

pajarito arroyo ~~corridor~~ plan

Resource Management Plan



City of Albuquerque, New Mexico

1990

Pajarito Arroyo Resource Management Plan

Originally Adopted as the Pajarito Arroyo Corridor Plan

by the City Council on August 4, 1990 and signed by the Mayor on August 20, 1990
by the Board of County Commissioners on April 24, 1990

Amendments:

This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are inserted at the end of the Plan and are on file with the City Clerk's Office. Resolutions adopted from December 1999 to the present date are also available (search for No.) on City Council's Legistar webpage at <https://cabq.legistar.com/Legislation.aspx>.

<i>Date</i>	<i>Council Bill No.</i>	<i>City Enactment No.</i>	<i>Plan References</i>	<i>(see Note 1)</i>	<i>Description</i>
9/4/1990		R-115-1990		Yes	Adoption of Plan
11/16/2017	R-17-213	R-2017-102	Title Revised	Yes	Amends the title and type of plan from a Corridor Plan to a Rank 3 Resource Management Plan to be consistent with the IDO's new Ranked Plan system.

Notes:

1. The amendments in the Resolutions may or may not be reflected in the Plan text: "Yes" in this column indicates they are; "No" indicates they are not.
2. The original adopting Resolution(s) and the Resolutions listed in the table above are inserted at the end of this Plan in chronological order.
3. This Plan may include maps showing property zoning and/or platting, which may be dated as of the Plan's adoption. Refer to the Albuquerque Geographic Information System (AGIS) for up-to-date zoning and platting information at <http://www.cabq.gov/gis>.

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PAJARITO ARROYO CORRIDOR PLAN

Adopted by the
Board of Bernalillo County Commissioners
on April 24, 1990

Adopted by the
Albuquerque City Council
on August 20, 1990

Endorsed by the
Albuquerque Metropolitan Flood Control Authority
on September 27, 1990

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I. PAJARITO ARROYO CORRIDOR PLAN POLICIES

The Pajarito Arroyo is located in Bernalillo County's South Valley, running from the eastern ceja (edge) of the Southwest Mesa to the Don Felipe Detention Facility. Pursuant to the Facility Plan for Arroyos, this Rank Three plan outlines development of a trail system linking open space areas, while establishing a process for development of drainage policy. Due to the largely undeveloped nature of the corridor, the opportunity exists to implement a trail system as development occurs.

The Plan was developed through citizen involvement and technical team effort. Key goals cited, in summary form, are:

- Design a trail corridor which recognizes the primary drainage function of the arroyo.
- Channel treatment, where required, should be as natural in appearance as possible.
- The trail should link housing with designated facilities, including open space, parks and schools.
- Trails should have adequate width to accommodate multiple users.
- Access to the trail and safe crossings of roadways should be provided.
- Native plant materials should be used in the design of the trail corridor.
- Adjacent development should be screened from the trail in some visually pleasing manner.

Plan policies guide government activities and approvals and establish the basis for regulations and design guidelines. The regulations which relate to design issues form a Design Overlay Zone, called for in the Facility Plan for Arroyos. Preceding the policies in each subject area is a brief discussion of the reasoning and analysis behind the policies. An expanded discussion of the existing conditions, issues, goals, alternatives considered, analysis and appendix material can be found in the full text document, adopted in conjunction with this Plan. The map on the other side of this Plan, hereafter the "Map", can be used as a reference for many of the policies.

The study area is in Bernalillo County, outside the municipal limits of the City of Albuquerque, but within the City's planning and platting jurisdiction. Both entities have adopted this Plan. All references to the County shall refer to the City in the event the City has jurisdiction at the time actions affected by this Plan occur.

DRAINAGE AND ARROYO TREATMENT

Introduction

Drainage management is essential for controlling development of the arroyo. A drainage management plan should address the transition of soft treatments into hardlined treatments. This will avoid maintenance and improvements required where upstream developers hard line the arroyo and the developed flows pass through undeveloped or softer sections downstream. Substantial public monies are required in these situations for maintenance, clean-up and the costs of hardlining or otherwise handling the developed flows.

Recommendations for arroyo treatment are made in this Plan, but these are only recommendations until determined to be feasible and incorporated into the adopted drainage management plan. The "prudent line" drainage approach is recommended for a portion of the arroyo. This means designating a "limited

development” boundary adjacent to the arroyo within which structures are not allowed to be built because they would be susceptible to damage from erosion. The arroyo is left in a natural condition using only such channel treatment and bank stabilization as needed to control the meander of the arroyo within established limits..

For several reasons, the prudent line is recommended for the western portion of the Pajarito. First, the Southwest Area Plan (SWAP) established planned development densities in this area of one dwelling unit per net acre. Channel modifications may not be required because the less intensive development may not substantially increase the run-off. Second, the prudent line approach would require lower capital investment for development and allow for more percolation of run-off. Third, preservation of the arroyo in its natural condition will provide a more aesthetically pleasing trail environment than is possible with a narrow drainage right-of-way and a concrete lined channel.

If channel treatments are required east of 118th Street due to established planned higher densities in SWAP, a soft arroyo floor is preferred if feasible in order to allow for percolation, aesthetic appeal, preservation of some of the natural characteristics of the area, and to accommodate equestrian travel.

The drainage treatments recommended here are reasonable from the public and private sector points of view. The value of the property required for the prudent line will be offset by the reduced capital cost for construction of an arroyo channel. Further, in the design overlay zone, property owners are given a density bonus if they follow the prudent line approach.

Development of this watershed is not anticipated for some time given the distance it lies from the existing urban area, therefore, the drainage management plan is not expected to be undertaken immediately. The prudent line may ultimately be considered viable for the entire length. For this reason, development which occurs prior to development of a drainage management plan will be required to conform to the prudent line dedication requirements.

POLICY 1: ESTABLISHMENT OF DRAINAGE MANAGEMENT PLAN

Upon completion of agreements with the City, County and/or private landowners for participation in planning and funding a study, AMAFCA will establish a drainage management plan for the Pajarito watershed. This will include an analysis of whether a prudent line approach is feasible and, if so, establishment of the prudent line. AMAFCA will obtain comments from interested agencies.

The drainage management plan will consider drainage needs, the recommendations of this Plan, the policies, land uses or densities planned in other adopted plans, and the interests of adjacent property owners. A range of treatment types shall be considered, including but not limited to a prudent line approach, gabions, rip rap, soil cement and earth tone tinted concrete. Textured concrete shall be explored and evaluated for safety and aesthetic attributes. Cost shall not be the sole determinant in establishing the appropriate drainage approach.

After adoption of a drainage management plan, AMAFCA will thereafter require compliance with the drainage requirements specified in the drainage management plan.

POLICY 2: DRAINAGE RECOMMENDATIONS

West of 118th Street:

The “prudent line” drainage management approach is recommended for the Pajarito Arroyo west of 118th Street and, if adopted, development shall be restricted to areas outside of the prudent line. If any bank stabilization is required, it shall be consistent with downstream capacity and recreational trail usage and constructed of one of the treatment types described in Policy 1, above.

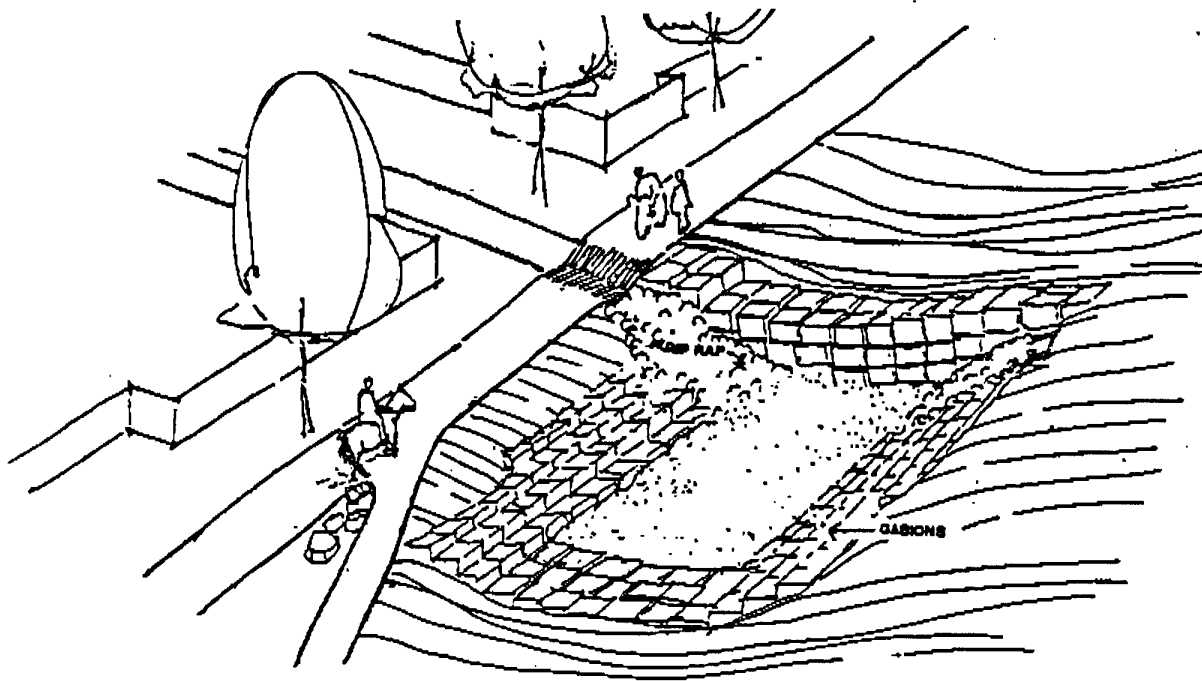
East of 118th Street:

If channel treatment is required, it shall consist of one of the treatment alternatives described in Policy 1, above. A soft arroyo floor is recommended if feasible.

Introduction of Run-off from Adjacent Development:

Discharge of run-off from adjacent development shall be directed into stilling basin outfall structures or other solutions designed to minimize erosion and promote growth of native vegetation to assist in bank stabilization. Design should be consistent with the open space character of the arroyo, using one of the treatment types described in Policy 1, above. Layout of adjacent street systems shall be such that these drainage outfall structures are kept to the minimum needed to maintain a naturalistic arroyo treatment. Stilling basin outfall structures shall coincide with roadway crossing structures where possible. Local run-off shall be used on-site to enhance the growth of native and adaptive vegetation, thereby providing natural bank stabilization. (Figure A illustrates a conceptual stilling basin design.)

Figure A



POLICY 3: WATERSHED BOUNDARIES

Development outside of the natural watershed boundary of the Pajarito Arroyo will not be allowed to discharge storm water run-off into the Pajarito, unless an engineering analysis can demonstrate that discharge from the additional watershed area will have minimal impact on the treatment called for in the drainage management plan described in Policy 1 and on the Don Felipe Detention Facility. The drainage management plan will consider whether flows from outside the watershed boundary are appropriately diverted to the arroyo.

POLICY 4: REVISION OF DRAINAGE POLICIES IF SUBSTANTIAL LAND USE POLICY CHANGES OCCUR

Land use changes shall not occur unless consistent with the policies of this plan. Should substantial land use policy changes in the watershed occur, however, which in the opinion of AMAFCA, render the adopted drainage management plan unworkable, AMAFCA may revise the drainage management plan. Prior to its approval of any revision, AMAFCA will request the City Planning Department review the Pajarito Arroyo Corridor Plan for possible revision.

POLICY 5: INTERIM DEVELOPMENT

Any development within the corridor prior to completion of the drainage management plan by AMAFCA will require an engineering study delineating the prudent line for the developing parcel, approved by AMAFCA. Where a private or public landowner within the corridor wishes to construct an improved and lined channel facility, such alternative channel treatment will be approved only upon the completion of an engineering analysis acceptable to AMAFCA that such treatment will not damage those areas which would remain in a natural or naturalistic condition. Such analysis shall evaluate short and long term sedimentation and erosion effects and smaller more frequent storms in addition to analysis for the 100-year storm.

TRAIL DESIGN

Introduction

The trail corridor is to serve the recreational needs of the area and provide linkage for non-vehicular traffic. The Southwest Area Plan and Facility Plan for Arroyos establish broad policy with regard to the trail network and recreational uses in the area. The trail policies of the Pajarito Arroyo Corridor Plan implement those policies in more detail. The map indicates the routes trails will follow and the types of trails recommended for various areas.

The citizens advisory group found that equestrians would best be served by access along the unimproved arroyo bottom which provides a soft earthen trail and that pedestrians and bicyclists can share the same facility if sufficient right-of-way is provided. If EPA regulations preclude equestrian use of the arroyo in the future, equestrians could use the maintenance road. Motorized vehicle access must be restricted to ensure the safety of trail users and to prevent vandalism and illegal refuse disposal. Access control will also help protect the arroyo from erosion caused by vehicular traffic, will slow cyclists and warn of upcoming intersections.

Slope, soils and erosion concerns dictate special policies in areas with 9% or greater slope. For aesthetic reasons, the Gun Club Lateral is recommended to be left as an untreated lateral. The dirt maintenance roads may be used as trails to connect to the Hubbell Oxbow. If improvements must be made for bank stability or stormwater discharge, however, design criteria are specified in this section.

Signage for the Pajarito trail should consist of easily recognizable symbols for regulation of trail use which warn users of hazards and identify trail access, amenities and interesting features. Usage and appreciation of the arroyo trail system are enhanced by understanding its natural characteristics and the forces which formed and continue to shape it. Signage should be unique to the Pajarito Arroyo to establish a sense of area identity and trail continuity.

POLICY 6: TRAIL TYPES, LOCATION, STANDARDS

The County Parks and Recreation Department will develop trails as indicated on the attached Map according to the Trail Standards included in the Appendix and according to the following policies:

A. Arroyo Trail

- 1) Paved trails from the proposed Don Felipe Detention Facility Park to the nodal park in the vicinity of 118th Street and Gun Club Road shall provide handicap access consistent with the Trail Standards.
- 2) If a roadway is contiguous to a paved trail, the trail can serve as a substitute for required sidewalks on the side adjacent to the arroyo so long as it meets the requirements of any applicable sidewalk regulations and the Trail Standards.
- 3) Where the prudent line approach is utilized, trails shall be located primarily within the prudent line right-of-way as shown on the Map. Any paved trails will optimally be located outside the one hundred (100) year floodplain but location outside the ten (10) year floodplain is acceptable if necessary for trail continuity.
- 4) If the channel is treated, the combined bicycle/pedestrian trail shall be located in the trail easement area.
- 5) Equestrian traffic shall be on the arroyo floor, maintenance road, or within the trail easement area. Stabilization of the embankment and signage are needed in locations appropriate for horse and rider to enter and exit the arroyo.
- 6) A paved trail is needed on one side of the Gun Club lateral to the south to connect bicycles to Pajarito Road. Sufficient right-of-way is available adjacent to the lateral to accommodate both MRGCD maintenance needs and a bicycle path.

B. Connection to Ceja

- 1) A paved bicycle/pedestrian trail is not recommended above the 9% slope along the arroyo and the paved trail will leave the arroyo corridor at 118th Street and join either the proposed Amole Arroyo Trail or a bicycle facility along the future Rio Bravo Boulevard extension to reach the proposed Ceja trail. Both Rio Bravo and 118th Street are included on the Bikeways Master Plan as study corridors and will therefore have bicycle facilities included in their design.
- 2) A compacted earthen trail can continue up to the Ceja along the Pajarito to allow pedestrians, equestrians, and persons walking their bikes to reach the proposed Ceja trail.

- 3) 118th Street is recommended to have an equestrian trail in addition to a bike trail in order to create an equestrian loop from the Ceja trail down the Amole Arroyo Trail to 118th Street and back over to the Pajarito Trail.
- 4) All plans for trail development on the east escarpment face in Zone 3 soils, as defined in the Southwest Area Plan, must be reviewed by the Central Rio Grande Soil and Water Conservation District for slope, alignment, and use of erosion control techniques.

C. Gun Club Lateral Connection to Hubbell

- 1) The trail along the Gun Club lateral between Pajarito Road and the Hubbell Lake Facility will be an unimproved equestrian and pedestrian trail using the existing MRGCD service roads. Grading to reduce side slope should be undertaken as feasible. Mountain bikes may also be accommodated, but bikes should be separated from horses as feasible using appropriate signage.
- 2) The Hubbell Lake Facility is to remain a limited access stormwater detention facility which also functions as a bird habitat and no improved trails or other improvements will traverse it. The Gun Club Lateral trail will connect with the Amole system and to the passive recreational uses in the oxbow adjacent to the Hubbell Lake Facility as described in the Southwest Area Plan.
- 3) If the MRGCD and AMAFCA agree to treat the Gun Club Lateral, the lining shall be either rip-rap, soil cement or earth-tone tinted concrete. A mowing strip or native landscaping shall separate the trail from the channel.
- 4) The Gun Club will be considered as an alternate north/south bike trail if portions of the Isleta Drain right-of-way are impractical for trail development.

