARDS**

P. 140 Building facades shall include architectural details and ornamentation

What is “ornamentation”? Not defined.

Once again, this is over-reaching and problematic for the city to enforce.

P. 141 Building Color

#### 8.4.1 Appendix E

- Appendix E in this plan is the plant list. It should not be in this section.

Why not include color list in this document?

P. 141 8.5.4 Is a sloped parking floor a ramp ?

Why is this restriction on ramp included? Some difficult sites might warrant a ramp along a street or integrated with a berm.

P. 142 – Note 1 : Garage Type D mim 5' Linearfeet of fenestration on the street facade and be articulated to resemble main structure. Once again, this sort of requirement is too restrictive.

### **9.0 SIGNAGE COA STDS**

This is more restrictive than COA and as restrictive as some historic districts. Is this a zoning dept enforcement problem?

### **10.0 OPEN SPACE**

P. 152 10.3.1 Rock outcropping buffers of 100'. Why not identify significant rock outcroppings in the plan area and route road ways around them. See P. 158, 159. Instead of imposing a "grid" that intersects rock outcropping per intent of 10.1 p. 152.

P. 154 b. Non Residential mixed use -- 2-5 acres sites shall have publicly accessible plaza, patio, courtyard, amphitheater, or roof garden 1,500 SF - problem. Publicly accessible for some uses, hotel, restaurant could be problematic... can a business restrict access to dining patio, courtyard, roof deck? What does the term "publicly accessible" mean?

P. 156 10.3

- Balcony – 5x8 min (not flush)
- Patio 150 sf min
- Courtyard must have connection (pedestrian) to adjoining buildings. or a public sidewalk
- Roof garden, min 50% of bldg. footprint area. Why?
- Roof terrace shall include landscaping in form of potted plants and seating
- Private walks shall be asphalt, cement, or **crushed fines** (so according to this, no brick, tile, granite pavers , cobble or wood walks are allowed in private areas?)

P. 157 Plaza – minimum .25 acre (10,890 SF) to 1 acre

P. 162 10.7.1 I Wall Height not exceed 72" – what about sloping sites w/grade differential.

P. 163 10.7.5 Rainwater – Does a water harvesting requirement of first ½ of rainfall "capture" violate the 96 Hour Rule to get water on developed sites to Rio Grande?

P. 165 10.7.8 Plant list.

I. Native plant list A

II. Xeric plant list B – COA – refer to COA list due to periodic update of plants.

## 11.0 GOALS

11.1.3 Conserve ... “rock outcrops” and features -- then don’t impose a street grid on top of rock outcroppings and buffer zones in the Sector Plan.

11.1.5 Building Height – does the NWMEP height restriction apply ?

11.4.3 Encourage architecture and landscape treatments that are consistent w/regions traditions and climate and help to establish a unique sense of place

- Real problems here –
- The design standards with shall in districts require design features w/ornamentation, tripartite design towers --- generally features not reflective of local cultural design – and on the other hand are not climate sensitive due to glazing requirements on buildings – regardless of façade orientation.
- Courtyards must have a pedestrian connection to sidewalk or other building and buildings shall be rectangular...
- Canopies for shading with photovoltaic (solarcollector) arrays seem not to be allowed , yet they are a basic sustainable design item.
- Stucco & EIFS are limited
- Roof materials shall be (pitched) barrel clay tile, copper, standing seam metal, synthetic slate or similar materials per the plan, this restricts new technology in roofing materials such as photovoltaic roof tiles and the use of concrete roofing tiles and other materials.
- Design standards are very restrictive, more so than historic overlay zones under Landmarks and Urban Conservation Commission standards. Contemporary design and materials are really discouraged by this plan and unique design solutions and response to site conditions with a range of geometry is discouraged.
- This plan is way more restrictive than Mesa Del Sol...why? It will discourage development for years and will be difficult for the city to enforce, regulate and defend it due to its complexity, specificity, and variation from established COA standards that govern the rest of the city.

Some building design standards read similar to H.O.A. rules rather than City sector plan regulations.

# **AIA ALBUQUERQUE**

## **Volcano Heights Sector Development Plan Review Committee**

### Members

Richard Dineen, AIA,  
Bob Heiser, AIA,  
Edgar Boles, AIA,  
Ellen Pierson, AIA  
Joseph Brawley, AIA

## **VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN COMMENTS**

Richard Dineen, AIA

### **Chapter II Regulations**

#### **3.0 Administration**

3.1 Applicability No Comment.

3.2. Development Review and Approval Process.

3.2.1. It is unclear as to what steps will be taken to “streamline the process”. This Plan has more layers of control than other Sector Plans adopted by the City including the Downtown and the Uptown Urban Center Plans.

3.2.3. Follow adopted procedures already in place. Do not invent a new process unique to this plan only. Reference sections numbers for ease of use. Don't reinvent adopted, tested procedures already adopted and in place.

3.2.14.-5. Approval procedures should follow existing processes where adopted not create another process for an area of the city that contains only 570 acres (less than a square mile).

3.2.6. Remove this section and use existing review processes already in place. Creating a separate review will not streamline the process. The VHRT team is too large and too cumbersome. The purpose and authority of the Team is too vague. Can a conflict be appealed?

3.2.7. What is the purpose of this approval? This appears to add a new layer to the review process.

3.2.8.-9. Amend and reference appeal procedure in Zoning Code.

3.2.10.-11. The deviations are too restrictive, subjective, broad, and they add another layer to the development approval process.

3.2.13 -3.4. These sections again reinvent many of the procedures and processes already in place in other codes and ordinances.

3.5. Definitions. Some general comments follow. A good example of what to do more of is the reference for Accessory Buildings to existing tested language in Zoning Code. Ditto for definition of "Exception".

Full Service Grocery definition needs to be reworked. It is too vague and will be difficult to enforce and may not comport with state law.

Where possible use the dictionary definitions for architectural terms such as "pilaster, portal, plaza,"etc.

#### **4.0 Streets & Streetscape Standards**

4.10.2. & .3-.4-.8-.9-.10 Regarding street lights and their design aesthetics and placement. Mandating heights and placement of fixtures without considering their function such as coverage and intensity of the light output is arbitrary and conflicts with Zoning Code requirements for parking areas.

Placement and heights of fixtures are a function of light intensity and coverage measured in lumens. These placement restrictions can conflict with other functions.

What is the purpose of 4.10.9.? Why do all lamp posts have to have a base, middle and top?

#### **6.0 Site Development and Building Design Standards VHTC**

Table 6.0

6.1.4 Height Standards What is the purpose of restricting the internal dimensions of building floors? These are design regulations more appropriate as part of the building code, not a Rank 2 Sector Plan or even the City Comprehensive Zoning Code.

6.1.9 Massing and Facade Composition. This section dictates design, and is arbitrary and capricious. Using subjective terms with a mandatory "shall" meaning it must be done with phrases like "generally...rectangular or ...shall be express with well-balanced facade compositions...is aesthetic zoning. Architects will be held accountable for subjective design requirements by potential review bodies who



have no expertise in design. Another example of subjective requirement with no clear public purpose is the requirement for “heavier massing “stated in (vii) and aesthetic zoning stated in (xiii) prohibiting vinyl and chain link fencing. Clearly these are aesthetic concern subjective in nature that serve no meaningful public purpose.

6.1.10. Building Materials. Here again are examples of aesthetic zoning. What is the purpose of (i) and (ii) dictating materials and coverage even process calling for only 75% use of stucco along one street street type and then requiring it be placed on using a three step process.

***General Comment: Don't prohibit the use of certain materials or require certain construction procedures. Standards should be written to express the design intent such as providing shade and covered walkways for pedestrians. Don't dictate canvas awnings in our climate (they get sun rot) or see-through walls as required in 6.1.12. There are many solutions to providing visual interest without dictating what they must be. Avoid requiring the use of specific materials or construction methods or even non functional elements such as “tower elements”.***

## **6.0 Site Development Standards VHVC**

6.2.2. Building Placement. Under “Principal Building Standards eliminate floor heights, ground floor finish level and upper floor-to-floor heights for reasons stated previously.

6.2.9 Massing and Facade Composition (ii) & (iii) requirements need to be changed to design intent statements or change “shall to may.”

Change the word “awnings” to “shade structures” throughout. Eliminate (xi).

**6.2.10. through 6.2.13. and other similar sections in the VHMx,VHNT,VHET, also should eliminate material restriction, specifying materials, and construction restrictions. Restate these as performance-based requirements or state what the urban design intent is.**

These standards are unnecessarily restrictive and add to the cost of doing business. They restrict the design decisions of the owner and the owner's consultants, adding costs with no real benefit to the public. Furthermore, there is no assurance that they will create quality design. They pre-empt the responsibilities and the role of professionals licensed and given by the State under licensing requirements for architects, landscape architects, and engineers approved to do design.

**General Comment: Eliminate (iv) requiring that changes can be only made after being “considered” by the Volcano Heights Review Team consisting of**

**volunteers and city staff. This is not meeting the intent statement goal to “streamline the approval process”. The review process cannot be handed to volunteers or even staff with no experience or expertise or training in architecture, engineering or other related building fields. This should be done throughout the plan.**

## **Conclusion**

The intent of the Plan stated in the Executive Summary is to encourage development that creates an attractive, vibrant, Major Activity Center. The plan area consists of 570 acres and is one of three Sector Development Plans in the area.

The local component of the American Institute of Architects (AIA Albuquerque) were asked to review the plan regulations in a letter from the Planning Department dated April 10, 2012.