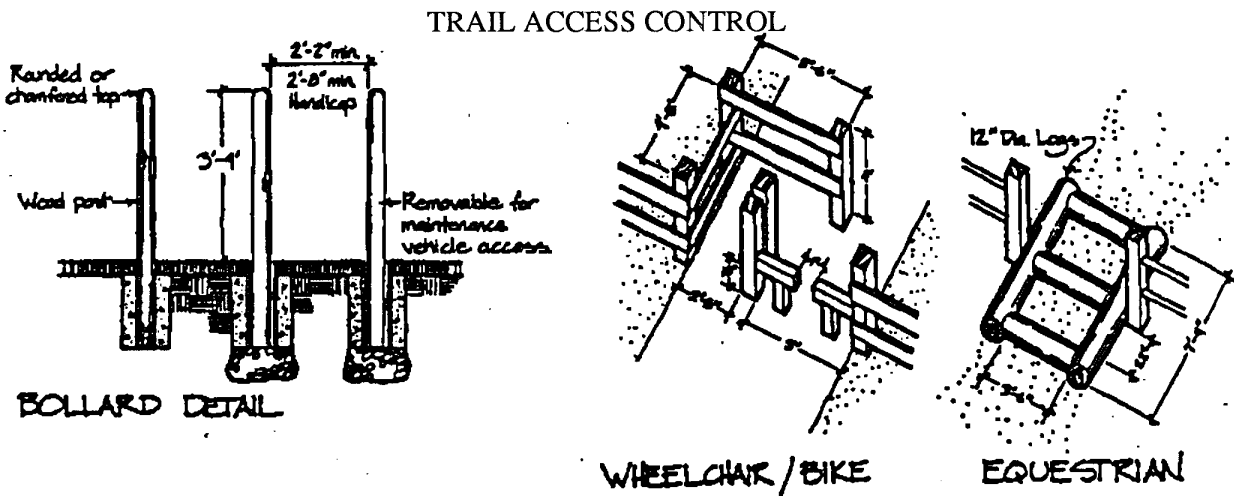
D. Connection to the Bosque

- 1) Platting of the north half of the Don Felipe Oxbow shall provide for a trail connection through the Oxbow to Coors, connecting with Don Felipe Road. An equestrian trail could be aligned along the AMAFCA right-of-way and the bike route could follow residential streets for the short distance to Coors.
- 2) The trail for both bikes and equestrians can cross Coors at either Don Felipe Road or Pajarito Road and continue down Don Felipe to the Los Padillas Drain, then head south via Julie Ave. to Hubbell Circle and on to Isleta Blvd. Bikes may prefer to use Pajarito Road.
- 3) A dirt road (Louise Court) south of Pajarito Rd. provides access to the Rio Grande Valley State Park from Isleta Blvd. for equestrians and walkers. Louise Court connects to the Los Padillas Ditch road which runs to the Riverside Drain. An access bridge to the State Park should be provided across the Drain at this location for horses. Cyclists could be provided with an access point to the State Park from Pajarito Road, if it is extended east of Isleta.

POLICY 7: TRAIL ACCESS CONTROL

Motorized vehicles except maintenance and emergency vehicles shall be excluded from the trail system by means of signage and access control devices. Bollards or other access control devices shall be placed across the trail at all access points to prevent motor vehicle access while permitting passage of pedestrians, wheelchairs, bicycles, and horses.

Figure B



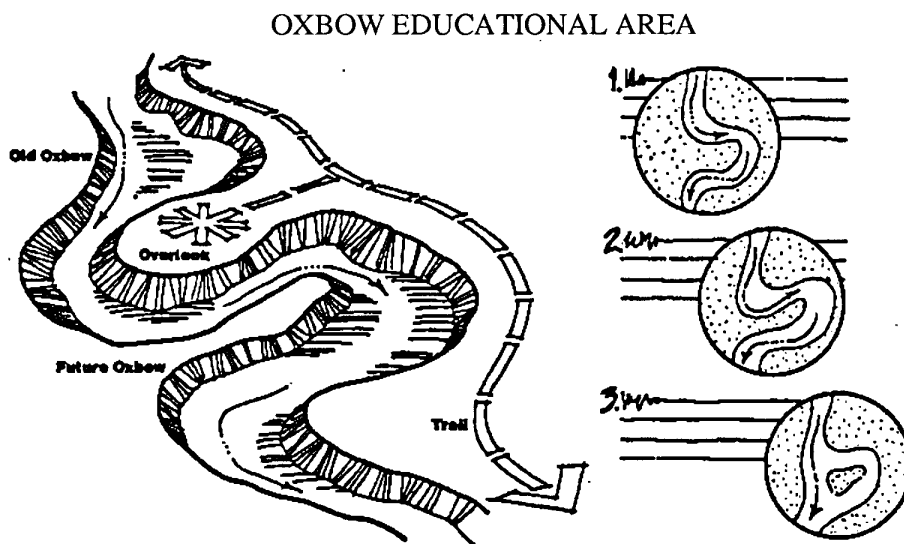
POLICY 8: SIGNAGE

Signage along the trail system shall be provided by the County to regulate trail use and access, identify access points, direct users, warn of unexpected conditions such as road crossings and flooding potential, and provide interpretive descriptions of significant natural features. A common signage design, which complements the trail environment, should be used and include a recognizable symbol for the Pajarito Trail, such as a "little bird" (pajarito), similar to the image shown on the map.

In selected areas signage shall be provided identifying significant plant specimens, geologic and geomorphic features and cultural resources which may be encountered along the trail system. Appropriate interpretive areas include the oxbow meander, illustrated below in Figure 3 and any archaeological sites which might be appropriate for public access.

All interpretive signs shall be in both English and Spanish.

Figure C



ROAD CROSSING DESIGN

Introduction

Roads crossing the arroyo should be kept to a minimum in order to preserve the continuity of the trail and the open space character of the arroyo. The type of road crossing structures will have considerable impact on continuity and safety of trails. Safe road crossings are essential to the successful implementation of this arroyo plan.

Existing topography favors below grade trail crossings at the proposed locations for Unser Boulevard and, to a lesser degree, 118th Street. The channel at Unser is approximately 10-feet below-grade, making a bridge the most desirable crossing option. While the channel is substantially shallower at 118th, high points north and south of the channel may necessitate raising the roadway to grades suitable for a bridge crossing. This is consistent with the Southwest Area Plan which mandates that roads shall be constructed with all-weather arroyo crossings where needed (SWAP Policy 4).

POLICY 9: GENERAL CROSSING CRITERIA

Requests for local residential road crossings must clearly demonstrate that other transportation alternatives to crossing the arroyo have been explored and the requested crossing is essential. The road crossing structure must not result in the need for substantial additional bank stabilization downstream or substantial additional structures in the arroyo; the continuity of the trail must be maintained. Subdivision design should minimize the need for additional crossings.

POLICY 10: CROSSING DESIGN

Trail crossings shall be provided at all roadways. Above-grade, below-grade and at-grade trail crossings shall comply with the Trail Standards included in the Appendix.

The Unser Boulevard and 118th Street arroyo crossings shall provide for below-grade trail crossings in order to insure trail continuity and safe trail use, unless an at-grade crossing at 118th Street can be constructed as described in the following paragraph. Depression of the channel in order to accommodate a more level roadway should be considered.

An at-grade crossing at 118th Street is acceptable if sufficient right-of-way is available to flare the roadway to allow a user to cross two lanes at once and wait in a wide holding area before crossing the other two lanes. This crossing solution is only acceptable if speeds are relatively low and traffic volumes light.

PARK FACILITIES, OPEN SPACE AND RESOURCE MANAGEMENT

Introduction

Southwest Area Plan policy mandates that Bernalillo County investigate requiring park and open space dedication at the time of development. Such a mechanism, or similar one, would be helpful for promotion of some of the policies in this Plan. In addition to its drainage function, the prudent line area serves an open space function by providing room for recreational trails and visual relief to urbanization.

Preservation of the existing vegetation is the most effective means of landscaping, therefore, interim measures are needed to protect the arroyo trail corridor prior to trail development. Re-establishment of disturbed areas will aid in soil stabilization on the mesa slopes. Where additional landscaping is desired, native or naturalized plants should be utilized. "Native or naturalized" is intended to mean plants native to the Southwest having water conservation properties and requiring low maintenance.

A developed park facility in the Don Felipe Detention Basin will provide South Valley communities with needed recreational facilities and serve as both a point of departure and destination for the trail. Recommended park uses are those suggested by the citizens advisory group and the technical team.

In accordance with Southwest Area Plan policy, the Hubbell Oxbow is to be purchased by the County. Although the Southwest Area Plan proposes active recreational uses for the Hubbell Oxbow near the intersection of Coors and Rio Bravo, the Don Felipe Facility may be more suitable for development as a recreational park because its land is graded and without vegetation. The Hubbell Oxbow is adjacent to the AMAFCA detention facility at Hubbell Lake which contains lush vegetation, mature cottonwoods and is home to various species of wildlife. For that reason, the Oxbow may be more appropriate for passive uses. In the event the Oxbow is not purchased, the southern portion, at a minimum, should retain its current function as a wildlife forage area to serve the bird sanctuary at Hubbell Lake.

The area in the vicinity of 118th Street and Gun Club Road provides an excellent opportunity to create an intermediate point of departure as well as a destination point. The public amenities recommended were suggested by the citizens advisory committee and the technical team to serve trail users.

The proposed private open space land is within the greater than 9% slope segment shown on the Map and is bisected by numerous gullies and highly erodible soils. This sensitive and fragile environment is not suitable for development and should be protected to prevent further degradation and erosion. In addition, restricting development from this area provides trail users with a view of the escarpment, South Valley, and mountains from the Ceja, unobstructed by development.

References to County Parks responsibility does not necessarily preclude future participation by the City Parks and Recreation Department in the development or operation of the trail or related park facilities. The City does develop and operate facilities outside the municipal limits. Parts of the trail and facility development proposed in the Plan could be sponsored cooperatively by the City and County.

POLICY 11: DON FELIPE PARK

A recreational park at the Don Felipe Detention Facility shall be developed after public input and review of a site development plan and a funding plan. Recommended uses for the park include softball, football, soccer, tennis, playground, bicycle storage, as well as drinking fountains, restrooms, and a parking lot with provision for horse trailers. The park landscaping should use stormwater run-off to the fullest extent possible, subject to any applicable EPA regulation of stormwater quality. Park design must take into account the ponding and sediment characteristics of the site.

POLICY 12: AMAFCA HUBBELL LAKE FACILITY AND THE HUBBELL OXBOW

Any development which occurs in the Hubbell Oxbow north of the AMAFCA facility, even recreational use, should be located in the northern portion of the Oxbow and comply with the floodplain restrictions which exist on its use. It is recommended the southern portion remain in agriculture to provide forage for the Hubbell Lake wildlife.

The AMAFCA Hubbell Lake Facility is a stormwater detention facility which shall also be preserved as a bosque and wildlife sanctuary. It should be a destination for storm drainage maintenance and limited foot traffic only. No park facilities such as picnic tables, barbeque pits, volley ball or other sports areas shall be allowed in the Hubbell Lake Facility.

POLICY 13: NODAL PARK

A nodal park, approximately one-half acre in size, shall be provided near the intersection of 118th Street and Gun Club Road as illustrated on the Map. The nodal park will provide the community with passive and active recreation uses as well as rest facilities for trail users. Facilities for horse-trailer parking are recommended, in order to facilitate use of the upper Pajarito and Ceja Trails.

POLICY 14: OPEN SPACE

Development should be set back from the approximate 60 acre area east of the Southwest Mesa ceja, as shown on the Map, hereafter called "open area." It could remain in private ownership, but a designation on the plat would indicate that no buildings or structures are allowed within it. Pending County adoption of a Design Overlay Zone for the open area, which is in the fragile Soil Conservation Service Zone 3, a special use permit should be used to shift densities from this area to adjacent property under common ownership but outside of Zone 3. As a condition of special use permit approval, the property owner would either be required to restrict access to the open area or grant the County an easement to fence it. Should the property owner choose to dedicate the open area to the County for open space, such dedication shall be accepted.

POLICY 15: LANDSCAPE TREATMENT AND MAINTENANCE

The undeveloped land within the public right-of-way shall be maintained in a generally natural condition: Grading for trail construction shall be minimized and revegetation done with native and/or naturalized plantings if required. The existing vegetative cover shall be enhanced by landscaping with additional trees, shrubs, and wildflowers, to provide shade, wildlife habitat, visual interest and seasonal color. Landscaping shall be provided by the County Parks and Recreation Department. Trees should be massed in areas where public open areas adjoin the right-of-way. Clustering trees will soften the linearity of the drainage system. The Appendix provides a list of recommended plant materials.

Maintenance of the trail right-of-way, including trash removal, shall be performed by the County.

POLICY 16: INTERIM ACCESS CONTROL

Prior to development of the trail and park network, off-the-road vehicle use and trash dumping shall be prohibited through the construction of barriers and signs at critical points of access by the Bernalillo County Parks and Recreation Department.

DESIGN OVERLAY ZONE

Introduction

A Design Overlay Zone is authorized by the Bernalillo County Comprehensive Zoning Ordinance and by the City of Albuquerque Comprehensive Zoning Ordinance for areas containing at least 320 acres or of any size specified by a controlling Rank III Sector or Neighborhood Development Plan which meet at least two of the following three conditions:

- 1) contain highly scenic natural features or views; 2) have development potential which is likely to require unusually complex coordination of flood control, transportation, open space and urban land uses; and 3) have a strong role in the development of the form of the metropolitan area, such as arterial street corridors or critical areas near urban centers or historic zones.

The Pajarito Arroyo Corridor meets all three conditions for establishment of a Design Overlay Zone. The Design Overlay Zone regulations are mandatory. Guidelines shall be incorporated into development proposals unless they are clearly unworkable. Rationale for some of the design elements covered by the zone follows.

Continuous perimeter walls form a physical, visual and psychological barrier between the arroyo and adjacent development. This condition is detrimental to visibility and access and fosters an unsafe and under-used public environment. Walls which are of limited height will help diminish these effects, especially if their aesthetic quality is enhanced by the type of materials used. Solid walls are allowed in residential areas for privacy. Parking and service areas must be visually screened from the arroyo corridor to ensure that they do not detract from the open space character of the recreational trail system. Planting will aid in softening the appearance of the screening device. Accessory buildings are limited in height, because the effectiveness of the wall height limitation would be negated if they were higher than the walls adjacent to the arroyo.

Whether or not the Pajarito Arroyo works as a neighborhood amenity depends to a large extent upon the orientation of development toward the arroyo, which will provide visibility and incentive for making the arroyo an attractive place. Access from adjacent development will encourage use of the trail. Since the land within the study area has been designated as "Developing Urban" or "Rural and Open", a substantial mix of land uses will probably occur. Within this mix, public facilities are particularly appropriate for location along the arroyo corridor in order to take advantage of pedestrian and bicycle trail access, thereby offering an alternative to increased vehicular traffic. Orientation of entries and landscaped open areas toward the arroyo in new developments will provide a public visual amenity and an extension of the public open space system.

Staggered lot lines will encourage staggered fencing, thereby diminishing the closed corridor effect of continuous perimeter walls. Staggering will also make a more interesting landscaping treatment possible because the required insets are of sufficient size to allow the establishment of several varieties of native trees and shrubs. Where the prudent line approach is utilized, the wider drainage right-of-way negates the need for staggering lot lines.

Access to the trail must be provided at convenient intervals in order for the trail to get maximum use and serve as a link between neighborhoods, schools, parks, libraries, community centers and open space. Access is also needed for emergency vehicular access. Use of drainage easements for such access furthers multiple use goals. Platting should maintain the continuity of the trail. A continuous trail with limited interference from motorized traffic is one of the key features of a safe trail system.

Finally, a density bonus is provided to encourage alternative drainage treatments and offset the land requirement for the recreational trail.

POLICY 17: DESIGN OVERLAY ZONE ESTABLISHED; PROCEDURES FOR COMPLIANCE

A Design Overlay Zone is established which covers the Pajarito Arroyo and all property abutting the arroyo or trail right-of-way as shown on the Map and as listed below. If any property subject to the Design Overlay Zone is annexed to the City of Albuquerque, all policies, regulations and guidelines shall be reviewed, revised if necessary and approved, and thereafter be enforced by the City. All references to the County contained herein shall thereafter refer to the City. The Design Overlay Zone affects the following properties.

An unplatted tract of land adjacent to the north branch of the Pajarito Arroyo in Section 18, Township 9 North, Range 2 East, and adjacent to the South Boundary of the Atrisco Grant;

An unplatted tract of land adjacent to the north branch of the Pajarito Arroyo in the North 1/2 North 1/2 South 1/2, Section 17, Township 9 North, Range 2 East;

Tracts 22 through 34, Row 2 South; Lots 33 and 34, Row 1 South;

The southerly 181.5 feet of the South 1/2 Southwest 1/4 Northwest 1/4 Southeast 1/4 Section 16, Township 9 North, Range 2 East;

The South 1/2 South 1/2 Southeast 1/4 Northwest 1/4 South 1/2, Section 16, Township 9 North, Range 2 East;
The Northeast 1/4 Southwest 1/4 Southeast 1/4, Section 16, Township 9 North, Range 2 East;
The Northwest 1/4 Southeast 1/4 Southeast 1/4, Section 16, Township 9 North, Range 2 East ;
The West 2.0 acres of the South 1/2 South 1/2 Southwest 1/4, Section 16, Township 9 North, Range 2 East;
The east .76 acres of the South 1/2 South 1/2 Southwest 1/4, Section 16, Township 9 North, Range 2 East.

Regulations

- 17.a. All development within the Design Overlay Zone shall comply with the design regulations of this section.
- 17.b. The County Planner may approve minor variances to this Plan on a site-by-site basis if consistent with the use, general scale and intensity as set forth in this Plan, and if the approving official finds that neither the County, City, AMAFCA nor any other person will be substantially aggrieved by the change. The City Planner and AMAFCA should be notified in advance of any proposed change.

POLICY 18: PRESERVING TOPSOIL AND EXISTING VEGETATION

The existing topsoil and vegetative cover within the prudent line shall be preserved to the greatest extent feasible.

Regulations

- 18.a. Unless substantial grading is necessary to accommodate trails, prior to beginning construction on private land, the property owner shall construct a temporary barricade at the site boundary adjacent to the public right-of-way to protect it from heavy equipment and to preserve the groundcover. Site development plans shall indicate all measures which will be undertaken during construction to comply with this provision. The property owner shall mitigate any damage that does occur by reseeding. The property owner shall maintain the revegetated area for two years according to a maintenance plan approved by the County Parks and Recreation Department.
- 18.b. Grading plans for sites adjacent to the arroyo right-of-way shall demonstrate that cut and fill has been kept to a minimum, unless borrow is required for on-going prudent line maintenance.

POLICY 19: WALLS AND FENCES

Walls are generally discouraged within or adjacent to the arroyo right-of-way, however, where walls or fencing are required for privacy, security, or safety reasons, the following regulations shall apply:

Regulations

- 19.a. The maximum height for solid walls and fences is six feet and for see-through fences, eight feet.
- 19.b. Solid walls and fences are allowed in residentially zoned areas only, except as provided in 19.e. below and in Policy 20 (Parking and Service Areas).
- 19.c. Solid walls and fences shall consist of stucco over concrete block, stained concrete block, brick, stone, split-faced or fluted block, adobe, wood or see-through fencing (including chainlink) planted with vegetation sufficient to act as a natural screen.

- 19.d. See-through fences shall consist of wood, vinyl-coated chainlink, painted or coated pipe, wrought iron, or smooth wire pasture fence material.
- 19.e. Low solid walls, not to exceed three feet in height, combined with one of the see-through treatments described in 19.d. above, are allowed in non-residential areas. The total height cannot exceed eight feet.

Guidelines

- 19.f. Access gates for pedestrians, equestrians and cyclists are encouraged between adjacent development and the arroyo, particularly for townhouse, multifamily, office development and other public facilities.
- 19.g. Landscaping on the private side of see-through fencing should be provided. Recommended plant materials are provided in the Appendix.
- 19.h. Curvilinear walls are desirable adjacent to the arroyo right-of-way.

POLICY 20: PARKING AND SERVICE AREAS

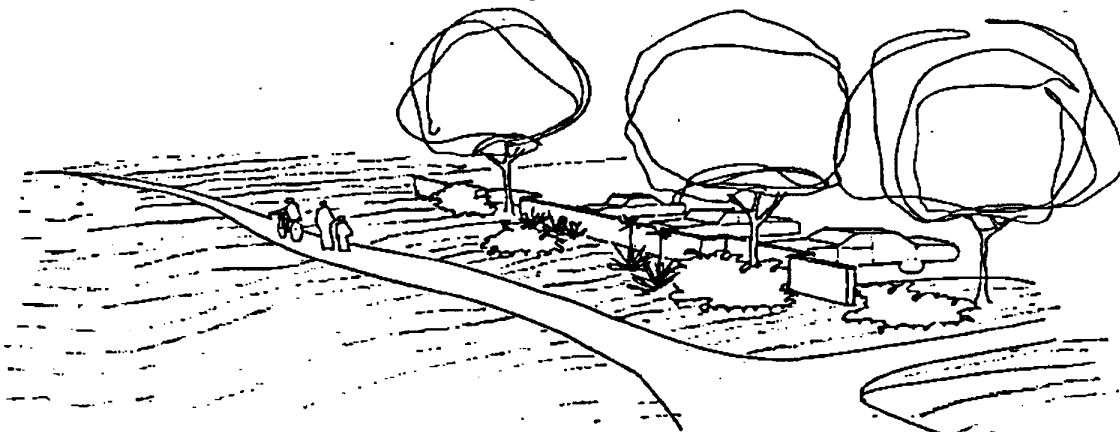
Parking lots, service areas and open storage located adjacent to the arroyo shall be screened from view according to the following regulations. Figure D illustrates parking lot screening.

Regulations

- 20. When a parking lot, service area or open storage is located adjacent to the arroyo right-of-way, screening shall be required with either:
 - a. Solid walls or fencing a minimum of 6' in height constructed of materials that comply with Regulations 19.c. and 19.d., above, except that see-through fencing will require additional landscaping, such as shrubs or vines, to form a reasonably opaque screen;
 - b. Shrubs, vines or trees sufficient to act as a screen of at least 6' in height; or
 - c. Earth berms a minimum of 4' above the elevation of the parking, service area, or open storage to block the view of the parking, service area, or open storage from the trail.

Figure D

PARKING LOT SCREENING



POLICY 21: ACCESSORY BUILDING SETBACK REQUIREMENT

The following accessory building setback is established to comply with the height limitation for walls:

Regulations

21. For lots abutting the arroyo right-of-way, buildings shall be set back from the lot line two (2) feet for each foot of building height in excess of six (6) feet, i.e. (building height - 6) X 2 = setback. For example, an eight foot accessory building would require a four foot setback from the lot line.

POLICY 22: HEIGHT LIMITATIONS

The Southwest Area Plan places a height limitation on structures located east of the Ceja. That policy is incorporated into this Design Overlay Zone.

Regulations

22. No structures built or placed east of the East Ceja of the Southwest Mesa shall intrude above the reference line drawn straight out in an easterly direction from the Ceja as defined in Map 4, Southwest Area Plan, Policy 20.

POLICY 23: ADJACENT LAND USES

When development occurs, every effort shall be made to locate public facilities such as schools, parks, libraries, and community centers near the arroyo trail system.

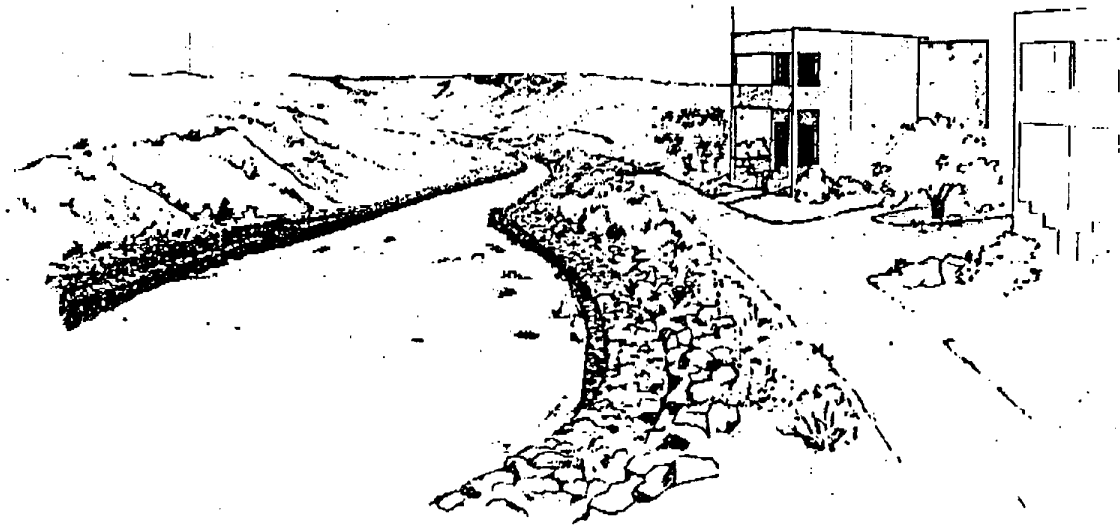
POLICY 24: OPEN AREAS AND BUILDING ORIENTATION

Site plans for multi-family residential and non-residential developments are encouraged to provide landscaped open areas directly adjacent to the arroyo right-of-way and orient recreational facilities associated with their development towards the arroyo.

Guidelines

- 24.a. Access between the open areas and the arroyo right-of-way should be provided for pedestrians and cyclists as appropriate.
- 24.b. Open areas adjacent to the arroyo right-of-way should be landscaped with appropriate plant materials including native and naturalized trees and shrubs (included in the Appendix) to integrate the open areas with the arroyo right-of-way.
- 24.c. All multi-family and non-residential developments should be designed with windows facing onto the arroyo.
- 24.d. Multi-family and non-residential developments adjacent to the arroyo should orient entries toward, and place landscaped public open areas adjacent to the arroyo right-of-way. These entries may necessarily constitute minor or secondary entries with the main entry oriented towards the street. Figure E illustrates a multifamily development with entries and open areas oriented towards the arroyo.

Figure E
OPEN AREAS ADJACENT TO THE ARROYO



POLICY 25: DENSITY BONUS

For parcels zoned County A-1, which lie partially within the design overlay zone, a density bonus is available as follows:

When a property owner dedicates land for recreational use, open space or drainage (in excess of that required to concrete channel the 100 year flood and provide one 15' maintenance road) the number of lots which may be platted will be calculated by taking the gross acreage less required infrastructure dedications divided by 43,560, so long as each lot will be usable, meet the minimum setback requirements of the County A-1 zone, and comply with environmental regulations. Figure F illustrates the density bonus calculation.

POLICY 26: REQUIRED TRAIL RIGHT-OF-WAY

Granting of easements or dedication for drainage purposes shall be required in accordance with AMAFCA policy. Right-of-way for trail purposes shall be required by the County at the time of platting, replatting, change of zoning, special use permit, zoning variance, site or sector development plan approval. The following regulations address the trail right-of-way required under various drainage scenarios.

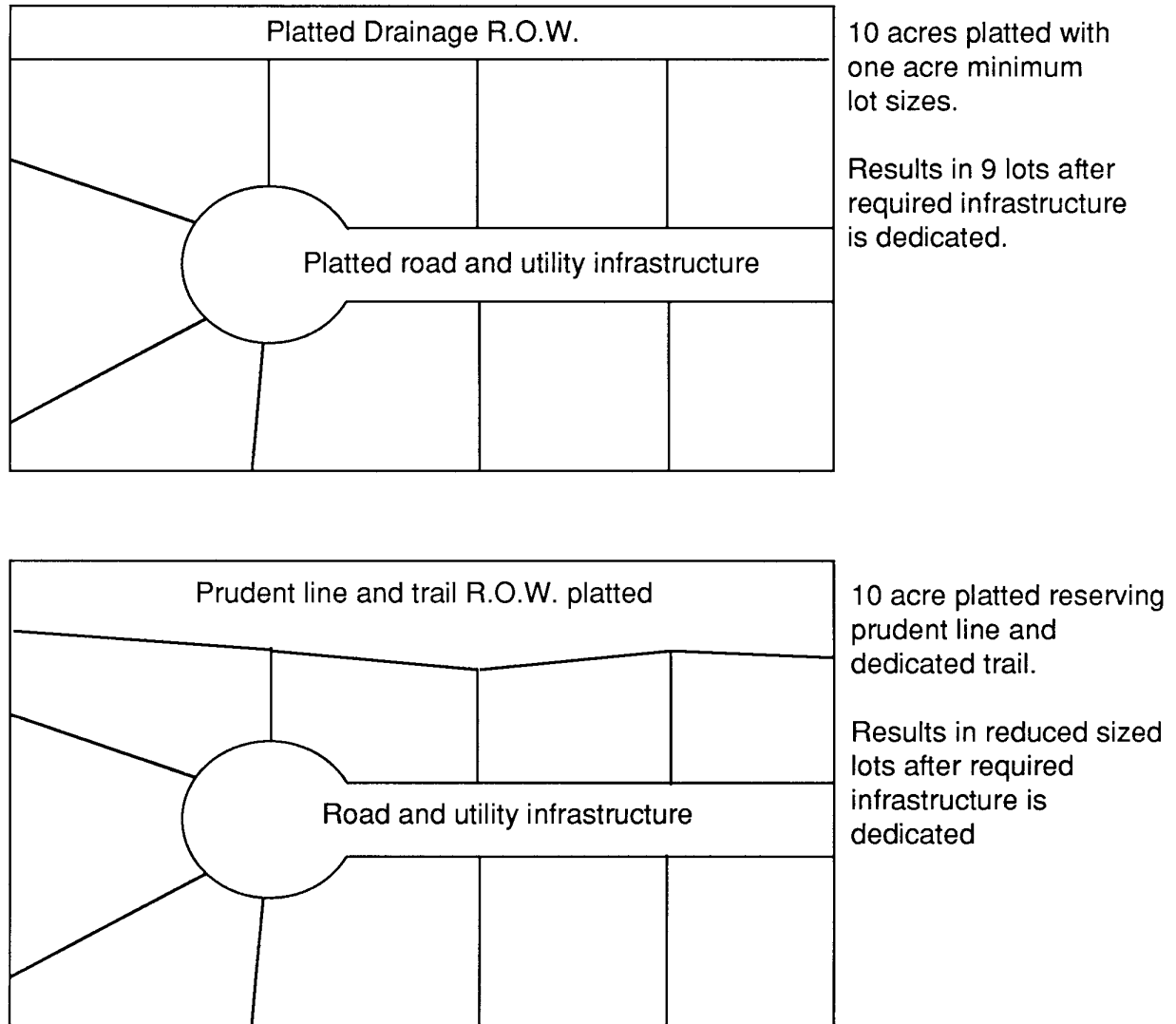
Regulations

Prudent Line Approach:

- 26.a. Right of way sufficient for trail development pursuant to the Trail Standards, included in the Appendix, shall be platted within the prudent line or adjacent to the prudent line if trail development within the prudent line is not feasible.

Figure F

Illustration of Policy 25: Density Bonus



Channeled Arroyo:

- 26.b. Right-of-way for a trail and landscaping adjacent to the arroyo channel shall be platted in a width averaging 20 feet. The dedicated trail area may vary in accordance with the Trail Map, Trail Standards and the other policies of the Plan, so long as it averages 20 feet in width.

General regulations:

- 26.c. Public access to the trail system shall be provided at all roadway intersections and adjacent public facilities, including parks, libraries, community centers and open space.
- 26.d. In areas where residential or commercial development is adjacent to the arroyo right-of-way, access to the trail system shall be provided at intervals of approximately one-fourth mile.
- 26.e. When land adjacent to barriers across the arroyo, such as dams, roads and culverts, is platted, space for a trail around the barrier to provide for a continuous trail system consistent with the Trail Standards shall be platted.
- 26.f. Open space and/or park dedication credit, if required, shall be allowed for trail right-of-way dedicated.

Guidelines:

- 26.g. Where possible, trail system access shall occur within or adjacent to drainage easements for rundowns, so long as these access points meet the requirements of the Trail Standards.

POLICY 27: STAGGERED LOT LINES

The subdivision and platting of land abutting the arroyo right-of-way shall provide staggered lot lines in accordance with the following regulations:

Regulations

- 27.a. Jogs or insets shall be provided in the subdivision or lot's perimeter alignment, the minimum depth of which shall be four (4) feet, and which when multiplied by the width measured along the perimeter equals a minimum twenty-four (24) square feet.
- 27.b. Jogs or insets as above shall be provided at the rate of at least one per every two lots. In no case shall the distance between insets or jogs exceed one hundred and twenty (120) feet. Figure G provides some examples of staggered lot lines with perimeter fencing.
- 27.c. Platting of staggered lot lines shall not result in the net inclusion of more property in the public right-of-way than is required in Policy 26b. of this plan. See Figure H for illustration of several examples.
- 27.d. Where the prudent line approach is followed, no staggering of lot lines shall be required.