1. Are the regulations clear and well organized to be usable for development?
2. Do they result in high-quality, attractive development and preclude low-quality undesirable development?
3. Do they insure a reasonable balance between ensuring predictability while still providing enough flexibility to guide a wide range of development that may occur over 10+ years?

The following comments attempt to speak to these three questions:

While well organized the regulations as detailed in the above analysis are excessive & overly detailed. as written. The Plan has over 150 pages of regulations. This is almost as many pages as the City Comprehensive Zoning Code. This seems excessive for an area of 570 acres.

The Plan pre-empts design prerogatives given to the owner, developer and their professional consultants by over regulation of design elements as stated in the previous comments.

The Plan adds excessive design review to the approval process. It adds a new review body of staff and volunteer community members (Volcano Heights Review Team) which consist of at least seventeen members.

The Plan requires notice and hearings for compliance and deviations by the DRB or EPC for sites less than 5 acres for any projects in the Transition zone or Center VHMx zone. This is more restrictive than the Downtown and the Uptown Urban Center Zones. It also adds more review time and cost to the development process.

The Plan has many regulations that attempt to legislate “quality design” by dictating restriction on appearance, even calling for internal limits on heights of floors. Unlike the performance-based code adopted in the Downtown Urban Center, which does have a existing building inventory, this plan’s regulations are excessive and in some cases capricious in what colors, material, and design elements are allowed. It is unclear how such regulations if implemented will insure “quality development”.

The Plan provides no information on land ownership nor does it talk about an assembly strategy to consolidate the antiquated platting which exists in the area. Not having such a strategy coupled with the need for completion of Unser Boulevard means development of the Plan area may be more than ten years away. Excessive regulation, especially without a major developer, could also delay implementation.

Providing ROW for future public transportation is an important in the Plan but development implementation will not occur until private demand occurs. Without a major developer on board the area will not develop and the plan will outlive its “shelf life” as have other plans.

Good plans don’t insure quality development nor do excessive regulations. Without a market-driven demand the Plan will not become a reality. In reality quality is hard to insure through a legislative process



## United States Department of the Interior

NATIONAL PARK SERVICE  
PETROGLYPH NATIONAL MONUMENT  
6001 Unser Blvd., NW  
Albuquerque, New Mexico 87120

In reply refer to:  
(D34) PETR

November 20, 2012

Mr. Hugh Floyd  
Chairman, Environmental Planning Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Dear Chairman Floyd:

In a letter to the Environmental Planning Commission, dated October 2, 2012 the National Park Service has consistently requested:

- 1) Single loaded streets when they are along the Petroglyph National Monument boundary
- 2) Residential structures to be limited in height to 15', with no exceptions
- 3) The approved color palette to apply also to all residential structures within the View Area

Just to clarify, this plan works towards these requests by proposing a single loaded street along much (but not all) of the eastern plan area. Also, regarding limiting structures in the Impact area to 15', we do question that the height measurement is from the approved rather than the natural grade. Additionally, application of the approved color palette as stated in the Northwest Mesa Escarpment Plan does not, as it turns out, regulate color for residential structures in the View Area. We can support this Draft Volcano Heights Sector Plan (dated August 2012) if the above requests are included in the next version.

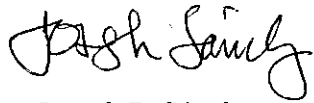
Therefore, we again request:

- 1) Single loaded streets along as much of the boundary of Petroglyph National Monument as is feasible
- 2) The height limit in the Impact area should be limited to 15' from natural grade, with a possible exception not to exceed 4' of fill if and only if required by the City Hydrologist, and
- 3) That the approved color pallet apply to all (commercial and residential) structures (walls and roofs) in the entire View Area

As the Monument is cooperatively managed by both the City of Albuquerque and the National Park Service we appreciate the opportunity to comment. Over the past 22 years

we have seen numerous violations of the Northwest Mesa Escarpment Plan, and we believe these requests help retain that plans intent and integrity.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Sanchez". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Joseph P. Sánchez

**Renz-Whitmore Mikaela J.**

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**From:** Hoffman,James,FORT WORTH,R&D [Jim.Hoffman@AlconLabs.com]  
**Sent:** Wednesday, November 21, 2012 7:50 AM  
**To:** Renz-Whitmore Mikaela J.; Webb, Andrew T.; Carruthers, Madeline  
**Subject:** VHSDP comments for 12/6/ EPC meeting

Mikaela / Andrew,

I would like to reiterate my ongoing support for approval of a Volcano Heights Sector Development Plan (VHSDP) which is greatly needed to provide a framework for organized development in Volcano Heights. The current draft VHSDP has made significant progress in achieving the plan goals regarding Zoning, Streets, Development Standards, and Open Space. The negative impact of not approving a Volcano Heights Sector Development Plan would be a significant setback for the City of Albuquerque in helping address the jobs / housing imbalance on the West Side as well as continuing to aggravate traffic congestion problems in Northwest Albuquerque and at river crossings

I would like to thank the planning department for their response and discussions with ABCWUA, AMAFCA, and City DMD regarding infrastructure coordination following public comments at the 10/4/12 EPC meeting. The VHSDP plan language should be modified to encourage ongoing infrastructure dialogue with these three agencies, including landowner participation, both during the remaining VHSDP approval process and following City Council approval.

Near the end of the 10/4/12 EPC meeting it was questioned whether approval of the sector plan was premature. Clearly this is not the case. This is the third version of the VHSDP in a process dating back to 2004 and the WSSP amendment, VCSDP, and VTSDP have all been approved nearly two years ago. All three agencies (ABCWUA, AMAFCA, and City DMD) commented to the planning department that the current VHSDP provides the appropriate level of detail for planning. Failure to approve a sector plan would only serve to stall these planning activities for the area.

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

James Hoffman

817-551-4335 work  
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Thank you.

**Renz-Whitmore Mikaela J.**

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**From:** John Ransom [jransom@nmrea.com]  
**Sent:** Wednesday, November 21, 2012 11:53 AM  
**To:** Carruthers, Madeline  
**Cc:** Renz-Whitmore Mikaela J.; Webb, Andrew T.  
**Subject:** VHSDP Comments

Dear Chairman Floyd:

The Ransom Family continues to be involved with and following the Sector Plan being prepared by the City of Albuquerque and are one of 35 land owners in the plan. We are in favor of approving the VHSDP now. The intent and the development of the plan brings to the West side the needed employment center and job balance that the City needs desperately for the community. There has been so much progress made towards flexibility of the plan to allow for "phased-In" development that can help spur jobs, earn gross receipts taxes and reduce trips over our overcrowded bridges. We believe that the zoning is what the City needs and the density to create that job balance. While the Sector plan deals with land use and, to some extent the traffic and access, what is still missing in the plan is additional planning to bring this plan to fruition. Our community appreciates the EPC's comments at last October's hearing that the City take the leadership role to bring the necessary agencies together to study and complete plans for the drainage master plan, extension of water and sewer to the area as well as the regional backbone infrastructure and regional roadways that will have impact beyond the sector plan boundaries. In closing again we support the plan. Thank you for the opportunity to review the plan.

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

## Comments for December 6th, 2012 EPC Hearing on the Volcano Heights Plan

### Rene' Horvath – Taylor Ranch Neighborhood Association

#### A) The two main issues we want to address are preservation and transportation:

The challenge for the Volcano Heights Plan is to preserve the unique features of the mesa top and to address the traffic issues.

- 1) **The natural/ cultural landscape:** The Volcano Mesa area is rich in geological, natural and cultural resources.
  - a) **Rio Grande Rift:** There are only a few rifts in the entire world, the Rio Grande valley is one of them. The volcanoes sit in the middle of it. This is why Albuquerque has unique land formations, such as the mountains, river valley, and volcanoes. They were all formed by the Rio Grande Rift. These land formations give Albuquerque its topography with the beautiful views. We should recognize that this is a unique situation that most cities don't have.
  - b) **Rock outcrops/ escarpment:** The rock outcrops and the escarpment were created from the lava flows. They add to the geological landscape on the mesa top. That's why there is a lot of effort being made to preserve them.
  - c) **Petroglyphs:** There are 24,000 petroglyphs carved on the volcanic boulders along the escarpment. Most were made by the pueblo Indians (1300's to 1650's) and early Spanish settlers. The petroglyphs are sacred to the Indians and we need to make sure they are protected.
  - d) **Plant and animal life:** There is a variety of plants (ex. juniper trees) and wildlife on the mesa top. The variety is comparable to what's seen in the mountains. This makes the mesa a very interesting place. That's why we have asked for keeping arroyos natural so they can serve as wildlife corridors.

People value these resources and special consideration is needed to protect them.

- 2) **Transportation:** Transportation is a huge concern on the Westside.
  - a) **Limited amount of river crossings:** Traffic severely bottlenecks at the river crossings during rush hour. Travel time is increasing to and from work. All this growth from the Volcano Mesa area and from Rio Rancho will make the traffic congestion worse.