Figure G
STAGGERED LOT LINES

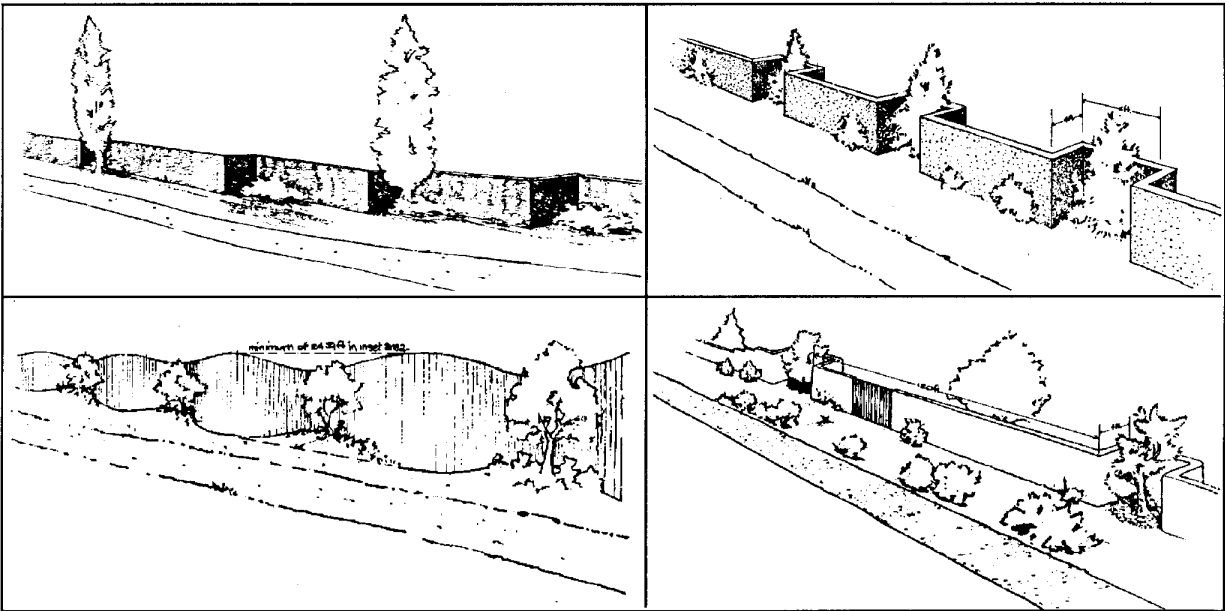
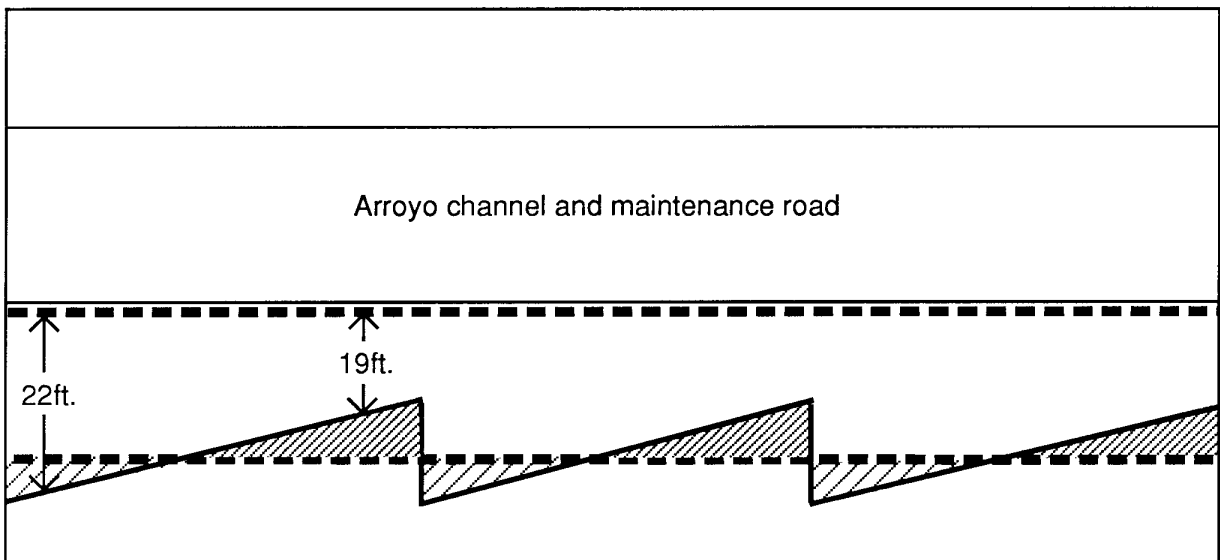
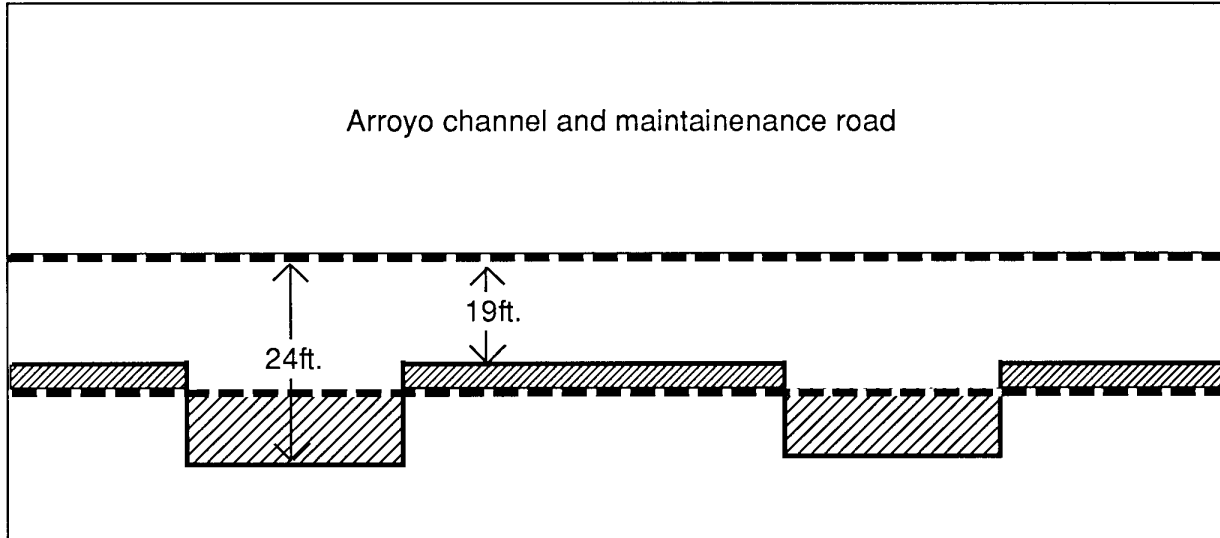


Figure H
STAGGERED LOT LINES
STAGGERED LOT LINES

Figure H

**Several examples of possible configurations under Policy 27.C:
Staggered lot lines**



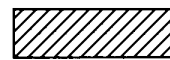
Legend:

----- 20ft. trail R.O.W. requirement

————— platted lot lines



areas which should equal
each other



II. IMPLEMENTATION

General

The purpose of the implementation program is to identify specific actions that will be required in order to establish the Pajarito Arroyo trail system in accordance with the guidelines presented herein. The major tasks that must be accomplished are briefly discussed as follows:

- Adoption of a Bernalillo County Parks and Open Space Dedication Policy or impact fee system.
- Negotiation of a joint-use and maintenance agreement with the MRGCD for use of the existing MRGCD right-of-way for recreational trails.
- Establish the prudent line through an engineering analysis.
- Develop drainage management plan for the Pajarito following the procedure outlined in this Plan.
- Amend Development Process Manual to require compliance with adopted drainage management plan and develop specifications needed for any treatment alternatives described herein which are not currently included in the Development Process Manual.
- Amend Development Process Manual to include Trail Standards.
- Conduct archaeological survey for area contained within prudent line.
- Coordination of the crossing structure designs at Unser Boulevard and 118th Street with City and County Public Works Departments.
- Enforce the plan dedication policies at the time of sector plan approval, replatting or zoning change request.
- Review of drainage plans for adjacent development to ensure consistency with plan policies governing introduction of run-off into the arroyo.
- Development of a Park Master Plan for the Don Felipe Detention Facility.
- Acquisition of funding for the design and construction of the recreational facility at the Don Felipe Detention Facility.
- Amend Bernalillo County Subdivision Ordinance to provide for the dedication of a trail when required by adopted plans and policies.
- Acquisition of funding for the design and construction of the Pajarito Arroyo and Gun Club Lateral trail systems.
- Review of sector and subdivision plans for consistency with Design Overlay Zone guidelines.
- Review of site plans and building permit applications for single, multi-family and commercial buildings adjacent to the multi-purpose right-of-way for consistency with Design Overlay Zone guidelines and requirements presented herein.

- Proceed with Design Overlay Zone for Zone 3 soils as mapped by the Soil Conservation Service.
- Maintenance of trail and landscaping within the public right-of-way and along the Gun Club Lateral.
- Continue the flood safety education program currently being administered by the Ditch Safety Task Force. As the trail is developed, target area schools for safety presentations and information distribution.
- Monitor erosion within the prudent line and remove sediments from road crossing structures as required for safe Phasing Schedule trail use.
- Negotiation of multiple use easements with the Public Service Company of New Mexico.

Implementation Schedule

Since implementation of the Pajarito Arroyo Corridor Plan is contingent upon development within the study area and there are no current plans for development by Westland Development Co., Inc., the major landowner, no time schedule for implementation of this plan can be provided, with the exception of the Phase I work, which should proceed immediately. The following sequence for implementation is suggested.

Phase I - Adopt a Bernalillo County Parks and Open Space Dedication Policy and/or system of imposing impact fees. This should be undertaken immediately in order to bring the County park system up to desired community standards and avoid the loss of needed open space. The County should take the lead in developing the necessary ordinances, or contract with the City Planning Department to do so.

Phase II - The following items can be undertaken at the present level of development in the watershed.

- 1) Conduct a quantitative sediment transport analysis, or such other study as deemed necessary by AMAFCA, to define the prudent line prior to approval of further development. If AMAFCA has not undertaken such a study prior to development within the study area, it must be done by the developer and approved by AMAFCA.
- 2) The County Parks and Recreation Department will request funding from the County Commission to acquire the Hubbell Oxbow.
- 3) AMAFCA should develop drainage policy for the Pajarito and require that adjacent development comply with its requirements in handling runoff.
- 4) City/County Planning should conduct an archaeological survey for area contained within the prudent line.
- 5) Require dedications for drainage and/or trail purposes.
- 6) Coordinate crossing structure designs and bicycle trail designs for Unser Boulevard and 118th Street with City and County Public Works Departments.
- 7) Integrate proposed trail alignments into future trail planning in areas.
- 8) Negotiate a license with PNM and Plains Electric to use the power line easements for trail development.

- 9) Prepare a City/County design overlay zone for zone 3 soils area pursuant to SWAP mandate.
- 10) Amend DPM to include trail standards.

Phase III - The following items should be implemented when twenty-five percent (25%) of the watershed is developed.

- 1) The County should prepare a Park Master Plan for the Don Felipe Detention Facility.
- 2) Negotiate a joint-use/maintenance agreement with MRGCD for use of right-of-way for recreational trails.

Phase IV - The following item should be implemented when fifty percent (50%) of the watershed is developed.

- 1) Reserve land in the vicinity of 118th Street and Gun Club Road for the nodal park through development process or acquisition.
- 2) The County should acquire funding and administer the design and construction of the recreational complex at the Don Felipe Detention Facility. Construction could be phased as funding becomes available.
- 3) The County should acquire funding and administer the design and construction of the trail and landscaping improvements from Hubbell Lake to Unser Boulevard.

Phase V - The following items should be implemented when seventy five percent (75%) of the watershed is developed.

- 1) Fund, design and construct the nodal park in the vicinity of 118th and Gun Club Road
- 2) Acquire proposed open space land along the Southwest Mesa ceja. If this area is proposed for development prior to this time, preserve as part of the site development, by shifting densities to adjacent property under common ownership, or acquire through dedication as part of an annexation or sector development plan.
- 3) Acquire the funding and administer the design and construction of the trail and landscaping improvements along the Pajarito Arroyo from Unser Boulevard to the Southwest Mesa ceja.

Tables A and B provide a summary of the proposed trail system improvements and the proposed public facilities, respectively. Itemized cost estimates based upon 1988 construction costs for the alternatives are provided in Appendix B. Table C identifies agencies that will be responsible for implementing the plan policies.

TABLE A - PAJARITO ARROYO FACILITY PLAN - TRAIL IMPROVEMENTS

Segment	Right of Way	Design Flows (100 Year)	Proposed Channel Treatment	Existing Land Uses	Proposed Land Uses	Proposed Improvements	Cost 1988 (\$)	Source of Funds
Hubbell Lake to Unser Boulevard	Portion owned by MRGCD, Acquire right-of-way within prudent line as development occurs	453 cfs.	Earthen channel with stilling basin outfall structures	Irrigation and undeveloped	Same	Trail construction landscaping, access control.	350,000	GOB
Unser Boulevard west to Southwest Mesa Ceja	Acquire right-of-way within prudent line as development occurs, Require dedication of trail right-of-way	453 cfs.	Gabion sides with earthen bottom	Undeveloped	Proposed Developing Urban west to 118th and rural and open west to Southwest Mesa Ceja	Trail construction landscaping and access control	350,000	GOB

TABLE B - PAJARITO ARROYO FACILITY PLAN-PUBLIC FACILITIES IMPROVEMENTS

Facility	Existing Ownership	Existing Land-Use	Method of Acquisition	Proposed Improvements	Cost 1987	Source of Funds
Don Felipe Park	AMAFCA	Flood Control	NA	Parking lighted Softball Football Soccer Tennis Restrooms Landscaping Play area Picnic Tables Drinking Fountain Bicycle storage	\$1,500,000	GOB
118th Street Gun Club Road Nodal Park	Westland Development Co., Inc.	Vacant	Park dedication requirement for development	Parking Basketball Tennis Play area Picnic Tables Drinking Fountain Landscaping		GOB

GOB - General Obligation Bond

TABLE C - POLICY IMPLEMENTATION RESPONSIBILITIES AND PHASING

TASK	RESPON- SIBLE PARTY	IMPLEMENTATION PERIOD				
		PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V
Adopt Bernalillo County Parks and Open Space Dedication Policy	City/County Planning *BC-Legal BC-*P&R	■				
Negotiate Joint-Use Agreement with MRGCD	BC-P&R BC-Legal			■		
Establish prudent line boundaries	AMAFCA		■			
Develop drainage management plan	AMAFCA		■			
Conduct archaeological survey	City/County Planning		■			
Enforce dedication/ drainage policy as de- velopment occurs	City/County Planning *DRB AMAFCA	■				
Prepare Park Master Plan for Don Felipe	BC-P&R			■		
Coordinate Unser Boulevard and 118th Street Crossing Structure Designs	BC-P&R AMAFCA		■			
Acquire funding for trail segment from Hubbell Lake to Unser Boulevard	BC-P&R			■		
Construct Don Felipe Recreational Facility	BC-P&R AMAFCA				■	

- * BC - Bernalillo County
- * P&R - Parks & Recreation
- * DRB - Development Review Board
- * PWD - Public Works Department

TABLE C- POLICY IMPLEMENTATION RESPONSIBILITIES AND PHASING (CONT.)

TASK	RESPON- SIBLE PARTY	IMPLEMENTATION PERIOD				
		PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V
Construct trail segment from Hubbell Lake to Unser Boulevard	BC-P&R City/County Planning				■	
Acquire land for Nodal Park	City/County Planning BC-P&R				■	
Acquire funding for trail segment from Unser Boulevard to Southwest Mesa	BC-P&R					■
Construct trail segment from Unser Boulevard to Southwest Mesa	BC-P&R					■
Acquire funding for construction of Nodal Park	BC-P&R				■	
Construct Nodal Park	BC-P&R					■
Acquire Open Space along Southwest Mesa Ceja	City/County Planning BC-P&R					■
Review site development plans, sector plans, and building permits for consistency with plan policies	BC-P&R		■	■	■	■
Monitor erosion within prudent line and maintain arroyo	AMAFCA City/County Planning			■	■	■
Maintain trail and landscaping within public right-of-way	BC-PP&R Private Developers				■	■

- * BC - Bernalillo County
- * P&R - Parks & Recreation
- * DRB - Development Review Board
- * PWD - Public Works Department

APPENDIX A PLANT LIST

KEY

<u>WATER USE</u>	<u>COLOR</u>	<u>BLOOM SEASON</u>	<u>SHADE</u>
L = LOW M = MODERATE H = HEAVY	B = BLUE MX = MIXED O = ORANGE P = PINK	PP = PURPLE R = RED W = WHITE Y = YELLOW	SP = SPRING SU = SUMMER AU = AUTUMN ltd = LIMITED

* TOLERATES OR PREFERS SHADE

** CAN BE AN ALLERGEN

RECOMMENDED TREES

	<u>SCREEN- SHADE</u>	<u>WINDBREAK</u>	<u>ACCENT- EMPHASIS</u>	<u>FORM</u>	<u>FLOWER</u>	<u>EVER- GREEN</u>	<u>WATER USE</u>
FALSE INDIGO/LEADPLANT <i>Amorpha fruticosa</i>		X	X		X		M
CURLLEAF MOUNTAIN MAHOGANY <i>Cercocarpus ledifolius</i>		X	X	X		X	L-M
MONTANE MOUNTAIN MAHOGANY <i>Cercocarpus montanus</i>		X	X	X			L-M
DESERT WILLOW <i>Chilopsis linearis</i>	ltd	X	X	X	X		L
*DESERT OLIVE <i>Forestiera neomexicana</i>	ltd	X	X	X			L
ASH (NATIVE SPECIES AND CULTIVARS INCLUDING "RIO GRANDE" AND "RAYWOOD") <i>Fraxinus</i>	X						M-H
CHINESE PISTACHE <i>Pistacia chinensis</i>	X						L-M
VALLEY COTTONWOOD <i>Populus fremontii</i> **	X						H
IDAHO LOCUST <i>Robinia idahoensis</i>	X		X		X		M
ROSE LOCUST <i>Robinia neomexicana</i>	X	X	X		X		M
BLACK LOCUST <i>Robinia pseudoacacia</i>	X	X			X		M
GAMBEL'S OAK <i>Quercus gambelii</i>		X	X	X			M
SILVER BUFFALOBERRY <i>Shepherdia argentea</i>		X	X				M
JUJUBE <i>Zizyphus jujuba</i>	ltd	X	X	X			L-M
INCENSE CEDAR <i>Calocedrus decurrens</i>		X	X	X		X	M
LEYLAND CYPRESS <i>Cupressocyparis leylandii</i>		X				X	M
ARIZONA CYPRESS <i>Cupressus arizonica</i>		X				X	L-M
JUNIPER (NATIVE SPECIES AND CULTIVARS) **		X	X	X		X	L-M
PINYON <i>Pinus edulis</i> **		X	X	X		X	L-M

RECOMMENDED SHRUBS

	<u>SCREEN- WINDBREAK</u>	<u>ACCENT- EMPHASIS</u>	<u>MASS PLANTING</u>	<u>FLOWER</u>	<u>FOL- IAGE</u>	<u>EVER- GREEN</u>	<u>WATER USE</u>
THREADLEAF SAGE <i>Artemisia filifolia</i> **			X		X		L
BIG LEAF SAGE <i>Artemisia tridentata</i> **		X	X		X	X	L
SALTBUSH <i>Atriplex canescens</i> **	X		X				L
DWARF COYOTE BUSH <i>Baccharis pilularis</i>			X		X	X	L
BIRD OF PARADISE <i>Caesalpinia gilliesii</i>	X	X	X	X	X		L
BLUE MIST <i>Caryopteris clandonensis</i>		X	X	X			L-M
WINTERFAT <i>Ceratoides lanata</i> **			X		X		L
FERNBUSH <i>Chamaebatiaria millefolium</i>		X	X	X	X		L
RABBITBUSH CHAMISA <i>Chrysothamnus</i> sp. **	X	X	X	X	X		L
COTONEASTER (SEVERAL WELL-ADAPTED SPECIES INCLUDING PARNEY'S, GRAYLEAF, "CORAL BEAUTY")	X	X	X	X	X		L
CLIFFROSE <i>Cowania mexicana</i>	X	X	X	X	X	X	M
BROOM DALEA <i>Dalea scoparia</i>			X	X			L
APACHE PLUME <i>Fallugia paradoxa</i>	X	X	X	X	X	X	L
*CLIFF FENDLERBUSH <i>Fendlera rupicola</i>	X	X	X	X			L-M
RED YUCCA <i>Hesperaloe parviflora</i>		X	X	X	X	X	L
JUNIPER (MANY VARIATIONS IN SIZE, FORM, COLOR)**	X	X	X		X	X	L-M
CREOSOTE BUSH <i>Larrea tridentata</i>	X	X	X		X	X	L
BEARGRASS <i>Nolina microcarpa</i>		X	X	X	X	X	L
PRICKLY PEAR/CHOLLA <i>Opuntia</i> species		X		X		X	L
*LITTLELEAF MOCKORANGE <i>Philadelphus microphyllus</i>	X	X	X	X			L-M
MEXICAN OREGANO <i>Poliomenantha incana</i>		X	X	X	X	X	L
*SHRUBBY CINQUEFOIL <i>Potentilla fruticosa</i>			X	X			M
WESTERN SANDCHERRY <i>Prunus besseyi</i>		X	X	X	X		M
DWARF SMOOTH SUMAC <i>Rhus glabra cismontana</i>	X	X	X		X		M
THREELEAF SUMAC <i>Rhus trilobata</i>	X		X		X		L

RECOMMENDED SHRUBS (Continued)

	SCREEN- WINDBREAK	ACCENT- EMPHASIS	MASS PLANTING	FLOWER	FOL- IAGE	EVER- GREEN	WATER USE
PROSTRATE THREELEAF SUMAC <i>Rhus trilobata</i> prostrata			X		X		L
*GOLDEN CURRANT <i>Ribes aureum</i>	X		X	X	X		M
LADY BANK'S ROSE <i>Rosa banksia</i> lutea		X	X	X	X	X	M
AUSTRIAN COPPER ROSE <i>Rosa foetida</i> bicolor	X	X	X	X			M
PERSIAN YELLOW ROSE <i>Rosa foetida</i> Lutea	X	X	X	X			M
WOOD'S ROSE <i>Rosa woodsii</i>	X		X	X			L
DESERT SAGE <i>Salvia dorrii</i>		X	X	X	X	X	L
CHERRY/AUTUMN SAGE <i>Salvia greggii</i>		X	X	X			L
SANTOLINA <i>S. chamaecyparissus</i> and <i>virens</i>		X	X	X	X	X	L
SPANISH BROOM <i>Spartium junceum</i>	X	X	X	X		X	L-M
CHASTE TREE <i>Vitex agnus castus</i>	X	X	X	X	X		L-M
YUCCA/SPANISH DAGGER/DATIL <i>Yucca</i> species		X		X	X	X	L

FLOWERS/ANNUAL AND BIENNIAL

	COLOR	BLOOM SEASON	HEIGHT	SPREAD	EVER- GREEN	WATER USE
DESERT MARIGOLD <i>Baileya multiradiata</i>	Y	SP-AU	18"	12"		L
CALIFORNIA POPPY <i>Eschscholzia californica</i>	O	SP-AU	12"	12"		L
GAZANIA <i>Gazania rigens</i>	OY	SU-AU	12"	12"		L
PHLOX HELIOTROPE <i>Heliotropum convolvulaceum</i>	W	SU-AU	10"	24"		L
PURPLE ASTER <i>Machaeranthera bigelovii</i>	PP	AU	36"	36"		L
TAHOKA DAISY <i>Machaeranthera tanacetifolia</i>	PP	AU-AU	18"	18"		L
MOSSROSE <i>Portulaca hybrids</i>	MX	SU-AU	6"	10"		L
SAND VERBENA <i>Tripterocalyx wootonii</i>	P	SP-AU	18"	36"		L

FLOWERS/PERENNIAL

YARROW <i>Achillea millefolium</i> et al	WPY	SU	18"	24"	X	M-H
*GIANT HYSSOP <i>Agastache cana</i>	P	SU-AU	36"	36"		L-M
PUSSYTOES <i>Antennaria parvifolia</i>	WP	SP	10"	18"	X	L
FRINGE SAGE <i>Artemisia frigida</i>		SU	18"	24"	X	L
PRAIRIE SAGE <i>Artemisia ludoviciana</i>		SU	24"	24"		L
BUTTERFLYWEED <i>Asclepias tuberosa</i>	O	SU	18"	12"		L-M
CHOCOLATE FLOWER <i>Berlandiera lyrata</i>	Y	SP-AU	18"	18"		L
SNOW IN SUMMER <i>Cerastium tomentosum</i>	W	SU	10"	12"	X	L
PURPLE ICEPLANT <i>Delosperma cooperii</i>	PP	SU	6"	24"		L
YELLOW ICEPLANT <i>Delosperma nubigenum</i>	Y	SU	3"	24"	X	L
WILD MARIGOLD <i>Dyssodia papposa</i>	Y	SP-AU	12"	12"	X	L
PURPLE CONEFLOWER <i>Echinacea purpurea</i>	P	SU	24"	12"		M
BLANKETFLOWER <i>Gaillardia aristata</i> hybrids	RY	SP-AU	24"	24"		L-M
BABIESBREATH <i>Gypsophila paniculata</i>	W	SU	24"	24"		L-M
CREeping BABIES BREATH <i>Gypsophila repens</i>	WP	SP-SU	4"	18"		L
SUNROSE <i>Helianthemum nummularium</i>	WPY	SP-SU	12"	18"	X	L-M
BUSH MORNINGGLORY <i>Ipomoea leptophylla</i>	P	SU	36"	36"		L
TORCH LILY <i>Kniphofia uvaria</i>	YR	SU	36"	24"		L
GAYFEATHER <i>Liatris punctata</i>	PP	AU	18"	24"		L
BLUE FLAX <i>Linum lewisii</i>	B	SP	18"	18"		M
BLACKFOOT DAISY <i>Melampodium leucanthemum</i>	W	SP-AU	12"	12"		L
GIANT FOUR O'CLOCK <i>Mirabilis multiflora</i>	P	SP-AU	18"	36"		L-M
MEXICAN EVENING PRIMROSE <i>Oenothera speciosa</i>	P	SP	12"	24"		L
TUFTED EVENING PRIMROSE <i>Oenothera caespitosa</i>	W	SP-AU	12"	18"		L
BUSH PENSTEMON <i>Penstemon ambiguus</i>	P	SP-SU	24"	24"		L
FIRECRACKER PENSTEMON <i>P. barbatus</i>	R	SU	24"	12"		L-M
PINELEAF PENSTEMON <i>P. pinifolius</i>	R	SP-SU	10"	18"	X	L-M
DESERT PENSTEMON <i>P. pseudospectabilis</i>	P	SP	36"	36"	X	L
ROCKY MOUNTAIN PENSTEMON <i>P. strictus</i>	B	SU	18"	18"	X	L
PURPLE PRAIRIE CLOVER <i>Petalostemon purpureum</i>	P	SU	18"	24"		L
PAPERFLOWER <i>Psilostrophe cooperii</i>	Y	SP-AU	12"	18"		L
CONEFLOWER <i>Ratibida columnaris</i>	RY	SP-AU	18"	18"		L-M
BLACK EYED SUSAN <i>Rudbeckia fulgida</i>	Y	SU	24"	24"		M
PITCHER'S SAGE <i>Salvia azurea grandiflora</i>	B	SU-AU	36"	24"		L-M
SOAPWORT <i>Saponaria ocyroides</i>	P	SP	12"	24"		L-M
STONECROP <i>Sedum telephium</i>	RP	AU	12"	18"		L-M
SCARLET GLOBEMALLOW <i>Sphaeralcea coccinea</i>	R	SP-AU	12"	18"		L
SCARLET MINT <i>Stachys coccinea</i>	R	SU	18"	24"		M-H
LAMB'S EARS <i>Stachys lanata</i>	PP	SP	18"	18"		m
FLAME FLOWER <i>Talinum species</i>	P	SU	12"	12"		L
GERMANDER <i>Teucrium chamaedrys</i>	P	SU	12"	18"	X	M
VERBENA <i>V. bipinnatifida</i> and <i>rigida</i>	PP	SP-AU	12"	18"		L
DESERT ZINNIA <i>Zinnia grandiflora</i>	Y	SU-AU	4"	10"		L

NOTE: SIZES AND BLOOM TIMES ARE GREATLY EFFECTED BY AVAILABLE MOISTURE, SUNLIGHT AND EXPOSURE.

GRASSES **

WESTERN WHEAT *Agropyron smithii*
BLUE AVENA *Avena sempervirens*
SIDEOATS *Bouteloua Curtipendula*
BLUE GRAMA *Bouteloua gracilis*
BUFFALOGRASS *Buchloe dactyloides*
BLUE SHEEP FESCUE *Festuca ovina glauca*
GALLETA *Hilaria jamesii*
INDIAN RICEGRASS *Oryzopsis hymenoides*
LITTLE BLUESTEM *Schizachyrium scoparium*
ALKALI SACATON *Sporobolis airoides*

Plant list courtesy of Judith Phillips, author of Southwestern Landscaping with Native Plants, Museum of New Mexico Press.

Tamarisk, though not recommended on this plant list, is a potential accent plant for the area east of Golf Course Road and outside of the Rio Grande Bosque State Park, for the purposes of this plan.

APPENDIX B

Albuquerque Planning Department/Planning Division

TRAIL DESIGN STANDARDS AND OBJECTIVES

PURPOSE

The purpose of these standards is to identify ideal right-of-way conditions and establish design consistency for off-road recreational trails. The guidelines were developed by the Albuquerque Planning Department/Planning Division based on interviews with other cities and advice from local citizen groups and technical staff.

OBJECTIVES

The trail standards represent a range of acceptable design solutions. Objectives are included here to aid in determining the appropriate standard to apply.

I. Landscaping/Buffers

Landscaped buffers along trail corridors address the following objectives:

1. To prevent accidental falls into an arroyo or drainageway by establishing adequate spatial separation as a more aesthetic alternative to constructing a barrier adjacent to the channel.
2. To provide spatial separation from traffic lanes.
3. To limit potential user conflicts by providing adequate spatial separation between trails.
4. To limit trail maintenance by:
 - a. generally relying on revegetation with native or naturalized plant species that do not require irrigation to maintain.
 - b. concentrating intensive (irrigated and/or mowed) landscaping in a limited number of nodal parks .
5. To provide shaded rest areas, seasonal color and visual diversity.
6. To soften the visual impact of hard surfaces — such as paved trails, drainage channels, walls and buildings.
7. To soften the linear character of the corridor by providing clusters of trees and shrubs.
8. To provide screening for parking and service areas.
9. To provide privacy screening for adjacent residential development.
10. To prevent erosion.
11. To provide wildlife habitat.

II. Trails in Urban Areas

Trail segments through urban areas will meet the following general objectives:

1. To provide an off-road, recreational trail system incorporating native landscaping, small parks and trail-related amenities along drainage rights-of-way, linking urban areas with peripheral open space.
2. To provide an alternative to use of the private automobile within the urban area by linking activity centers (such as retail, employment and institutional uses) with residential development.
3. To accommodate a variety of user groups — including the commuter cyclist — and a heavy volume of trail traffic.
4. To provide accessible outdoor recreation to a variety of user groups, including the very young, the elderly and the handicapped.
5. To complement adjacent urban development through the use of color, materials and landscaping.
6. To provide a sense of enclosure, safety, and human scale in the urban area through landscaping and architectural elements.

III. Trails in Open Space and Rural Areas

Trail segments in open space and rural areas will meet the following general objectives:

1. To provide controlled, limited access to rural areas and to nature and open space preserves.
2. To accommodate primarily recreational users, including equestrians, where desirable.
3. To incorporate educational/interpretive elements and identify cultural and natural features found along the trail.
4. To prevent adverse environmental impacts and maximize the contrast with urban development by minimizing trail widths, paved surfaces, and initial disturbance to topsoil and vegetation.
5. To preserve a sense of openness through selection of landscaping and architectural elements that blend visually with surrounding open space.

Summary

Trails located in urban areas will choose from the higher end of the ranges proposed regarding trail width and surface durability due to the anticipated number and diversity of users. In contrast, trail design in open space areas will draw from the lower range of trail width, minimize paved surfaces, and accommodate equestrian users where deemed appropriate.

Trails for commuter bicycle traffic will generally provide hard, durable surfaces, straighter alignments, wider trails and fewer rest stops. Trails designed to accommodate recreational users will provide for slower speeds, a greater number of educational/interpretive elements, shade, rest areas and landscaping to add visual interest and variety.

Landscape maintenance will be limited through the design of nodal parks and use of native and naturalized plants.

TRAIL DESIGN GUIDELINES

PEDESTRIAN ONLY

1.	Trail Width	1.	3'-6'
2.	Ideal Grade	2.	$\leq 5\%$
3.	Maximum Sustained Grade	3.	8-10%
4.	Maximum Grade, Short Distance	4.	$\leq 15\%$
5.	Vertical Clearance	5.	8-9'
6.	Horizontal Clearance	6.	0'
7.	Surface Requirements	7.	dirt, compacted surfaces, paved surfaces optional
8.	Separation from other trails	8.	optional
9.	Separation from bank edge*	9.	$\geq 10'$ preferred — varies with edge conditions, use of railings.
10.	Separation from walls and buildings	10.	10'-15' recommended for privacy and landscaping
11.	Separation from streets**	11 .a.	6'-12' preferred, or
		.b.	raised curb and sidewalk
12.	Location in relation to floodplain	12.	Where the prudent line arroyo treatment is used, the trail maybe located within the prudent line, but outside of the 100 year floodplain, except at road crossings. See <u>The Road Crossings</u> section of these Trail Standards.

KEY

$\leq$ "less than, or equal to"

$\geq$ "greater than, or equal to"

* Source: A 10' safety buffer has been used in the design of Wildflower Park to prevent accidental falls into the drainage channel. 10' accommodates a typical landscaping equipment. Trails could meander within the standard right-of-way, if so desired.

** The Development Process Manual recommends a 12' buffer between curb and sidewalk on major arterials. 6' is adequate on less heavily traveled streets. A raised curb and sidewalk provides minimal separation where limited right-of-way is available.

JOGGING TRAILS*

- | | | | |
|------|---|------|--|
| 1.a. | Trail Width | 1.a. | 9'-12' (9' allows 3 pedestrian lanes, i.e. - jogging in pairs with ability to pass) |
| b. | cross-pitch | b. | 2-3% preferred, 4% maximum |
| 2. | Ideal Grade | 2. | $\leq 5\%$ |
| 3. | Maximum Sustained Grade | 3. | 8-10% |
| 4. | Maximum Grade, Short Distance | 4. | $\leq 15\%$ |
| 5. | Vertical clearance | 5. | 8-9' |
| 6. | Horizontal clearance | 6. | 0' |
| 7. | Surface Requirements | 7. | unpaved: ground bark or wood chips over crushed rock base |
| 8. | Separation from bank edge, walls, streets, buildings and floodplain | 8. | See Pedestrian Standards |
| 9. | Other | 9.a. | Must be well drained, side ditches recommended |
| | | b. | Provide signed and measured distances. Recommend: 1500 meters, 440 yards, 1/2 mile, 1 mile |
| | | c. | avoid cross traffic, especially bicycles and cars |
| | | d. | provide stretching stations at beginning points, i.e. a wood rail (4" x 4" x 8" orig.) set horizontally at 30" above grade |

* Source: City of Eugene, Oregon, Parks and Recreation Planning Development Division, 210 Cheshire Street, Eugene, Oregon 9740.

BIKE ONLY

- | | |
|--|--|
| 1. Trail Width (two-way traffic) | 1.a. 8'-10' paved width
b. 1'-1.5' shoulders |
| 2. Ideal Grade | 2. $\leq 3\%$ |
| 3. Maximum Sustained Grade | 3. 6-10% |
| 4. Maximum grade for less than 50 yds. | 4. $\leq 15\%$ |
| 5. Vertical Clearance | 5. 8'-12' |
| 6. Horizontal Clearance | 6. 1.5'-3' |
| 7. Surface Requirements | 7. porous asphalt* and soil cement, compacted surfaces |
| 8. Separation from other trails | 8. 3' buffer with minimum 3'6" high railing, or 6' landscaping, or use opposite sides of a channel |
| a. equestrians
b. pedestrians/handicapped | a. separate trails required
b. separation preferred on high-speed bike trails |
| 9. Recommended Turning Radius
(to reduce speeds to 10 mph for joint-use sections) | 9. 15'-20' |
| 10. Separation from bank edge, walls, buildings, streets and floodplain. | 10. See Pedestrian Standards |

* Porous pavement is specifically listed here in order to avoid drainage and erosion problems associated with paved surfaces. The issue is especially pertinent to drainage corridors. The New Mexico State Highway Department routinely installs porous pavement in new construction. See US Environmental Protection Agency report #600-2-80-135, "Porous Pavement Phase One, Design and Operational Criteria", by Elvidio Dineez. Contact the EPA, Municipal Environmental Research Laboratory, Cincinnati, Ohio, for copies of the report.