- b) Paseo del Norte/ Unser:** As the population grows, traffic will certainly bottleneck onto these two roadways when it travels up and down the escarpment. The traffic situation will be similar to the river crossings.
- c) Communities downstream:** Adding more traffic to the communities downstream adds to the traffic burden these communities are already experiencing. Taylor Ranch is one of these communities.
- d) Natural features vs. transportation planning:** Special consideration has to be given to protect the geological features. That's why road networks have gone around the volcanoes, and only two roadways have gone through the escarpment-Unser Blvd. and Paseo del Norte. Both roads were very controversial, because of the Petroglyphs. This is why Unser Blvd. was developed as a 4 lane parkway, and why Unser and Paseo del Norte restrict truck traffic. This was to mitigate the traffic impacts.
- e) West side vs. eastside road systems:** The Westside is different than the eastside. The eastside has a better road network, more of a grid system and less natural features to consider. If one roadway is blocked on the eastside there are several other roadways to take.
- f) Westside development not pedestrian/ transit oriented:** Westside neighborhoods are not being designed to be pedestrian or transit oriented. They have too many walls and don't connect to one another, thereby restricting pedestrian travel. This makes Westside residents auto dependent. This needs to change.
- g) MRCOG:** MRCOG is fully aware of the transportation problems. At numerous meetings, they have told us there are no bridges being planned; traffic is going to get worse. They are very concerned about the situation and strongly promote mass transit. They said we need to look at land use, and how we develop it for transit, pedestrians, and bicyclists.

We feel that the Volcano Heights Planning team is trying to address all these challenges. They are trying to address the jobs/housing balance with the town center. They are encouraging protection and preservation of the cultural and natural resources, and to design development to be better suited for pedestrians and transit. We support their efforts and want the vision and the language in the Plan to be strong in order to meet these challenges.

**B) Below are additional comments to help support and strengthen some of the details in the proposed plan:**

- 1) **Single loaded street:** We support the plan using single loaded streets along the Monument boundaries. A street edge is more attractive, and protects the escarpment and National Monument much better. Pedestrians can use the street as a walkway along the open space areas, which helps to prevent rogue trails from forming in the natural areas. It allows views to be seen for everyone to enjoy. It also serves as a buffer between residents and visitors of the Monument, which provides more privacy for the resident. A street edge benefits the whole community. We strongly support this design feature not only along the escarpment, but also for parks, and other public places as well. Please do not water it down.
- 2) **Rock outcrops and Open Space:** We support the preservation of the rock outcroppings and open space areas. There needs to be more vigilance in obtaining open space funding to purchase open space in order to preserve the rock out crops, and to increase the buffer along the escarpment edge. We also need to develop an impact fee system specific to the Volcano Mesa area, as another source of funding for open space acquisition.
- 3) **Impact fees:** We encourage the development of an impact fee system specific to the Volcano Mesa area. This will help the property owners to share in the costs of road building and drainage improvements and it will provide a source of funding for Police, and fire services, open space, parks, and trails.
- 4) **Cluster development/ density/ preservation/ transportation:** Cluster developments are a great way to build high density in one area in order to set aside land for open space preservation in another. This would help in our efforts to preserve the rock outcrops, the magnificent views, the archeological sites, etc. It would also provide the necessary common space areas for the residents. The high density residential area will also function better for pedestrian and transit use. We encourage more cluster development for preservation and transportation efforts.
- 5) **Subdivision connectivity:** Neighborhoods need to connect to one another like they use to do and provide for easy access to transit, trails, shopping and employment areas.
- 6) **No Gated Communities or walled subdivisions:** We support the plan not having gated communities. Walled subdivisions and gated communities restrict pedestrians and bicycle mobility. This type of design adds to our traffic congestion. WSSP also discourages gated communities.
- 7) **Urban Streets:** We support the Plan's concept of the mandatory A & B streets by having smaller blocks with buildings built up to the streets. This is a good design for pedestrian travel and transit use.

- 8) Architecture:** Architecture features are lacking on new development. Lack of architecture with lots of walls is making Albuquerque look very monotonous and unappealing. This needs to change. All sides of the building facing a street should have more attractive architecture features. We support improving the looks of the built environment.
- 9) Bright Lights/ LED signs:** Bright lights or LED signs will be a beacon for the whole city to see. We need to minimize unnecessary lighting and limit the bright LED signs. Unser Blvd. prohibits LED signs; we should consider doing the same for Paseo del Norte on the mesa top.
- 10) Building height Bonus system:** We will support the building height bonus system as long as the incentives are strong for preservation of the rock outcrops and open space, etc. Not everyone is crazy about having tall buildings here. Tall buildings seem out of character for the mesa top and will block the views which the community enjoys. The bonus system should remain strong, not watered down.
- 11) Fugitive dust:** Land that is graded is creating a dust bowl situation when the wind blows. It affects the community and is burying the escarpment in sand, making it a sand dune. Councilor Benton had to address this in the last Volcano Mesa Plan. We need stronger language in the plan to correct the problem: No grading shall be approved until buildings are ready to be constructed.
- 12) Oversight of the Plan:** Because it is a complex plan, someone knowledgeable that knows the vision and intent of the Volcano Heights plan should oversee the approval process, since there will be no further EPC review. It is very critical that we obtain quality development, and to meet the preservation and transportation challenges to ensure the success of this plan. If the plan is successful in addressing these challenges, then we as a community will be successful too.

Thank you,  
Rene' Horvath ,  
Land Use Director for TRNA

**C) Attached below are photos exhibiting examples of the points made above:**



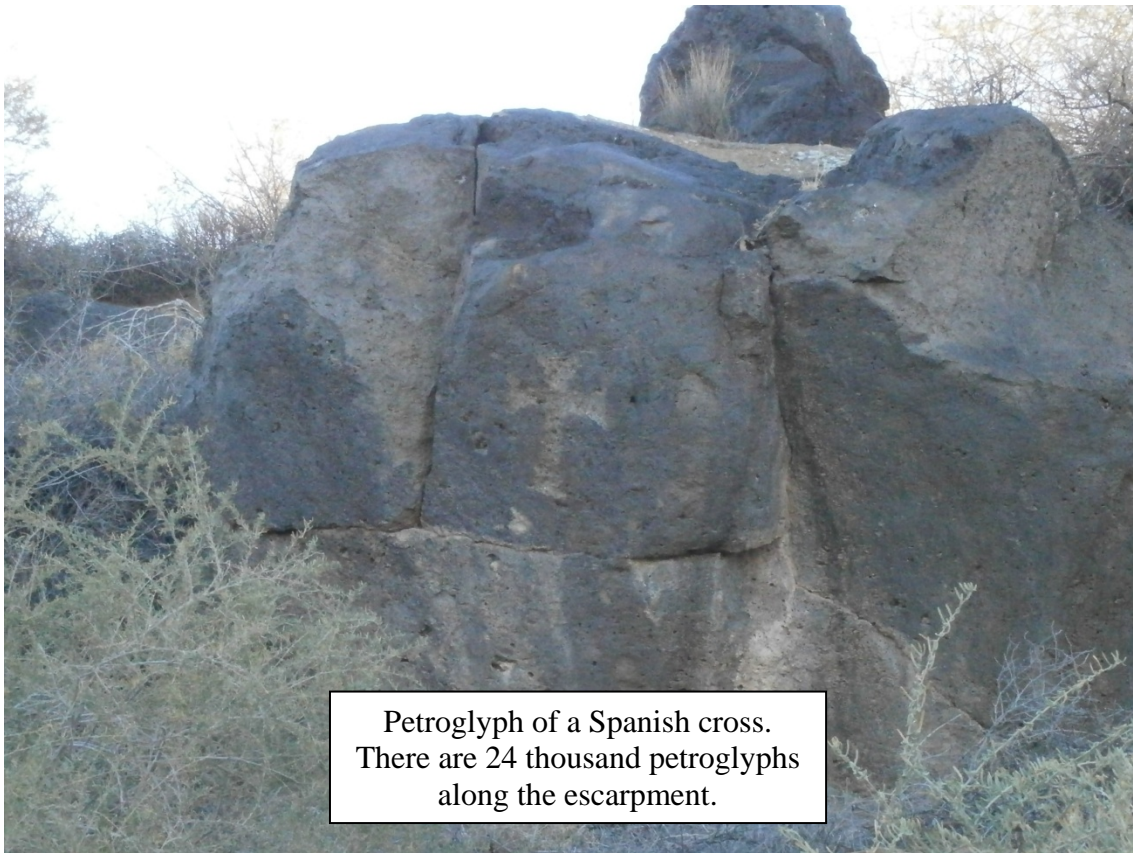
Example of a single loaded street in Taylor Ranch adjacent to the Monument



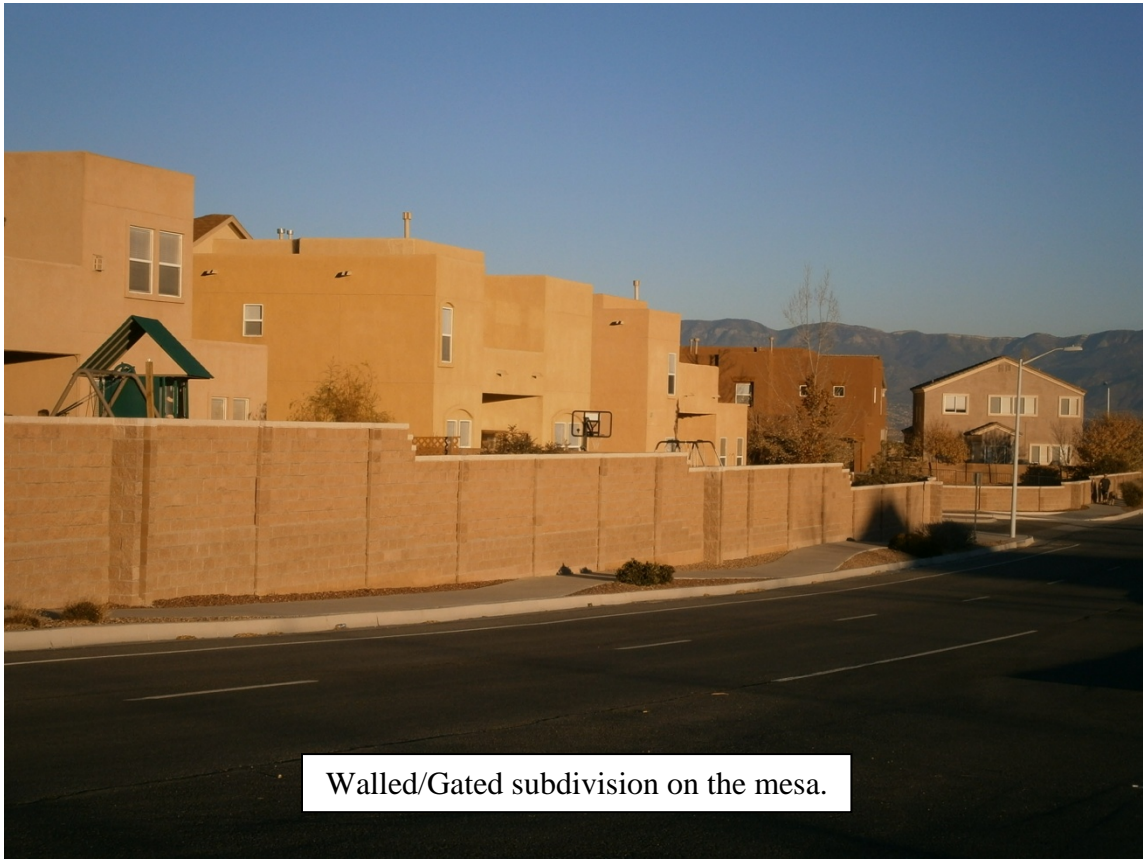
Example of a single loaded street in Taylor Ranch adjacent to the Monument



Rock outcrop on the mesa north of Paseo del Norte with a view of the mountains.



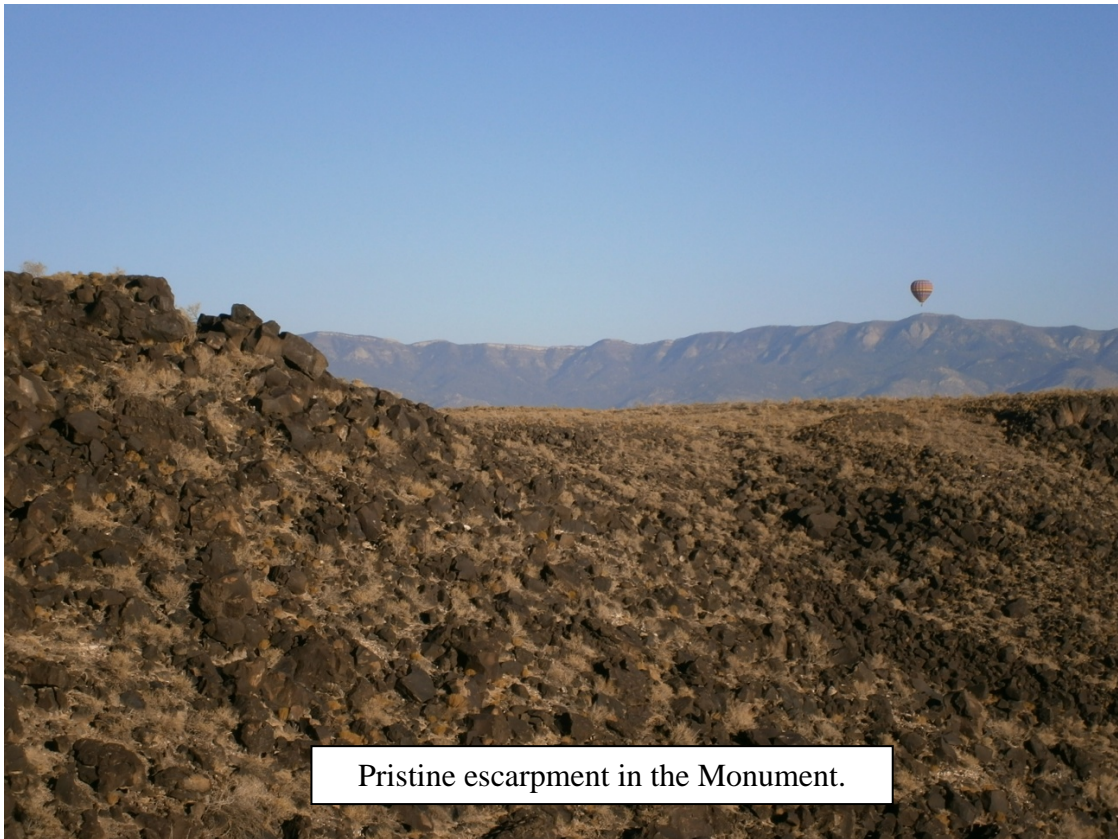
Petroglyph of a Spanish cross.  
There are 24 thousand petroglyphs  
along the escarpment.



Walled/Gated subdivision on the mesa.



Walled subdivision does not face neighborhood Park.



**Renz-Whitmore Mikaela J.**

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**From:** John Edward [jbedward@edwardgroup.net]  
**Sent:** Wednesday, November 21, 2012 4:17 PM  
**To:** Renz-Whitmore Mikaela J.; Webb, Andrew T.; Brito, Russell D.; Lubar, Suzanne G.  
**Cc:** Gerald Gold  
**Subject:** VHSDP

RE: Volcano Heights Sector Development Plan (VHSDP) Comments

Dear EPC and City of ABQ Planning Department:

I would like to restate that the VHSDP, once passed will be a vital/critical component to the City's growth and development, especially when it comes to leveraging other in-place infrastructure, like the bridge crossings over the Rio Grande. This hub for employment will allow things like the traffic patterns of our City to be more efficiently utilized and school populations to be balanced. It will be the counter weight to balance our lopsided city.

To this end, the recent requested work with DMD, AMAFAC and ABCWUA is essential and vital to the VHSDP and we are encouraged by the fact they are engaged. However, it can't stop here. There must be more meaningful work done.

Most recently the US Dept of Agriculture via the US Forrest Service, had an RFP for a 200,000 sq. ft. office facility, which was forwarded to your offices. VHSDP and the land which it encompasses, currently is inadequate to reply to this RFP, in terms of any viable infrastructure (either by lack of design or being not physically in place) to attract these jobs. Hence a plan must get passed sooner rather than later and one which is flexible enough to meet an RFP's demands like this in terms of type of building and space, but also in terms of time horizons/demands. The USDA goal was 10 months. This plan should be pursued with the reality and vigor that time horizons like that are essential and critical to it being a success.

If the City of ABQ wants to be a leader in keeping and attracting jobs, then it needs to be a team player and visionary leader to be sure places like VHSDP are viable, practical, attractive and real. My only hope is that we are not having another hearing a year (or more) from now on getting a VHSDP approved. If so we all run the risk we again of missing out on another major employer, which could help re-balance the jobs/housing mix between East and West Sides of ABQ. Today VHSDP is flat footed and cannot run to catch any demand for improved real estate.

**We would request a few additional changes and that these additional changes are made without delaying the plan further.**

1a. There is a more **flexible design provision per building heights**, that they can be modified to higher limits (exclusive of the bonuses), as need be in the future to meet basic industry cost parameters when cost of materials, site work and things like elevators or energy use are considered. **If there is an economy of scale needed to complete a project, then the plan allows for this and takes this into consideration.** This may come into play for not just building heights but block size too. Additionally, there should be wording to allow for broader flexibility per building placement and building sizes, when it comes to usual and customary building standards for an particular industry at a point in the future which we cannot predict, i.e. hotels, event centers or things such as floor heights for multi-story buildings.



1b. As stated there should also be **flexible wording, when it comes to designs, for market demands, 20 to 30 years from now, for which we cannot predict.** That any plan approvals within the VHSDP cannot be unreasonably withheld, if it can be demonstrated that economic, market demand or legislative restrictions/requirements (i.e. state or federal) conflict substantially with designs of the VHSDP. This may not be just buildings, but open space or roads or common areas. An example may be that buildings are required to have energy generation on site and in doing so conflicts with color or reflective material restrictions in the VHSDP. Another example, may be the size of type of vehicles visiting the development and parking or road designs can change to accommodate these.

1c. The plan for the VHSDP, in its genesis, had a much **bolder component for density and thus a stronger ability to provide for more jobs from within the development.** It was denser essentially for employment purposes. Most currently the plan's density per aspects such as limited building heights have put a damper so that it cannot be as big a factor in balancing the work/housing imbalance of east and west sides of the river. There should be either a current modification to allow more square feet for employment or a date certain in the future, that will increase the density factors to help the city further try and balance its use of other infrastructure. Namely, this will help adequately address the stress of the river crossings we have today and most certainly in the future. This greater employment density should add value to area housing west of the river because a homeowner can realistically live west of the river and work west of the river and not waste resources traveling to east of the river.