MOUNTAIN BIKES

- | | |
|--|-----------------------------|
| 1. Trail Width | 1. 3'-4' |
| 2. Ideal Grade | 2. $\leq 10\%$ |
| 3. Maximum Sustained Grade | 3. 20-30% |
| 4. Maximum Grade for Less than 50 Yds. | 4.a. $\leq 45\%$ |
| 5. Vertical Clearance | 5. $\geq 7'$ |
| 6. Horizontal Clearance | 6. $\geq 3'$ |
| 7. Surface Requirements | 7. unpaved |
| 8. Separation from Other Trails | 8. not required |
| 9. Separation from bank edge, walls, streets, buildings and floodplain | 9. See Pedestrian Standards |

HANDICAPPED ACCESSIBLE DESIGN*

- | | |
|---|---|
| 1. Trail Width | 1.a. One-way -- 3' minimum
b. Two-way -- 5'4" - 6' minimum
c. 1' - 1.5' shoulders
d. level passing bay/landing every 200' (5'x5')
e. level landing needed at the top of curb ramp |
| 2. Ideal Grade | 2. 0-2% |
| 3. Maximum Sustained Grade Distance | 3. $\leq 5\%$ |
| 4. Cross grade | 4. $\leq 2\%$ |
| 5. Ramps (Grades, short distance) | 5. $\leq 8\%$ for maximum rise of 30" |
| 6. Vertical Clearance | 6. $\geq 9'$ preferred, 6'8" minimum |
| 7. Horizontal Clearance | 7. $\geq 3'$ |
| 8. Surface Requirements | 8. Stable, firm and nonslip in all weather (concrete asphalt, etc) free of any openings larger than 1/2" |
| 9. Separation from other trails | |
| a. pedestrians | 9.a. none |
| b. bikes/equestrians | b. preferred - see Bike and Equestrian Standards |
| 10. Separation from bank edge, walls, streets, buildings and floodplain | 10. See Pedestrian Standards |

* These standards were compiled from the American National Standards Institute, Inc., (ANSI-A117.1-1986) with advice from the Governor's Committee on Concerns of the Handicapped. Some people with physical disabilities may be able to use trails with less ideal conditions if they are forewarned about the level of difficulty they may encounter. Additional recommendations can be found on pages B-19 and B-20.

EQUESTRIAN *

- | | |
|---|--|
| <ul style="list-style-type: none">1. Trail Width2. Ideal Grade3. Maximum Sustained Grade4. Maximum Grade, short distance5. Vertical Clearance6. Horizontal Clearance7. Surface Requirements8. Separation from other trails<ul style="list-style-type: none">a. Pedestrian:b. Bike and handicappedc. All:9. Separation from parallel street*<ul style="list-style-type: none">a. Local streetb. Collectorc. Arterialsd. 6-8 lane expresswayse. All | <ul style="list-style-type: none">1. 5'-8' (18"-30" tread width in the center of a 5' clear trail)2. $\leq 5\%$3. 8-10%4. $\leq 15\%$5. 10'-12'6. see item 1 above7. dirt, crushed aggregate, bark, gravel, oil coat8.a. optionalb. 3' buffer with minimum 3'6" high fencing, 6' landscaping, or opposite sides of a channelc. Trails may converge for distances up to 1/4 mile where inadequate right-of-way exists for separation9.a. 4' from driving laneb. Without barrier - min. 9' from shoulderc. Without barrier - min. 15' from shoulderd. Without barrier - 25' from shouldere. Where multiple trails are parallel to the roadway, equestrians should be farthest from traffic |
|---|--|

* Recommended by Horseways, Inc., a local equestrian organization, based on interviews with other cities. For more detailed design of trails and structures see A Trail Manual for the East Bay Regional Park District. Prepared by Jana Olson and Hanson Hom. October 5, 1976; and Bikeways and Horse Trails, Section 8, Design Procedures and Criteria, City of Scottsdale, Arizona, Revised July 1985, City of Scottsdale Community Development Department. Loan copies available from the Planning library.

EQUESTRIAN (Continued)

- | | | |
|-----|--|--|
| 10. | Suggested Fencing/Barriers | |
| | a. Other trails | 10.a. minimum 3'6" high post and rail fence |
| | b. Streets | b. minimum 3'6" high post and rail fence or concrete "jersey" barrier |
| | c. All | c. no barbed wire or sharp edges on guard rails |
| 11. | Terrace Steps Up Slopes | 11. Railroad ties w/ 3'-4' minimum tread width, 3' minimum depth, 16" maximum height |
| 12. | Separation from bank edge, walls and buildings | 12. $\geq 10'$ preferred |
| 13. | Separation from floodplain. | 13. See Pedestrian Standards. |

LANDSCAPING

- | | |
|--------------------------------------|---|
| 1. Native Grasses Buffer Strip | 1. $\geq 10'$ width typical, 20' optimum for establishing plant community |
| 2. Width of Area for Tree Planting: | 2.a. 15' for individual trees or a row of trees; provides for adequate crown space for native species.
b. 30'-40' for tree clusters.
c. maintain $\geq 4'$ distance from trails, walls — for root space |
| 3. Width of Area for Screening Hedge | 3. 10'-20' |
| 4. Nodal Parks | 4.a. Prefer 3 acre minimum if turfed
b. In parks < 3 acres in size, use irrigated groundcovers (other than turf and native |

landscaping) that do not
require mowing

SHARED TRAILS

BICYCLE/PEDESTRIAN SHARED

- | | |
|---|---|
| 1. Trail Width | 1.a. 10'-12' paved
b. 1'-1.5' shoulders |
| 2. Ideal Grade | 2. $\leq 5\%$ |
| 3. Maximum Sustained Grade | 3. 8-10% |
| 4. Maximum grade for less than 50 yds | 4. $\leq 15\%$ |
| 5. Vertical Clearance | 5. 8'-12' |
| 6. Horizontal Clearance | 6. 1.5'-3' |
| 7. Surface Requirements | 7. asphalt, soil cement, concrete, compacted surfaces |
| 8. Design Speed for bikes | 8. 10-15 mph maximum |
| 9. Recommended Turning Radius
(To limit speeds to 10mph design speed) | 9. 15'-20' |
| 10. Other | 10. may stripe at curves, use rough paving to slow down bikes. Signage should indicate faster traffic passes on the left and yields to slower traffic |
| 11. Separation from bank edge, walls, streets
buildings and floodplain | 11. $\geq 10'$ preferred. See Pedestrian Standards |

OTHER SHARED TRAILS

1. **BICYCLE/HANDICAPPED SHARED**

Design to Handicapped Standards, with at least 12' pavement width and signage to indicate bikes must yield to slower traffic and pass on the left.

2. **PEDESTRIAN/HANDICAPPED SHARED**

Design to Handicapped Standards.

3. **BICYCLE/EQUESTRIAN SHARED**

Except for short distances, these users should not share the same trail.

4. **EQUESTRIAN/PEDESTRIAN SHARED**

These users may share the same trail designed to Equestrian Standards.

5. **EQUESTRIAN/HANDICAPPED SHARED**

Except for short distances, these users should not share the same trail.

ROAD CROSSINGS

Pedestrians, bikes, and equestrians may converge at road crossings. All trail crossings should offer an unobstructed view of oncoming vehicular and trail traffic.

Trail users will be of all ages and physical abilities. Therefore, a major objective is to provide safe, convenient road crossings that will minimize the trail user's exposure to vehicular traffic. Grade-separated or signalized crossings are preferred for arterial streets. Mid-block at-grade crossings are adequate for collector streets, although signalized crossings are preferred. Unsignalized crossings are more appropriate for local streets which are planned to carry considerably less traffic at slower speeds.

I. ARTERIALS

A. AT GRADE CROSSINGS are most feasible when a signalized intersection is located within 300'* of the trail, or when a signalized, mid-block crossing can be provided. Unsignalized mid-block crossings are the least desirable option for recreational trails.

- | | |
|--------------------------------|---|
| 1. Minimum Crossing Width | 1. 12'-15' (if shared with equestrians) with curb ramps, tactile warnings |
| 2. Surface Treatment | 2. textured pavement or other non-slip surfacing for equestrians |
| 3. Waiting Bay for equestrians | 3. 20' x 10' with 10' setback from road |
| 4. Hand Activated Signals | 4. 6' for equestrians, 4' for handicapped |
| 5. Separation of Uses | 5. all trail uses may be combined at crossing |
| 6. Median Holding Zone | 6. ≥ 10'; 20' median width preferred, with curb ramps and tactile warnings. Note that "holding" equestrians in median is undesirable from a safety standpoint |

* 300' is based on walking distance and is the length of a typical City block in the downtown area. Up to 600' is considered reasonable by the State of Wisconsin/Highway Department.

CROSSINGS (Continued)

I. ARTERIALS (Continued)

- B. BELOW GRADE CROSSINGS: are the preferred crossing for convenience and safety reasons, where there is a sufficient clearance. Bridges are preferable to culverts, since they provide greater visibility and aesthetic quality.

- | | |
|-----------------------------------|---|
| 1. Trail Width | 1. 9'-14' |
| 2. Surface | 2. Trail Standards. For equestrians, consider dirt, pea gravel, wood, roughened concrete — in order of priority |
| 3. Grade | 3. Trail Standards |
| 4. Trail Location (re-floodway) | 4. Paved trails should be located outside the 10 year floodway; locating all trails outside of the 100 year floodway is optimum; however, if necessary, paved trails may be located up to the 2 year floodway |
| 5. Culverts or Tunnels | |
| a. Optimum clearance/max. length* | a. $\geq 9'4''w \times 13'3''h$ /156' length with median opening for daylight (height provides clearance for equestrians, length is suitable for 4 lane road) |
| | b. $8'w \times 8'h$ /156' (height is suitable for bikes, pedestrians and handicapped uses), with median opening for daylight |
| 6. Bridges | 6. Use vertical clearance standards based on trail use. Length should be minimized, $\leq 250'$ preferred. |

* Culvert size recommended by the Open Space Task Force to accommodate equestrians. Compares favorably with the standard (10'h x 12'w) from the City of Scottsdale, Arizona. The 8' x 8' culvert dimension is based on field inspection by the Planning Division, and is also recommended by the State of Wisconsin/Highway Department. Median openings should be used to provide daylight to culverts in excess of 156' in height.

CROSSINGS (Continued)

I. ARTERIALS (Continued)

C. ABOVE-GRADE CROSSINGS

Past experience in Albuquerque indicates that above-grade structures tend to be used less than at-grade crossings, unless traffic volumes exceed 20,000 vehicles per day with speeds of 35 mph or greater.

CROSSING STRUCTURES

- | | |
|---------------------------|--|
| 1. Trail Width | 1. $\geq 10'$ |
| 2. Grade | 2. See applicable Trail Standards |
| 3. Surface | 3. Textured concrete or wood, non-slip surfacing |
| 4. Side Treatment | 4. For equestrians: solid-sided barrier along bottom 3', chain link or similar fencing up to 6'-8' total height |
| 5. Separation of Uses | 5. See River Crossings, below, however not recommended for handicapped or equestrian uses if other crossings can be provided |
| 6. Structure Width | 6. 20' is typical |
| 7. Roadway Clearance | 7. 17'-22' |
| 8. Intersection Clearance | 8. Locate outside of "clearsight triangle" as defined by Zoning Code |

RIVER CROSSINGS

Totally separate bridges for non-motorized traffic are preferred per the Development Process Manual.

- | | |
|-----------------------|---|
| 1. Trail Width | 1. 10'-12' (with equestrians) |
| 2. Grade | 2. trail standards |
| 3. Surface | 3. textured concrete or other non-slip surfacing |
| 4. Side Treatment | 4. For equestrians: solid-sided barrier along bottom 3', chain link or similar fencing up to 6'-8' total height |
| 5. Separation of Uses | 5. Post YIELD TO SLOWER TRAFFIC signs for trail users. Separate equestrians from bikes with railings or fences $\geq 3'$ -6" high. Separate trails from vehicular traffic with similar railings |

CROSSINGS (Continued)

II. LOCAL AND COLLECTOR STREETS

At-Grade crossings are feasible either at mid-block or at intersections. Signalized crossings are preferred for Collector Streets.

At Grade

- | | |
|---------------------------|--|
| 1. Minimum Crossing Width | 1. 12'-15' (with equestrians) |
| 2. Surface Treatment | 2. Textured pavement or other non-slip surfacing for equestrians |
| 3. Waiting Bay | 3. Flared trail width at street |
| 4. Hand Activated Signals | 4. 6' for equestrians, 4' for handicapped |
| 5. Separation of Uses | 5. Use YIELD TO SLOWER TRAF-FIC signage |
| 6. Median Holding Zone | 6. $\geq 10'$, with 20' median width preferred, and curb ramps with tactile warnings for handicap accessibility |

ADDITIONAL HANDICAPPED STANDARDS

1. Shelter and Seating: Every 1/8 mile
2. Accessibility: Using standards on page 9, ensure access to and from adjacent parking lots, streets and sidewalks, and public facilities such as restrooms and drinking fountains.
3. Parking Areas: Refer to Albuquerque Comprehensive Zoning Code. Section 40.A for more detail
 - Lot Cross Slope: 2% or 1:50 maximum
 - Handicap Accessible Spaces: One space for every 25 total spaces (preferably one van and one car space per every 25 spaces or less).
 - 12'6" wide or 8'6" wide with a 5' aisle, 24' long
 - Place sign and ground graphics at each accessible space.
4. Restrooms, Drinking Fountains and Park Furniture: Refer to ANSI handicap accessibility standards.
5. Vegetation: Avoid thorny plants next to trail. Select plants with a variety of textures and fragrances.
6. Signage: Braille and incised sign surfaces with simple, bold typefaces and symbols.
 - Sharp color contrast.
 - Texture trail surface to indicate the presence of a sign.
 - Either shade braille signs or spray with swimming pool decking surface to keep cool.
 - (Refer to ANSI standards for more detail)
7. Railings: 30 - 34" above ground level with a

second lower rail 24" above ground level for children

- must be continuous, nonabrasive, and stable.
- Ramps 6' long that rise 6" or more (1:10 slope) should have 2 handrails.
- Handrails should extend 12" beyond the top and bottom of ramps.

8. Curb Ramps:

36" wide, $\leq 1:12$ or 8% grade, tactile warnings (see item 10)

9. Visual Cues

Change color and texture of path at changes in slope

10. Tactile Warnings
(for the visually impaired)

Insert raised strips or grooves and change of color on the trail surface 48" before change in grade or other hazards.

ACKNOWLEDGEMENTS

The Planning Division would like to thank the following individuals for participating in developing the Trail Standards.

Floyd Thompson, John Barksdale, U.S. Forest Service
Judy Myers, Director, Governors Committee on Concerns of the Handicapped
Cliff Anderson, AMAFCA, OSAB
Joe David Montano, Transportation Planning, PWD
Dan Hogan, Hydrology Planning, PWD
Pat Westbrook, Diane Scena, Parks and Recreation, Design
Janet Saiers, Parks and Recreation, Management
Barbara Baca, Parks and Recreation, Open Space
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Vicky McGill, Horseways, Inc.
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Mil Flege, Landscape Architect
Larry Caudill, Environmental Health Department
Julia Berman, Plants of the Southwest
Sallie Pennybacker, Horseways, Inc.
Judith Phillips, Bernardo Beach Native Plants

The Planning Division gathered information from the following cities and states to establish a common range of trail widths, grades, clearances, road crossing and landscaping requirements.

Scottsdale, Arizona
Tucson, Arizona
Davis, California
Monterey, California
San Diego, California
Boulder, Colorado
Fort Collins, Colorado
Minneapolis, Minnesota
Santa Fe, New Mexico
Eugene, Oregon
State of California, Bay Area Rapid Transit System
State of California, East Bay Regional Park District
State of Oregon, Highway Department
State of Wisconsin, Governor's Office of Highway Safety



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CITY of ALBUQUERQUE

TWENTY SECOND COUNCIL

COUNCIL BILL NO. C/S R-17-213

ENACTMENT NO.