2. **Topography, still needs to be addressed outside of the City Departments listed above, especially when it comes to building heights.** It is my understanding that building height restrictions come from some localized neighbors' demands, most if whom do not have views of the VHSDP, due to natural changes in elevation. For this reason, 26 ft and 40ft height limits are without merit, because large portions of the plan have elevation changes of ranging from 70-100 feet (within the plan itself). These elevation changes can allow taller building to be constructed and hidden from these neighboring eyes. To broadly apply a building height limit, to large areas (even considering bonuses for heights), ignores the benefits of the land's unique variable nature. To not leverage this feature, ignores the real estate premise that a property has a highest and best use and should be allowed to develop in that manner.

3. **Intermediate land use needs addressing.** The time it may take to have this land develop in some cases may be 20-30 years in the future. I would request that there is an established broader allowance for intermediate uses of the land per the VHSDP, one of which could be an agricultural nature, such as grazing, (grazing is historical to this land.) Or allow for other regional agricultural related uses or recreational uses. Examples are grazing, a driving range or equestrian riding facilities. The benefits would be that better long term choices can be made, without economic pressures forcing something to occur sooner, which may not be ideal but allowed per the plan none the less. Currently the plan does not allow for many intermediate uses, which are not urbanized uses.

**Bold. Be Bold.** Bold steps are needed to make a vibrant place people want to be. The City should be bold with VHSDP, in terms of commitment and resources too. Allow this plan to be bold and give it the leadership it needs to become not just a heart for the west side of ABQ, but a place that makes ABQ an even better place to be as a resident, a shopper, an employee or a business.

Thank you.

John

**Someday** is not a day of the week. Have you made plans today for the long term?

Hope is essential, but Hope is not a plan

John B. Edward, MBA, GBDS, CLTC

Broker

The Edward Group

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# The Trails

September 21, 2012

Mikaela Renz-Whitmore  
Urban Design and Development Division  
Planning Department  
City of Albuquerque  
200 2<sup>nd</sup> Street, NW  
Albuquerque, New Mexico 87102

Re: Draft Volcano Heights Sector Development Plan

Dear Mikaela Renz-Whitmore,

The purpose of this letter is to provide comments on behalf of The Trails regarding the draft Volcano Heights Sector Development Plan. The Trails owns approximately 43 acres of undeveloped land within the proposed sector plan boundaries. The Trails greatly appreciates and supports the efforts of the planning department and staff in developing this important sector plan. The Trails supports the proposed sector plan with a few considerations.

#### **SECTION 4.0 STREETS UNIVERSE BLVD. STANDARD**

The proposed typical section for Universe Blvd., page 73, shows a 4 lanes roadway ( 2 lanes north bound and 2 lanes south bound), plus 16' median, plus bike lanes. Please revise this detail to show a 2-lane facility (1 lane north bound and 1 lanes south bound) as is recommended in the "Volcano Heights Multi-Modal Transportation Analysis" prepared for this sector plan. This section should be consistent with the traffic study. Also, the west portion of Universe Blvd. is constructed and consists of a 6' sidewalk within an area of 10' (face of curb to west row). The Trails recommends that both sides of the roadway have the same geometry and landscape space.

#### **SECTION 5.0 ZONING ADD VHVC ZONING AT OTHER LOCATIONS ALONG UNIVERSE BLVD**

The Trails request that 2.0 acres of VHVC zoning be allowed at the intersection of Woodmont Ave. and Universe Blvd. More specifically the requested location is the northeast corner of the intersection. The current plan places the entire Village Center zoning at the intersection of Universe and Paseo Del Norte. Other opportunities for this zone should be considered at the suggested locations along Universe Blvd. Woodmont Ave. continues west and east (into the sector plan area), is planned to be a signalized intersection and provides appropriate access and location for this higher standard. The area requested is a small adjustment to the sector plan.

#### **SECTION 7.0 SITE DEVELOPMENT STANDARDS MAXIMUM HEIGHT REQUIREMENT IN VHMZ ZONE**

The current height limitation proposed 26', with allowance to go to 3 stories with specific bonus requirements met. We believe that a 3 story standard is appropriate with 4 stories allowed if the same bonus requirements are met. The intent of the sector plan is to create and attract "vibrant Major Activity Centers" and clearly a more intensely urban environment than adjacent areas. The VHMZ zone can and should allow some 3 and 4 story structures. The VHVC is allowed that standard and is located in similar areas as the VHMZ. Therefore, location should not be a problem relative to this consideration.

# The Trails

Allowing the additional height opportunities will allow more diversity in the type of structure to be planned for this area. Therefore The Trails requests that the Maximum height be 3 stories with the option to increase to 4 stories based subject to meeting the required performance criteria.

## **SECTION 7.0 SITE DEVELOPMENT STANDARDS UPPER STORY HEIGHT ODF 11'**

The Trails also requests that the definition of an upper story height be increased from 10' to 11'. Most of the product The Trails is developing for multi-story construction uses 9' ceilings. In order to meet the intent of the plan in number of stories allowed, a higher maximum dimension is requested to allow for 9' ceilings.

## **SECTION 8.0 BUILDING STANDARDS STUCCO STANDARDS**

The current plan requires "integral color stucco" and "three-step process stucco". The Trails requests references that this standard be removed. The Trails and Longford Homes (a builder in The Trails) has significant experience in housing construction having constructed over 5,000 homes. From experience these required standards have limitations. We have found other options for stucco work better for various reasons. These other options should be allowed. Please remove requirements for "integral color stucco" or "three-step process stucco".

## **SECTION 10.0 OPEN SPACE WATER HARVESTING**

Section 10.0 requires water harvesting in various manners. This sector plan area is situated on a unique geological formation. Most of the sector plan is over a large basalt formation. In these areas there is concern that intentionally concentrating and infiltrating storm water may result in water being trapped on the surface of the underlying basalt. It is possible that such water could travel horizontally and may encounter a structure such as a building foundation, utility etc. Such a situation can have adverse affects that are difficult to control. Water infiltrated by one property may damage another party downstream. It is possible that some geotechnical recommendation will specifically recommend such practices. Therefore, The Trails recommends that these required rainwater management practice be made optional and used where appropriate.

Sincerely,



Rick Beltramo  
Galway Construction Inc.  
For The Trails, LLC

Cc John Murtagh, President, The Trails, LLC  
James Strozier, Consensus Planning  
Andrew Webb, COA Planning Department

**Attachment 3:**

**Agency Comments Since October 4, 2012**

# Open Space Division Definition Recommendations

Type of os	Ownership	Management	Access	Provision	Included Spaces
Major Public Open Space	City	City	public	acquired through private dedications	trails, trailheads, undeveloped recreation areas >5 acres
usable open space	private	private; per Dedication Agreement	private	provision of onsite, "usable" o.s. required by subdivision ordinance to ensure livable conditions	Developed: courtyards, forecourts, balconies, porches, playgrounds, pools, sport courts, picnic areas, community gardens, amphitheaters, roof terraces or gardens; Undeveloped: setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
""	""	""	public	""	Developed: forecourts, parks, playgrounds, community gardens; Plazas, paseos, and streetscapes within the BTZ; Undeveloped: setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
detached open space	private	private; per dedication agreement	private	dedication (onsite, offsite, or cash-in-lieu) of "detached" o.s. required by City Zoning Code to control density	Developed: courtyards, forecourts, playgrounds, pools, sport courts, picnic areas, community gardens, roof terraces or gardens, Undeveloped: rock outcroppings, natural recreation areas
""	""	""	public	""	Developed: courtyards, forecourts, parks, playgrounds, sport courts, picnic areas, community gardens; Plazas, paseos; and streetscapes within the BTZ; planting strips in excess of min. requirement; Undeveloped: setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
""	City	City	public	""	see "Major Public Open Space"

**Renz-Whitmore Mikaela J.**

---

**From:** Bingham, Brad [bbingham@amafca.org]  
**Sent:** Tuesday, November 20, 2012 9:53 AM  
**To:** Renz-Whitmore Mikaela J.; Morris, Petra A.  
**Cc:** Mazur, Lynn; Lovato, Jerry  
**Subject:** RE: Volcano Hts SDP - AMAFCA comments

AMAFCA comments:

"Currently, drainage from this area enters the Petroglyph National Monument, and subsequently, the Piedras Marcadas Dam. The Dam itself has limited extra capacity for developed runoff and allowing developed flows into the Monument would not be desirable. AMAFCA is in the planning process of developing a Drainage Management Plan for this area. This DMP will provide options for diverting runoff out of the watershed, as well as managing runoff within it. Stormwater detention, conveyance and water quality will all be important factors of this DMP. Presently, there is one drainage outfall for this area in Paseo del Norte and all runoff generated from this basin must be conveyed to that outfall. Diversion of some of this basin may also be feasible. A drainage structure (pipe, swale or street) along the Monument boundary would allow for the collection and diversion of runoff before it passes over the escarpment. The timeframe for this DMP will be to start in early 2013 and be finished within 14 months.

AMAFCA has no adverse comments with the SDP and would like have a statement included that says a separate DMP should be required to assure that the capacity of downstream drainage facilities are not exceeded by subsequent development of the Plan area."

Please let us know when the hearing will happen and we will most likely be in attendance.

---

**From:** Renz-Whitmore Mikaela J. [mailto:mrenz@cabq.gov]  
**Sent:** Monday, November 19, 2012 1:32 PM  
**To:** Bingham, Brad  
**Subject:** Volcano Hts SDP - AMAFCA comments

A reminder that comments are due **this Wednesday** as early in the day as possible. Today or tomorrow would be even better!

Thanks,

**Mikaela Renz-Whitmore, Planner**  
City of Albuquerque Planning Department  
505-924-3932  
[mrenz@cabq.gov](mailto:mrenz@cabq.gov)

---

**From:** Bingham, Brad [mailto:bbingham@amafca.org]  
**Sent:** Wednesday, November 07, 2012 11:10 AM  
**To:** Renz-Whitmore Mikaela J.  
**Subject:** Re: Volcano Hts SDP

I saw that in my notes. I am crafting appropriate language as we speak.

---

**From:** Renz-Whitmore Mikaela J. <[mrenz@cabq.gov](mailto:mrenz@cabq.gov)>  
**To:** Bingham, Brad

11/30/2012



November 19, 2012

Ms. Mikaela Renz-Whitmore  
City of Albuquerque  
Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

Sent via email: [mrenz@cabq.gov](mailto:mrenz@cabq.gov)

Subject: Volcano Heights Sector Development Plan Comments

Dear Ms. Renz-Whitmore:

PNM appreciates the opportunity to review and provide comments on the draft *Volcano Heights Sector Development Plan August 2012* (Plan) for the City of Albuquerque. This letter provides our comments for your consideration on the Volcano Heights Sector Development Plan (VHSDP).

1. In Section 1.3, end of the 3<sup>rd</sup> paragraph on page 4, add the underlined sentence below to the existing language:

"The zoning and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing the predictability of private development along corridors and across property lines to support and leverage investment in Volcano Heights. Safe, reliable electric service is the cornerstone of economic development for the Plan area."

2. In Section 2.1, Plan Authority, Table 2.1 on page 14, the Rank II *Facility Plan for Electric Service Transmission and Subtransmission Facilities* should be replaced with the *Facility Plan: Electric System Generation and Transmission (2010-2020)* in the first column. It should also be noted that the *Facility Plan: Electric System Generation and Transmission (2010-2020)* states both policy and regulation for electric generation and transmission facilities, which should be reflected in the second column. Its standards and guidelines apply to new electric generation, transmission and substation facilities.
3. In Section 3.1.3 on page 20, it is stated that when in conflict, the VHSDP shall take precedence over other City codes and regulations. PNM standards are designed to meet or exceed the requirements of the National Electric Code (NEC) and the National Electric Safety Code (NESC). The City of Albuquerque also adopts many technical codes including the New Mexico Electrical Code (NMAC 14.10.4) and the New Mexico Electrical Safety Code (NMAC 14.10.5) which, by reference, adopts the NEC and the NESC. The design standards as currently delineated in the VHSDP may not meet the requirements of the NEC and the NESC and should avoid conflicts between compact



urban form set forth in the draft Plan and the New Mexico Electrical Safety Code as adopted by the City of Albuquerque. Utility clearances are established by the NESC which provides basic provisions for safety considerations regarding electric facilities. The NESC must prevail over sector development plans and PNM will review all technical needs, issues and safety clearances for its electric systems. Revise Section 3.1.3 on page 20 and add the underlined phrase below to the existing language:

“The provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, and standards as amended except for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and as noted herein.”

4. In Section 3.0, Administration, 3.2.3, Significant Infrastructure Coordination on page 24, electric utilities are included by definition; however, the process does not allow for adequate coordination with PNM on proposed projects to locate and provide for electric facilities whereby a step is missing in the process. PNM does not have agency review of DRB site development plan submittals and it is crucial that development does not impede PNM’s ability to locate and provide safe, reliable electric service; therefore, revise Section 3.2.3 (i) and add the underlined sentence below to the existing language:

“A Site Development Plan for Subdivision may be submitted to the Development Review Board (DRB). This submittal includes a Subdivision Improvement Agreement (SIA), which documents financial guarantees of funds available to provide infrastructure. Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred.”

5. In Section 3.2.6 on page 26, Volcano Heights Review Team (VHRT), revise the section and add the underlined sentence below to the existing language:

**“Volcano Heights Review Team (VHRT):** As part of the Administrative Review Process, a Volcano Heights Review Team (“the Review Team” or VHRT) may be convened by the Planning Director or his/her designee for projects that require interpretation or discretionary judgment with respect to the project’s compliance with standards. This non-judicial Review Team shall be charged with working cooperatively and creatively with the **applicant** to solve problems and resolve conflicts regarding elements of a proposed development project that seem to meet the intent and policies of this Plan but face logistic challenges in meeting its numeric or text regulations. As the Plan area develops, PNM must be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement.”

6. A variety of terms is used in the VHSDP to refer to electric facilities. These include: utility facility, public utility easement, public utility structure, public utility pole, utility use, utility services, utility infrastructure, and significant infrastructure. Terms and definitions in the VHSDP need to be consistent with the §14.16.1.5, Definitions, of the City of Albuquerque Zone Code which is provided below. Use the following term and definition of “Public Utility Structure” consistently and alphabetically add to the Definitions section on page 46 of the VHSDP:

***“PUBLIC UTILITY STRUCTURE.*** A structure, owned by a unit of government or by a public utility company, which is an electric switching station; electric substation operating at voltages greater than 50 kilovolts (kV); gas transfer station or border station; city-owned lift station, odor control (or chlorine) station, water well or pump station, or water reservoir; or any other public utility structure controlled by a rank two facility plan.”

7. In Table 3.3, Major Deviation Criteria on page 31, under the “Major Deviation Allowed” column in the first paragraph, add the underlined phrase below to the existing language:

“A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features, or for the purpose of utility use, a greater allowance is permitted on a case-by-case basis.”

8. In Table 3.3, Major Deviation Criteria on page 31, under the “Criteria” column in the first paragraph, add the underlined phrase below to the existing language:

“Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, changes due to utility use or changes in the width of the sidewalk.”

9. In Section 3.2.13 (i) on page 31, add a new item “e.” with the following underlined language:

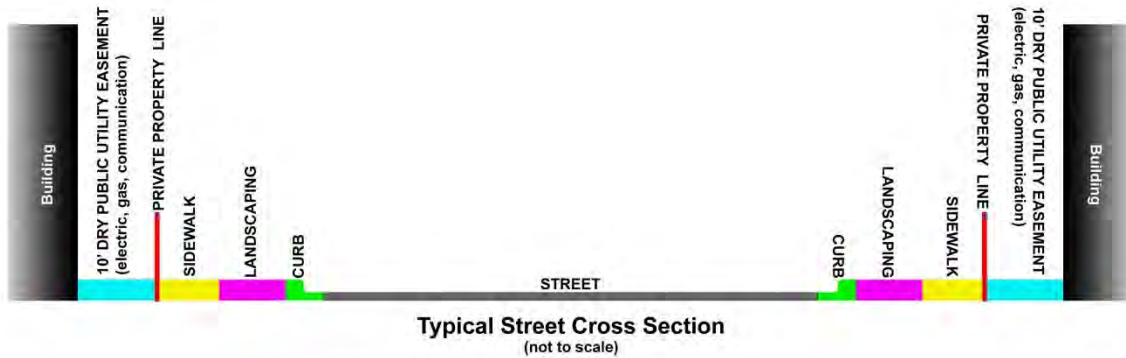
“e. The **exception** is needed for the purpose of utility use and to accommodate public utility structures. In addition, projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities should be carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities.”

10. The Volcano Heights Sector Development Plan is implementing the concept of Form Based Zones, which is based on a compact urban form. Section 14-16-3-22 of the existing Zoning Code, part (4) General Street Standards, defines the “Pedestrian Realm” as follows, which allows for utility easements of varying widths:

“(a) Pedestrian Realm. The area from the back-of-curb dedicated to pedestrian use. The width of the pedestrian realm is prescribed by individual zones; however the width may be modified for the following conditions: footings (one to three feet modification), utility easements (as necessary), and requirements for building articulation and setback (as necessary).”

It is important to ensure that adequate utility easements with appropriate safety clearances are available throughout the Plan area. None of the new zones in the Plan in Section 6.0, Site Development and Building Standards allows for utility easements and not all electric distribution facilities can be accommodated in alleys; therefore, the following illustration showing the typical location of dry public utility easements within the street cross section should be included in the Plan in Section 4.7.3, (iv) on page 75 and

in Section 7.6.1, Utilities on page 138 to address those instances where electric utility facilities are located along streets:



11. Add the following statement in the document to Chapter II, Regulations, 4.0, Streets and Streetscape Standards, Section 4.5, Street Designations after the first sentence on page 58 and at the end of Section 4.6, and in Section 4.7.3 (i). or in each of the following: Sections 4.5.1, 4.5.2, 4.5.3, 4.6.1, 4.6.2, 4.6.3, 4.6.4, 4.6.5, 4.6.6, 4.6.7, 4.6.8 and 4.7.3 (i). Also, state this in Section 6.0, Site Development and Building Standards beginning on page 112:

“Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with PNM to accommodate existing PNM easements and to avoid conflicts with utility infrastructure. Projections such as these adjacent to electric utilities should be carefully located, particularly in order to avoid interference with electric utilities and to accommodate equipment for the maintenance and repair of electric utilities.”

12. In Section 4.7.4 on page 76, illustrations for main “A” or “B” streets do not identify a public utility easement to get to the alleys and should be added (see Comment #10 above). In addition, there will be new transmission lines going in and out of the Plan area if it develops as a regional employment center for business and industry as indicated in the Plan. Also, if public utility easements are adjacent to landscape strips, they may be in conflict with each other.