R-2017-102

SPONSORED BY: Trudy E. Jones and Isaac Benton

RESOLUTION

REPEALING RESOLUTIONS AND PLANS WHOSE REGULATORY PURPOSE AND CONTENT HAS BEEN REPLACED BY THE INTEGRATED DEVELOPMENT ORDINANCE (§14-16, ET SEQ.), INCLUDING PART §1-1-2, PART §1-1-4, PART §1-1-5, PART §1-1-6, PART §1-1-10, PART §1-1-11, PART §1-1-12, PART §1-1-14, PART §1-1-16, PART §1-2-1, ARTICLE 3: METROPOLITAN AREAS AND URBAN CENTERS PLAN, ARTICLE 4: REVITALIZATION STRATEGIES, ARTICLE 6: REDEVELOPMENT PLANS, ARTICLE 7: SECTOR DEVELOPMENT AND COMMUNITY DEVELOPMENT PLANS, ARTICLE 10: OVERLAY ZONES, ARTICLE 11: AREA PLANS, ARTICLE 13: CORRIDOR PLANS, PART §1-13-1, AND PART §2-5-1; CREATING A NEW ARTICLE 14: RANK 2 FACILITY PLANS, ARTICLE 15: RANK 3 MASTER PLANS AND RESOURCE MANAGEMENT PLANS, ARTICLE 16: FRAMEWORK PLANS THAT ARE CONSISTENT WITH THE TERMINOLOGY IN THE IDO; REPLACING REFERENCES TO REPEALED ORDINANCES AND RESOLUTIONS IN VARIOUS LOCATIONS OF THE CODE OF RESOLUTIONS OF ALBUQUERQUE, NEW MEXICO, WITH REFERENCES TO THE INTEGRATED DEVELOPMENT ORDINANCE TO MAINTAIN CONSISTENCY, INCLUDING PART §1-6-7, PART §1-6-8, PART §1-6-9, PART §1-6-16, PART §1-7-16, PART §1-7-43, PART §1-11-9, PART §1-11-12, PART §1-12-12, PART §1-13-2, PART §1-13-3, PART §1-13-4, PART §5-1-1; AND REVISING THE LOCATION IN THE CODE OF RESOLUTIONS FOR SELECT PLANS TO COMPILE RELEVANT SECTIONS OF THE CODE OF RESOLUTIONS AND TO MAINTAIN CONSISTENCY WITH THE IDO, INCLUDING PART §1-4-2, PART §1-4-3, PART §1-6-8, PART §1-6-10, PART §1-6-11, PART §1-6-12, PART §1-6-13, PART §1-6-14, PART §1-6-15, PART §1-11-5, PART §1-11-6, PART §1-11-7, PART §1-11-13, PART §1-11-14, PART §1-13-2, PART §1-13-3, PART §1-13-4,

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1 PART §1-13-5, PART §4-2-5, PART §4-2-1, PART §4-2-9, PART §4-4-2, PART §4-
2 3-1, AND PART §4-4-3.

3 WHEREAS, the City Council, the Governing Body of the City of
4 Albuquerque, has the authority to adopt and amend plans for the physical
5 development of areas within the planning and platting jurisdiction of the City
6 authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule
7 powers; and

8 WHEREAS, the City's zoning powers are established by the City charter, in
9 which Article I, Incorporation and Powers, allows the City to adopt new
10 regulatory structures and processes to implement the Albuquerque-Bernalillo
11 County Comprehensive Plan ("Comp Plan") and help guide future legislation;
12 Article IX, Environmental Protection, empowers the City to adopt regulations
13 and procedures to provide for orderly and coordinated development patterns
14 and encourage conservation and efficient use of water and other natural
15 resources; and Article XVII, Planning, establishes the City Council as the
16 City's ultimate planning and zoning authority; and

17 WHEREAS, the City adopted a Planning Ordinance (§14-13-2) that
18 established a ranked system of plans, with the jointly adopted Comp Plan as
19 the Rank 1 plan that provides a vision, goals, and policies for the Albuquerque
20 metropolitan area, including the entire area within the city's municipal
21 boundaries, Rank 2 plans that provide more detailed policies for a particular
22 type of facility or a sub-area of the city in order to implement the Comp Plan,
23 and Rank 3 plans that provide an even greater level of detail about an even
24 smaller sub-area; and

25 WHEREAS, the City amended the Comp Plan in 2001 via R-01-344
26 (Enactment No. 172-2001) to include a Centers and Corridors vision for future
27 growth and development as recommended by the City's Planned Growth
28 Strategy (§14-13-1) in order to maintain a sustainable urban footprint and
29 service boundary for infrastructure; and

30 WHEREAS, the City amended the Comp Plan in 2001 via R-01-343
31 (Enactment No. 171-2001) to identify Community Planning Areas and provide
32 goals and policies to protect and enhance distinct community identity in each
33 area; and

1 WHEREAS, the City’s Comprehensive Zoning Code (“Zoning Code”), which
2 is the primary implementation tool for the Comp Plan, has been amended
3 piecemeal hundreds of times but has not been comprehensively updated
4 since 1975; and

5 WHEREAS, the Zoning Code was not updated comprehensively after the
6 Comp Plan amendments adopting the Centers and Corridors vision and
7 community identity goals and policies for Community Planning Areas; and

8 WHEREAS, zoning codes typically have a lifespan of 20 years before a
9 comprehensive update is needed; and

10 WHEREAS, the Zoning Code does not include integrated tools to address
11 the unique needs of sub-areas or establish regulations to protect the character
12 of built environments in particular sub-areas; and

13 WHEREAS, lower-ranked plans are intended to implement the Rank 1 Comp
14 Plan and supplement the Zoning Code by providing a greater level of detailed
15 planning policy and/or land use and zoning regulations for sub-areas of the
16 city; and

17 WHEREAS, the City has adopted six Rank 2 Facility Plans – for Arroyos
18 (adopted 1986), for the Bosque (adopted 1993), for Major Public Open Space
19 (adopted 1999), for the Electric System: Transmission & Generation (last
20 amended in 2012), for Route 66 (adopted 2014), and for Bikeways & Trails (last
21 amended in 2015) – to provide policy guidance and implementation actions for
22 implementing departments; and

23 WHEREAS, the City’s Rank 2 Facility Plan for Arroyos identifies major
24 arroyos that serve a drainage function as well as, in many cases, recreational
25 opportunities through multi-use trails or parks and provides policy guidance
26 for the design and management of these facilities; and

27 WHEREAS, the City has adopted three Rank 3 Arroyo Corridor Plans –
28 Pajarito (adopted in 1990), Amole (adopted in 1991), and Bear Canyon
29 (adopted in 1991) – which include policy guidance to the City for the
30 management of these facilities as well as regulations pertaining to private
31 property abutting these facilities; and

1 WHEREAS, Rank 2 Area Plans and Rank 3 Sector Development Plans have
2 been created and adopted over the last 40 years for approximately half the
3 area of the city; and

4 WHEREAS, the City has adopted five Rank 2 Area Plans – the Sandia
5 Foothills Area Plan in 1983 (never amended), the Southwest Area Plan in 1988,
6 (last amended in 2002), the East Mountain Area Plan in 1992 (never amended),
7 the North Valley Area Plan in 1993 (never amended), and the West Side
8 Strategic Plan in 1997 (last amended in 2014) – that provide policy guidance
9 about sub-areas to help implement the Comp Plan, yet three have not been
10 amended since 2001, when the Comp Plan was amended to adopt a Centers
11 and Corridors vision for future growth and development; and

12 WHEREAS, the Southwest Area Plan and East Mountain Area Plan were
13 jointly adopted with Bernalillo County, as the plan areas include land that is
14 predominantly within the unincorporated County area; and

15 WHEREAS, the City has adopted over 50 Sector Development Plans – some
16 of which include policies and some of which include tailored zoning,
17 regulations, and approval processes for properties within the plan boundary;
18 and

19 WHEREAS, approximately 51% of the adopted Rank 3 Sector Development
20 Plans were adopted or amended after 2001, when the Comp Plan was
21 amended to adopt a Centers and Corridors vision for future growth and
22 development; and

23 WHEREAS, the City intended to update each Sector Development Plan
24 every 10 years, but some have never been amended, some have been
25 amended multiple times, and over half are now more than 10 years old; and

26 WHEREAS, the Code of Resolutions indicates that the City has adopted
27 plans that the Planning Department cannot find, which may have been
28 repealed or replaced in whole or in part, and there may be other adopted
29 ranked plans that the Planning Department is no longer aware of and have not
30 been listed on the Planning Department's publication list; and

31 WHEREAS, approximately half the properties in the city have not had the
32 benefit of long-range planning for specific sub-areas with trend analysis by

1 staff or engagement by area stakeholders, which is an inequitable and
2 untenable existing condition; and

3 WHEREAS, City staff and the budget have been restructured and allocated
4 over the years in such a way as to no longer be adequate to maintain and
5 update over 50 standalone Sector Development Plans, three Area Plans, and
6 three Arroyo Corridor Plans, much less the additional plans that would be
7 needed to provide an equal level of policy guidance and tailored regulations
8 for the half of the city not currently covered by Rank 2 Area Plans or
9 Rank 3 Sector Development Plans; and

10 WHEREAS, the mix of policy and regulations in Rank 3 Plans has
11 sometimes created confusion as to whether language is narrative, policy,
12 and/or regulatory; and

13 WHEREAS, the adopted Rank 3 Sector Development Plans have created
14 over 235 unique SU-2 zones outside of the Zoning Code, many of which
15 establish zone abbreviations unique to each plan; and

16 WHEREAS, there are enumerable SU-1 zones adopted for individual
17 properties throughout the city totaling over 28,500 acres (almost 25% of the
18 city's total acreage); and

19 WHEREAS, the Zoning Code has 24 base zone districts, not including SU-1,
20 SU-2, and SU-3 zones or overlay zones; and

21 WHEREAS, the City has struggled to administer and enforce all of these
22 unique zones consistently over time; and

23 WHEREAS, the separation of land use and zoning regulation from the
24 Zoning Code into multiple standalone plans has sometimes resulted in
25 conflicting language and/or regulations being lost or overlooked by staff and
26 decision-makers in the review/approval and enforcement processes, which are
27 the primary responsibility of the Planning Department and the City Council as
28 the ultimate land use and zoning authority; and

29 WHEREAS, some Rank 3 Sector Development Plans establish separate
30 decision-making processes and/or criteria, which introduces an uneven
31 playing field for development and inconsistent protections for neighborhoods
32 and natural/cultural resources from area to area; and

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1 WHEREAS, the City Council directed the City in April 2014 via R-14-46
2 (Enactment No. R-2014-022) to update the Comp Plan *and the land*
3 *development regulations intended to implement it; and*

4 WHEREAS, the City Planning Department and Council Services initiated a
5 project in February 2015 called “ABC-Z” to update the Albuquerque-Bernalillo
6 County Comprehensive Plan and develop an Integrated Development
7 Ordinance (“IDO”) to help implement it; and

8 WHEREAS, the public engagement process for ABC-Z offered a range of
9 opportunities for input, discussion, and consensus-building with over 130
10 workshops and public meetings, including daytime focus groups organized by
11 topic, evening meetings with a more traditional presentation and question and
12 answer session, “Comp Plan 101” and “Zoning 101” meetings, and periodic
13 “Ask an Expert” zoning clinics; and

14 WHEREAS, the project team spoke at over 100 meetings and local
15 conferences by invitation of various stakeholders; and

16 WHEREAS, the project team staffed booths and passed out promotional
17 material at community events and farmers markets to reach more people and a
18 broader cross-section of the community and met with individuals and small
19 groups during weekly office hours; and

20 WHEREAS, articles about the ABC-Z project appeared monthly in the City’s
21 Neighborhood News, ads specifically for the proposed IDO were placed in
22 print and social media, as well as on local radio stations, and the project team
23 maintained a project webpage and a social media page on Facebook for the
24 ABC-Z project; and

25 WHEREAS, the Planning Department has expended additional funds from
26 its general operating budget, and the City Council also provided
27 supplementary funds as part of a budget amendment in November 2015 (R-15-
28 266, Floor Amendment 2, Enactment No. R-2015-113) that were subsequently
29 used for additional paid advertising in print, radio, and social media, including
30 Spanish-language media outlets, to reach a broader and more diverse
31 audience; and

32 WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo
33 County Comprehensive Plan (“ABC Comp Plan”) on March 20, 2017 via R-16-

1 108 (Enactment No. R-2017-026), including an updated community vision that
2 is still based on a Centers and Corridors approach to growth; and

3 WHEREAS, the 2017 ABC Comp Plan adopted an updated Centers and
4 Corridors map that establishes boundaries for the Centers; designates priority
5 for transportation modes on certain Corridors; and identifies Downtown,
6 Urban Centers, Activity Centers, Premium Transit Corridors, Major Transit
7 Corridors, and Main Street Corridors as the Centers and Corridors that are
8 intended to be walkable, with a mix of residential and non-residential land
9 uses, and with higher-density and higher-intensity uses; and

10 WHEREAS, the 2017 ABC Comp Plan established a hierarchy of Centers
11 and Corridors from the most to the least walkable, mixed-use, and dense, with
12 Downtown, Urban Centers, Premium Transit Corridors, and Main Street
13 Corridors all intended to be highly walkable, mixed-use, and dense; and

14 WHEREAS, the IDO, as a regulatory document that applies citywide, is the
15 primary mechanism to implement the 2017 ABC Comp Plan for land within the
16 municipal boundaries of the City of Albuquerque; and

17 WHEREAS, the IDO has been drafted to be consistent with and implement
18 Comp Plan goals and policies; and

19 WHEREAS, the IDO's stated purpose is to implement the 2017 ABC Comp
20 Plan; ensure that all development in the City is consistent with the spirit and
21 intent of other plans and policies adopted by City Council; ensure provision of
22 adequate public facilities and services for new development; protect quality
23 and character of residential neighborhoods; promote economic development
24 and fiscal sustainability of the City; provide efficient administration of City
25 land use and development regulations; protect health, safety, and general
26 welfare of the public; provide for orderly and coordinated development
27 patterns; encourage conservation and efficient use of water and other natural
28 resources; implement a connected system of parks, trails, and open spaces to
29 promote improved outdoor activity and public health; provide reasonable
30 protection from possible nuisances and hazards and to otherwise protect and
31 improve public health; and encourage efficient and connected transportation
32 and circulation systems for motor vehicles, bicycles, and pedestrians; and

1 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
2 map with a new Downtown Center designation as the most urban, walkable,
3 dense, intense, and mixed-use Center in Albuquerque, with the same
4 boundary as the adopted Rank 3 Downtown 2025 Sector Development Plan;
5 and

6 WHEREAS, the IDO helps to implement the Downtown Center by carrying
7 over and updating zoning regulations and design standards from the adopted
8 Rank 3 Downtown 2025 Sector Development Plan as a mixed-use, form-based
9 zone district (MX-FB-DT); and

10 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
11 map with a new Center designation of Urban Centers – intended to be highly
12 walkable, with mixed-use development and high-density, high-intensity uses –
13 for Volcano Heights and Uptown, with the same boundaries as identified in the
14 2013 Comp Plan, which followed boundaries established by SU-2 zoning in the
15 adopted Rank 3 Volcano Heights and Uptown Sector Development Plans; and

16 WHEREAS, the IDO helps implement these Urban Centers by allowing
17 additional building height and reducing parking requirements in these
18 Centers; and

19 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
20 map with a new Corridor designation of Premium Transit Corridors in order to
21 prioritize transit service in the public right-of-way and encourage higher-
22 density and mixed-use transit-oriented development that can support and be
23 supported by transit service; and

24 WHEREAS, the IDO helps implement Premium Transit Corridors for which
25 funding has been secured and transit station locations have been identified by
26 allowing additional building height and reducing parking requirements within
27 660 feet (one-eighth of a mile, a distance of two typical city blocks, considered
28 a 5-minute walk) of Premium Transit stations; and

29 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
30 map with a new Corridor designation of Main Streets, intended to be
31 pedestrian-oriented and encourage mixed-use and high-density residential
32 development along them; and

1 WHEREAS, the IDO helps implement Main Street Corridors by allowing
2 additional building height and reducing parking requirements on parcels
3 within 660 feet (one-eighth of a mile, a distance of two typical city blocks,
4 considered a 5-minute walk) of the centerline of Main Street Corridors; and

5 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
6 map with a new Center designation of Activity Centers, intended to serve
7 surrounding neighborhoods, be more walkable and allow higher-density and
8 higher-intensity uses than non-Center areas; and

9 WHEREAS, the IDO helps implement Activity Centers by requiring
10 enhanced building façade design and site design for drive-throughs that
11 results in more pedestrian-oriented layouts within the boundary of these
12 Centers; and

13 WHEREAS, the IDO helps implement the Centers and Corridors vision by
14 converting existing mixed-use and non-residential zoning in Centers and
15 Corridors intended to be walkable, mixed-use, and dense to IDO zone districts
16 with the closest matching set of permissive uses, as described in more detail
17 below; and

18 WHEREAS, the IDO helps implement the Centers and Corridors vision by
19 providing different dimensional standards for density, height, and setbacks,
20 lower parking standards, additional building design and site layout standards,
21 and reduced buffering and landscaping requirements that will allow more
22 urban development forms as relevant for walkable, mixed-use, dense Centers
23 and Corridors (excluding Old Town, Employment Centers, and Commuter
24 Corridors); and

25 WHEREAS, the 2017 ABC Comp Plan included an updated map of City
26 Development Areas Map that replaced the 1975 Development Areas with one
27 of two new Development Area designations: Areas of Change, including all
28 Centers but Old Town and all Corridors but Commuter Corridors, or Areas of
29 Consistency, including single-family neighborhoods, parks, Major Public Open
30 Space, golf courses, airport runway zones, and many arroyos, acequias; and

31 WHEREAS, the 2017 ABC Comp Plan includes policies to encourage
32 growth and development in Areas of Change and policies to protect the

1 character and built environment in Areas of Consistency from new
2 development or redevelopment; and

3 WHEREAS, the IDO helps implement the Comp Plan by providing
4 Neighborhood Edge regulations (§14-16-5-9) that require a transition and
5 buffering between Areas of Change and Residential zones, as well as other
6 design requirements for development in Areas of Change to minimize negative
7 impacts on Areas of Consistency; and