13. In Section 4.8.3, page 79, add the underlined sentence below to the existing language:

“Street tree location and selection shall be coordinated with the Planning Director or his/her designee and shall be consistent with the Street Tree Ordinance 6-6-2-1. It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities.”

14. In Section 4.11.3, page 82, in confirming the relevant agencies, utility company approval will also be necessary if street furniture is placed within PUEs. Add the underlined phrase below to the existing language:

“Street furniture shall not be placed within the public ROW without the approval of the relevant City agency or utility companies. [confirm relevant agencies]”

15. In Section 5.0, Zoning, Table 5.1 on page 90, revise Lines MU-12 and MU-13 as follows:

MU-12	Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants	NP	P	NP	P	NP	NP
MU-13	Electric substations, telephone switching stations	P	P	P	P	P	P

16. In Section 5.0, Zoning, Table 5.1 on page 92, wind and solar energy equipment (this assumes private host generation) is addressed in the *Facility Plan: Electric System Generation and Transmission (2010-2020)*. The Rank II Facility Plan should be referenced.

17. On page 132, Section 7.3.2, it should be noted that some public utility structures often have facilities over 40 feet tall.

18. In Section 7.6.1(i) b. on page 138, add the underlined sentence below to the existing language:

“Water lines, sewer lines and storm water drainage or “wet” utilities are not compatible with “dry” utilities, and separation is required for safety purposes. Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons.”

19. In Section 7.6.1(i) c., page 138, add the underlined sentence below to the existing language:

“In all zones, utility easements shall be located in **alleys** or rear access and parking areas, if available. Where there is no alley, utility infrastructure may be placed in a PUE or private easement in the front **setback** of the property, provided it does not substantially affect the pedestrian realm and is located on the edge or side of property and as far away from the main entrance and pedestrian access paths as possible. Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks.”

20. In Chapter II, Section 7.6.1(ii) b. on page 139, non-permanent use of clearance, particularly clearance regarding PNM facilities, is not automatically allowed. Add the underlined sentence below to the existing language:

“Non-permanent use of clearance, such as for parking, is permitted. All uses shall require an encroachment agreement.”

21. In Chapter II, Section 7.6.1(ii) c. on page 139, aesthetic improvements are not defined and are not clear as to their intent. Please clarify. Add the underlined sentence below to the existing language:

“Aesthetic improvements are encouraged to minimize visual impact of ground-mounted utility equipment. Identification numbers on ground-mounted utility equipment shall not be obscured. PNM prefers for utility boxes not to be painted.”

22. In Section 7.6.1 Utilities, (ii) Clearances on page 139, revise d. and add the underlined phrase below to the existing language:

“Trees and shrubs planted in the PUE should be planted to minimize impacts on facilities maintenance and repair and are subject to removal.”

23. In Section 8.8, Street Screens, Part 8.8.2 on page 146, it is not clear if the street screen would be located in a public utility easement. If so, there could be conflicts regarding adequate grounding and other electric safety considerations. Add the underlined sentence below to the existing language:

“Parking visible from the public **ROW** along an ‘**A**’ or ‘**B**’ **Street** shall have a **street screen** of masonry, metal railing, vegetation or a combination of these. This street screen shall be a minimum of 3 feet and no more than 6 feet tall. All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair.”

24. In Section 8.8, Street Screens, Part 8.8.4 on page 146, add the underlined sentence below to the existing language:

“Utility equipment, including electrical transformers, gas meters, etc., shall be screened with a **street screen** at least as high as the equipment being screened. All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair.”

25. In Section 10.6.2, Walls & Fences Material Finishes and Design, (i) Height and Placement on page 162, the Rank II *Facility Plan: Electric System Generation and Transmission (2010-2020)* provides standards and guidelines regarding electric substation walls that address safety requirements. Add the underlined sentence below to the existing language:

“(i) **Height & Placement:** Walls and fences shall not exceed a height of 36 inches where allowed within street-facing **setbacks** (except for columns that support arcades or trellises). Retaining walls in all locations shall not exceed 48 inches, unless approved by the City Hydrologist. Fences and walls shall not exceed a height of 72 inches inside required **setbacks** along rear and interior side property lines. Height shall be measured from the lower side on the public side of the side or rear yard. Public utility structures are excluded.”

26. In Section 10.6.2 (iii) on page 162, revise as follows and add the underlined sentence and phrase below to the existing language:

**(iii) Design & Prohibited Materials:**

The end of walls shall have a pier or **pilaster** at least 12 inches wide to give a substantial appearance. In order to assure durability and minimize the visual impact of development, stucco and concrete shall have an integral color with a “light reflective value” (LRV) rating within the range of 20-50 percent. Use of block to create patterns is

encouraged. Wood board, cyclone, chain link, and razor wire fencing are prohibited, except at public utility structures.”

27. In Policy 12.5.2 on page 190, revise as follows and add the underlined sentences below to the existing language:

**“Electrical Utilities: Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one to two acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines shall be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020). A 2-acre parcel should be planned for an additional transformer to serve future development in Volcano Heights, preferably close to the Town Center.”**

28. Add the following underlined new language to Appendix A, Section F., Infrastructure, 2. Public Service Company of New Mexico on page A-37:


- New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a new substation called Scenic Substation is under development as of 2012.

- As the Volcano Heights Sector Development Plan area develops, additional transmission and substation facilities will be necessary in order to adequately provide electric service to customers in the area.

29. New facilities have been approved since the draft Plan’s Exhibit A.41 on page A-38 was created. Please replace Exhibit A.41 in the Plan with the enclosed revised Exhibit A.41 which indicates the location of the approved Scenic Substation under development.

Thank you for the opportunity to review and comment on the Plan. If you have questions or need additional information, please contact me at (505) 241-2792. We appreciate your consideration of PNM’s comments.

Sincerely,



Laurie Moyer,  
Coordinator, Regulatory Policy and Public Participation

Enclosure: Figure A.41

# APPENDIX

## Appendix A. Pre-existing Conditions

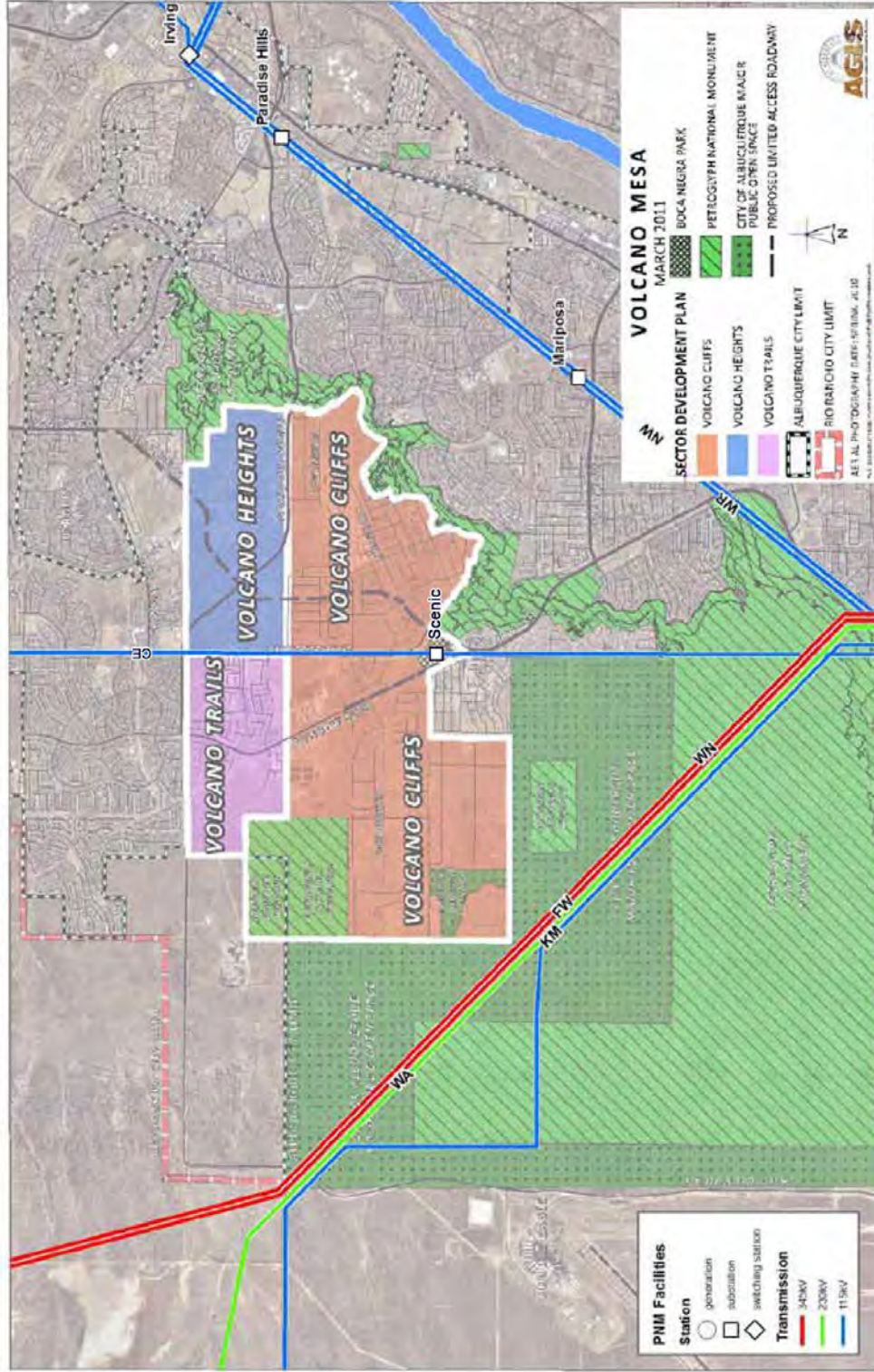


Exhibit A.41 – Volcano Mesa Area Electrical Facilities Map

**A-38**

Volcano Heights Sector Development Plan - August 2012 - WORKING DRAFT



## Mid-Region Metropolitan Planning Organization

### Mid-Region Council of Governments

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### **Vision and Goals of the Volcano Heights Sector Plan**

The Mid-Region Metropolitan Planning Organization (MRMPO) has reviewed the Volcano Heights Sector Development Plan and finds it to be in conformance with the 2035 Metropolitan Transportation Plan. The sector plan's emphasis on coordinating land-use and transportation to create a walkable, urban district that can support employment, a sustainable mix of uses, and transit-oriented development match MRMPO's current goals, and key comprehensive strategies outlined in the 2035 Metropolitan Transportation Plan (MTP). Key strategies of the 2035 MTP are as follows:

- Expand transit and alternative modes of transportation
- Integrate land use and transportation planning
- Maximize the efficiency of existing infrastructure

It is also important to note that MRMPO recognizes the positive impact that the Volcano Heights Sector Development Plan can have on our regional transportation network, future economic activity, and expanded growth. In the Albuquerque Metropolitan Planning Area (AMPA), transportation planners, decision makers, and the general public alike realize that the “building our way out of congestion” approach to transportation in the region will no longer suffice. This is especially true as we are faced with limited funding sources, significant growth projections, and the mounting challenges of rising oil prices, air quality concerns, and a limited water supply. To keep a projected population of 1.3 million moving in 2035, the strategies above must be taken into greater consideration. MRMPO believes that the Volcano Heights Sector Development Plan will support and work in tandem with the MTP's strategies for managing future growth.

The 2035 MTP stresses the connection between land use and transportation planning to address the region's projected traffic congestion problems. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 25% by 2035. To achieve this goal, transit-supportive developments such as Volcano Heights are critical. Creating a walkable and bikeable environment that supports transit use is important to the success of the mode share goal and addressing congestion.

### **High Capacity Transit**

In particular, the proposed transit corridor at the heart of the Town Center zone introduces an exciting opportunity for high-capacity transit on the West Side. The Rio Metro Regional Transit District has included this route as one of three potential routes to connect Rio Rancho with the I-25/Journal Center employment corridor via Paseo del Norte with continued service to downtown/UNM. As part of its High Capacity Transit Study, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions.



### **Land Use and Transportation Coordination**

The Plan is also an exemplary model for coordinating land use and transportation across multiple agencies. MRMPO will continue to work closely with the City, including Planning, Council Services, and ABQ Ride on the mandatory street network, the cross sections, transit possibilities, and access modifications that may be needed to support the proposed development. MRMPO recognizes the well-thought out analysis of coordinating transportation access with land use and the development of a walkable employment center.

The severe congestion projected on the region's river crossings, and to a lesser extent the congestion on the few arterial roads on the West Side, warrants a new approach to future development on the West Side. The focus on employment in Volcano Heights provides the opportunity to address the imbalance of jobs and housing on the metro area's east and west sides that contributes hugely to the region's traffic congestion. The internal connectivity of the roadway system within Volcano Heights will also help reduce congestion on these major arterials.

### **Economic Development and Financial Incentives**

Economic development is a regional priority, particularly on the heels of a recession that has bled the Albuquerque metropolitan area of 30,000 jobs. As the region works to rebuild itself, it is critical to be strategic about our economic interests. The economic development community agrees that it is time to focus on how to rebrand ourselves into an attractive and desirable destination. To that end, studies show that placemaking and walkable districts provide an edge when it comes to recruiting companies, retaining employees, and attracting new residents – including young professionals and retirees. Volcano Heights Plan presents an opportunity to build such a place.

The reality is, however, that opportunities for this type of development are often overlooked and replaced with a business as usual approach. This is perceived as lower risk for the developer and inevitable for planners that lack sufficient tools to change the paradigm. This is exactly what we've seen in our recent past and particularly during the housing boom as our residential land use increased by 25 percent (20,000 acres) in the years between 2000 and 2008.

In order to grow more intentionally, the City might consider a strategic use of incentives that will work to bring the vision of Volcano Heights into reality. This could be tied into a larger City-wide effort that incentivizes development that meets certain sustainability goals, is master-planned to be compact and transit-supportive, and/or incorporates form-based codes to create a multi-modal district. El Paso is a model, as it has recently instituted innovative financing and incentive strategies that are based on the type and location of the development. For one development in El Paso, a financial impact analysis was performed to determine the amount of property taxes expected from a conventional, suburban development pattern versus a compact, multi-modal development pattern. The multi-modal development was expected to bring in hundreds of millions of dollars more. Based on this analysis, the City agreed to provide a property tax rebate to help cover the cost of more expensive infrastructure needed to support the sustainable development. It was a win/win for the City and the developer, and the City continues to work with the developer to provide a BRT transit service to link the development to the downtown core.

### **Compact Land Use Scenario**

MRMPO supports the potential for new development in Volcano Heights as a model for compact, sustainable growth that includes multiple transportation options. Scenario analysis allows for the consideration of a series of “what-if” questions, such as:

- What if transit service could be relied upon to shoulder the additional burden to the transportation system? And what if transit service was extensive enough along major corridors to attract true transit-oriented development?
- What if more employers located their businesses in distinct employment centers that were balanced with the location of housing?
- What changes would a compact development pattern incur on the transportation network and what would be the impact on indicators such as vehicle miles traveled, travel times and average speeds?

In the 2035 MTP MRMPO provided a first brush effort to address the final “what if” question above by measuring the impact on the transportation network of more compact future development along transit corridors. The results of this simple alternative growth scenario analysis showed that we can lower regional vehicle miles travelled by encouraging compact development along transit corridors and major activity centers.

### **Access Management**

The current access limitations on Paseo del Norte and Unser Boulevard may not be compatible with the walkable, transit-oriented development proposed for Volcano Heights and need to be further discussed. Meeting the goals of this plan, as well as the benefits to the regional workforce and transportation system, warrants added deliberation of land use considerations when determining access points along limited access arterials. MRMPO provides a regional forum for these discussions and can work with the City as appropriate to pursue this issue of evaluating land use context when determining roadway access, particularly in major activity centers that support economic growth for the region. It is recommended that the City explore this issue further with the Roadway Access Committee, the Transportation Coordinating Committee and the Metropolitan Transportation Board.

### **Recommendations**

- Development review and approval processes for proposed site development plans, which fully comply with standards in the sector development plan, be conducted in a streamlined and expedited fashion.
- Consider the applications and implementation of a financial mechanism such, or similar to, Special Assessment Districts, Tax Increment Development Districts, or Public Improvement Districts for infrastructure improvements and as a means of expediting the approval of site development plans administratively.
- Provide assurance that no additional access requests beyond what is being proposed in the current draft plan or any subsequent sector plan documents be made to Paseo del Norte and Unser Boulevard.
- Implement a package of incentives to help support infrastructure costs for development that meets sustainability goals, is master-planned to be compact

and transit-supportive, and/or incorporates form-based codes to create a multi-modal district.

- Consider ways to support transit-oriented development and an efficient housing-jobs balance (that will lower regional transportation costs) by providing incentives to build mixed-income housing within the sector plan area.



November 21, 2012

**TO:** Ms. Mikaela Renz-Whitmore, Planner  
City of Albuquerque Planning Department

**FROM:** Allan Porter, P.E.  
ABCWUA, Utility Development Section

**RE:** Volcano Heights Sector Development Plan

As you are aware, the ABCWUA is currently developing an integrated utility master plan for the area included in the proposed Volcano Heights Sector Development Plan. This master planning effort is in draft form and is expected to be completed and adopted by the Water Utility Authority in late 2013.

In general, the proposed roadway network shown in the Volcano Heights Sector Plan will provide the public rights-of-way needed to extend water and wastewater services into this area. The extension of these utilities through the Sector Plan area will provide a needed connection between the existing Corrales and Volcano distribution trunks. Please note, public water and wastewater line easements may be required if public rights-of-ways are not available. Final water and wastewater line sizes can be determined as development proceeds in the Sector Plan area.

It should be noted that the Volcano Heights Planning Area lies within both the 3W and 4W pressure zones within the Volcano and Corrales Trunks. As such, and in keeping with ABCWUA engineering policy, top and bottom of zone water lines must be constructed within the Sector Plan area along the elevation contours that define the two separate pressure zones. Typically, and for general planning purposes, these lines vary in size from 12 to 16 inches in diameter. There is some flexibility in the final location of these lines that can take advantage of the proposed roadway networks within the Planning Area.

The figures in the Sector Development Plan that depict the existing water and wastewater systems in and around the Sector Plan area are accurate.

As per ABCWUA expansion policy, all water and wastewater service extensions into the Volcano Heights Sector Development area will require the execution of a Development Agreement between the owner/developer and the ABCWUA. Land use policies and zoning must also be in place before the agreement can be executed.

If you have any questions about ABCWUA planning in the Volcano Heights area, please do not hesitate to contact either myself at 505.924.3989 or Jeremy Hoover, P.E. at 505.924.3988. We can also make the draft utility master plan available for review by appointment.