8 WHEREAS, the IDO helps implement the Comp Plan by including
9 regulations (§14-16-5-2) to avoid sensitive lands such as flood plains, steep
10 slopes, unstable soils, wetlands, escarpments, rock outcroppings, large
11 stands of mature trees, archaeological sites; and

12 WHEREAS, the IDO helps implement the Comp Plan by including specific
13 regulations (§14-16-5-2(C)) to ensure that development near sensitive lands,
14 including archaeological sites (§14-16-5-2(D)), arroyos (§14-16-5-2(E)), and
15 acequias (§14-16-5-2(F)), is context-sensitive; and

16 WHEREAS, the IDO helps implement the Comp Plan by incorporating and
17 updating regulations from adopted Rank 3 Arroyo Corridor Plans as general
18 regulations for private property abutting any arroyo identified in the Rank 2
19 Facility Plan for Arroyos in order to ensure context-sensitive development
20 next to these natural resources, which function as drainage facilities as well
21 as providing open space and, in some cases, recreational opportunities
22 through multi-use trails or parks; and

23 WHEREAS, the IDO helps implement the Comp Plan by including specific
24 use restrictions and design standards (§14-16-5-2(H)) to ensure that
25 development adjacent to or within 330 feet (one-sixteenth of a mile, a distance
26 of one typical city block) of Major Public Open Space is context-sensitive; and

27 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to protect
28 historic assets and cultural resources, and the IDO implements these goals
29 and policies by incorporating Historic Protection Overlay zones (§14-16-3-3)
30 with design standards to ensure compatible new development and
31 redevelopment in historic districts, View Protection Overlay zones (§14-16-3-
32 4), and regulations for development next to sensitive lands (§14-16-5-2); and

1 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to protect
2 community health and maintain safe and healthy environments where people
3 can thrive; and

4 WHEREAS, the IDO helps to implement these goals and policies by
5 providing a set of zones (§14-16-2) that range from low intensity to high
6 intensity and designating the appropriate mix of land uses in each zone; and

7 WHEREAS, the IDO helps implement these goals and policies by providing
8 use-specific standards (§14-16-4-3) that require a distance separation for
9 certain nuisance uses – such as alcohol sales and heavy manufacturing –
10 from residential areas, schools, and churches to mitigate the potential
11 negative impact on quality of life; and

12 WHEREAS, the IDO helps implement these goals and policies by providing
13 use-specific standards (§14-16-4-3) that require distance separations between
14 uses that pose potential negative impacts on nearby properties – such as
15 pawn shops, bail bonds, small loan businesses, and liquor retail – to prevent
16 clustering of such uses; and

17 WHEREAS, the 2017 ABC Comp Plan recommends a transition from long-
18 range planning with communities on an as-needed basis to create standalone
19 Rank 2 and 3 plans to a 5-year cycle of planning with each of 12 Community
20 Planning Areas in order to provide opportunities for all areas of the city to
21 benefit from area-specific long-range planning, including regular and ongoing
22 opportunities for stakeholder engagement and analysis by staff of trends,
23 performance measures, and progress toward implementation actions in the
24 Comp Plan; and

25 WHEREAS, the IDO implements the new proactive approach to long-range
26 planning by committing the City to a proactive, equitable system of
27 assessments (§14-16-6-3(D)) done every five years with residents and
28 stakeholders in each of 12 Community Planning Areas established by the ABC
29 Comp Plan; and

30 WHEREAS, the IDO furthers the purpose and intent of the Planning
31 Ordinance (§14-13-2) and the Planned Growth Strategy (§14-13-2-3) by
32 establishing a regulatory framework that ensures that development is
33 consistent with the intent of other plans, policies, and ordinances adopted by

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1 the City Council; that updated development standards help ensure provision
2 of adequate light, air, solar access, open spaces, and water; that clarified and
3 streamlined development processes will help ensure the harmonious, orderly,
4 and coordinated development of land in the City, and help create efficiency in
5 governmental operations; that land use is coordinated with transportation
6 corridors to help promote the convenient circulation of people, goods, and
7 vehicles while minimizing traffic hazards; that subdivision standards and
8 review/approval processes serve as a framework to help Staff and the public
9 ensure the safety and suitability of land for development; and

10 WHEREAS, the IDO (§14-16-6-3) describes a Planning System (§14-16-6-3)
11 that incorporates the ranked system of plans described in the Planning
12 Ordinance (§14-13-2): the Rank 1 plan with which the lower-ranking plans must
13 be consistent and that the lower-ranking plans are intended to help implement,
14 Rank 2 plans for facilities that exist throughout the City in various areas and
15 need to be coordinated and managed with a consistent approach (i.e. Facility
16 Plans), and Rank 3 plans for specific areas that benefit from more detailed
17 guidance related to the area's unique needs and opportunities (i.e.
18 Metropolitan Redevelopment Plans, Master Plans, and Resource Management
19 Plans); and

20 WHEREAS, the Planning Ordinance (§14-13-2) is being amended with the
21 Ordinance adopting the IDO (O-17-49) to clarify that Ranked plans will hereby
22 include narrative and policies but not regulations; and

23 WHEREAS, adopted Rank 2 Facility Plans will remain in effect, to be
24 amended pursuant to the IDO (§14-16-6-3(B)) or as specified in the adopted
25 plan; and

26 WHEREAS, the 2017 ABC Comp Plan included and updated policies from
27 adopted Rank 2 Area Plans and Rank 3 Sector Development Plans; and

28 WHEREAS, the 2017 ABC Comp Plan included Sector Development Plans
29 adopted as of March 2017 in the Appendix so that they can be used as
30 informational, reference documents for relevant sub-areas, especially in
31 creating and/or amending Community Planning Area assessments in the
32 future; and

1 **WHEREAS, the IDO is intended to contain all the zoning and land use laws**
2 **of the City, superseding any and all other zoning and land use laws whether**
3 **written or based on prior practice; and**

4 **WHEREAS, the IDO is intended to integrate and adopt regulations**
5 **pertaining to land use and development on private land within the City's**
6 **municipal boundaries into one document in order to eliminate duplication,**
7 **inconsistencies, and conflicts and to strengthen consistency, coordination,**
8 **efficiency, effectiveness, and enforcement of these regulations; and**

9 **WHEREAS, the IDO does not apply to properties within other jurisdictions,**
10 **such as the State of New Mexico, Federal lands, and lands in unincorporated**
11 **Bernalillo County or other municipalities; and**

12 **WHEREAS, the IDO includes the flexibility to tailor uses, overlay zones,**
13 **development standards, and review/approval processes for specific sub-areas**
14 **to protect character, enhance neighborhood vitality, and respect historic and**
15 **natural resources; and**

16 **WHEREAS, regulations from the adopted Rank 3 Sector Development Plans**
17 **and Rank 3 Arroyo Corridor Plans have been coordinated, updated, and**
18 **included in the IDO either as citywide regulations or as regulations applying to**
19 **a mapped area consistent with the applicable area identified in the relevant**
20 **adopted Sector Development Plan; and**

21 **WHEREAS, the IDO carries over as Character Protection Overlay zones**
22 **(§14-16-3-2) distinct sets of building and site design standards intended to**
23 **reinforce the existing character of sub-areas of the city from adopted Rank 3**
24 **Sector Development Plans, including Coors Corridor Plan (last amended in**
25 **2013), Downtown Neighborhood Area (adopted 2012), Huning Highland (last**
26 **amended in 2005), Los Duranes (adopted 2012), Nob Hill Highland (last**
27 **amended in 2014), Rio Grande Boulevard Corridor (adopted 1989),**
28 **Sawmill/Wells Park (last amended in 2002), Volcano Cliffs (last amended in**
29 **2014), Volcano Heights (last amended in 2014), and Volcano Trails (last**
30 **amended in 2014); and**

31 **WHEREAS, within the Nob Hill Character Protection Overlay zone, the IDO**
32 **tailors the dimensional standards associated with Premium Transit stations**
33 **and Main Street Corridors, as well as the building height bonus associated**

1 with Workforce Housing, to recognize the lower building heights that
2 contribute to the distinctive character of “Lower Nob Hill” between Girard
3 Blvd. and Aliso Dr., consistent with the intent of the adopted Rank 3 Nob Hill
4 Highland Sector Development Plan; and

5 WHEREAS, the IDO carries over as Historic Protection Overlay zones (§14-
6 16-3-3) historic design standards from the Historic Zone (H-1) and adopted
7 historic overlay zones, including East Downtown (adopted 2005),
8 Eighth/Forrester (last amended in 1998), Fourth Ward (adopted 2002), Huning
9 Highland (adopted 2010), and Silver Hill (last amended in 2010); and

10 WHEREAS, the IDO carries over and updates view preservation regulations
11 from the Rank 3 Coors Corridor Plan (last amended in 2013) and Rank 3
12 Northwest Mesa Escarpment Plan (last amended in 2016) as View Protection
13 Overlay zones (§14-16-3-4) to protect views from public rights-of-way to
14 cultural landscapes designated by the 2017 ABC Comp Plan; and

15 WHEREAS, the IDO includes and updates standards and review/approval
16 procedures for development from the existing Landmarks and Urban
17 Conservation Ordinance (§14-12-1 et seq.) in order to protect structures and
18 areas of historical, cultural, architectural, engineering, archeological, or
19 geographic significance; and

20 WHEREAS, the IDO includes and updates portions of the Development
21 Process Manual (DPM) that pertain to the engineering technical standards for
22 development on private land and these updates have been coordinated with
23 technical subcommittees that are updating relevant portions of the DPM as
24 part of a parallel effort in order to remove conflicts between zoning regulations
25 and technical standards related to street and parking design, drainage, flood
26 control, and sewer service; to ensure an orderly and harmonious process and
27 outcome for coordinating land use, transportation, and infrastructure on
28 private property and within the public right-of-way; and to improve the viability
29 of multiple transportation methods throughout the city; and

30 WHEREAS, the IDO incorporates the purpose and updates the content of
31 the existing Zoning Code (§14-16 et seq.); and

32 WHEREAS, the IDO includes three categories of uses – Residential, Mixed-
33 use, and Non-residential – with zones in each category that range from the

1 least to the most intense that are appropriate to a mid-size, Southwestern, 21st
2 century city; and

3 WHEREAS, the existing Official Zoning Map is included by reference in the
4 Zoning Code (§14-16-4-9); and

5 WHEREAS, the IDO adopts an Official Zoning Map (§14-16-1-6) with zones
6 converted from existing zone districts pursuant to the zoning conversion rules
7 described below; and

8 WHEREAS, properties with zoning from the Zoning Code have been
9 converted on the zoning conversion map to the IDO zone district with the
10 closest matching set of permissive uses on a conversion map that has been
11 available to the public for review and comment since April 2016; and

12 WHEREAS, properties with SU-2 or SU-3 zoning from adopted Rank 3
13 Sector Development Plans have been converted on the zoning conversion
14 map to the IDO zone district with the closest matching set of permissive uses;
15 and

16 WHEREAS, properties with Residential and Related Uses – Developing
17 Area (RD) zoning, Planned Residential Development (PRD) zoning, or Planned
18 Development Area (PDA) zoning have been converted on the zoning
19 conversion map to the Planned Development (PD) zone district in the IDO,
20 which is site-plan controlled and allows uses as specified on the approved site
21 plan; and

22 WHEREAS, properties with SU-1 zoning in an adopted Rank 3 Sector
23 Development Plan that describes the zones by referring to the existing Zoning
24 Code (other than SU-1 for PRD or SU-1 for PDA, whose conversion is
25 described above) have been converted in the conversion zoning map to the
26 IDO zone with the closest matching set of permissive uses; and

27 WHEREAS, properties with SU-1 zoning whose zone descriptions refer to
28 zones from the existing Zoning Code have been converted on the zoning
29 conversion map to the IDO zone with the closest matching set of permissive
30 uses; and

31 WHEREAS, properties with SU-1 zoning with zoning descriptions that refer
32 to permitted uses but do not refer to zones from the existing Zoning Code

1 have been converted on the conversion zoning map to the IDO zone district
2 that is site plan controlled – Planned Development (PD); and

3 WHEREAS, the zoning conversion rules for properties with C-2 zoning, or
4 SU-1, SU-2, or SU-3 zones that reference C-2 zones as the highest uses
5 allowed permissively, were different for the east and west sides of the Rio
6 Grande in order to address the imbalance of jobs and housing on the West
7 Side, so that C-2 properties on the East Side were converted to MX-M to
8 encourage an ongoing mix of residential and commercial uses, while
9 properties on the West Side were converted to Non-Residential Commercial
10 (NR-C) to ensure the addition of retail and services that are currently lacking;
11 and

12 WHEREAS, the zoning conversion rules for properties with C-3 zoning, or
13 SU-1 and SU-2 zones that reference C-3 zones as the highest uses allowed
14 permissively, were different inside and outside of Centers to help implement
15 the ABC Comp Plan and result in more mixed-use, walkable development
16 within Centers, so that C-3 properties outside of Centers were converted to
17 Non-Residential Commercial (NR-C), while properties east of the river within
18 Urban Centers or Activity Centers or within 660 feet of Premium Transit station
19 areas or 660 feet of the centerline of a Main Street Corridor were converted to
20 MX-H, west of the river only properties within 660 feet of Premium Transit
21 station areas were converted to MX-H; and

22 WHEREAS, the City and Bernalillo County jointly adopted the Planned
23 Communities Criteria (Code of Resolutions §1-1-10) that establish a procedure
24 for planning large areas that are intended to function self-sufficiently within
25 their jurisdictions, with development and services that have no net cost to the
26 local jurisdiction and that implement the Comp Plan; and

27 WHEREAS, the City has approved two Planned Communities – Mesa del
28 Sol and Westland – with Level A “Master Plans,” which will be called
29 Framework Plans in the IDO, and Level B “Master Plans,” which will be called
30 Site Plans or Master Development Plans, based on the zoning designation;
31 and

32 WHEREAS, properties within a Planned Community have been converted to
33 the IDO’s Planned Community (PC) zone, which will still be regulated pursuant

1 to the relevant approved “Master Plan” as an approved Site Plan – EPC, with
2 uses regulated pursuant to the matching IDO conversion zone for any named
3 zone out of the existing Zoning Code; and

4 WHEREAS, the IDO includes a Use Table (§14-16-4-2) that clearly indicates
5 land uses that are permitted, conditional, accessory, conditional accessory,
6 conditional vacant, or temporary in each zone district; and

7 WHEREAS, the IDO includes use-specific standards (§14-16-4-3) to
8 establish use regulations, further design requirements, allowances, area-
9 specific regulations, and/or processes to avoid or mitigate off-site impacts and
10 ensure high-quality development, including those carried over from adopted
11 Rank 3 Sector Development Plans and generalized to apply citywide or
12 mapped to continue to apply to a small area; and

13 WHEREAS, the IDO includes general development standards (§14-16-5)
14 related to site design and sensitive lands; access and connectivity; parking
15 and loading; landscaping, buffering, and screening; walls; outdoor lighting;
16 neighborhood edges; solar access; building design; signs; and operation and
17 maintenance; and

18 WHEREAS, the IDO includes and updates standards for the subdivision of
19 land (§14-16-5-4) and associated administrative and enforcement procedures
20 (§14-16-6) in the existing Subdivision Ordinance (§14-14-1 et seq.) in order to
21 ensure that land suitable for development is served by the necessary public
22 services and infrastructure, including a multi-modal transportation network,
23 and platted accordingly; and

24 WHEREAS, the IDO establishes review and approval processes (§14-16-6)
25 appropriate for each type of land development application in order to clearly
26 establish notice requirements, decision-making bodies, and criteria for
27 decision-making bodies; and

28 WHEREAS, the IDO establishes thresholds and criteria for administrative
29 review and decision by staff (§14-16-6-5) for minor projects based on objective
30 standards for high-quality, context-sensitive development established by the
31 IDO; and

32 WHEREAS, the IDO establishes thresholds, criteria, and the appropriate
33 decision-making body for major projects (§14-16-6-6) that require a public

1 meeting and/or hearing and whose approval should be based on consideration
2 of objective standards for high-quality, context-sensitive land use and
3 development established by the IDO; and

4 WHEREAS, the IDO requires review and decision by the Environmental
5 Planning Commission for a zone change (§14-16-6-7(E)) and site plan approval
6 (§14-16-6-7(F)) based on consideration of policy as well as objective standards
7 for high-quality, context-sensitive development established by the IDO in
8 Planned Development (PD), Non-residential Sensitive Use (NR-SU) zone
9 districts, and new Master Development Plans in Non-residential Business Park
10 (NR-BP) zone districts; and

11 WHEREAS, the IDO incorporates and updates criteria for amendments of
12 the zoning map (i.e. zone changes) adopted by R-270-1980 and differentiates
13 between criteria for Areas of Change and Areas of Consistency to help
14 implement the 2017 ABC Comp Plan; and

15 WHEREAS, the IDO requires applicants requesting amendments of the
16 zoning map on properties wholly or partially within Areas of Consistency to
17 demonstrate that the new zone would clearly reinforce or strengthen the
18 established character of the surrounding Area of Consistency and would not
19 permit development that is significantly different from that character; and

20 WHEREAS, the IDO requires review and decision by the Environmental
21 Planning Commission (§14-16-6-7(E)) based on consideration of policy as well
22 as objective standards for high-quality, context-sensitive development
23 established by the IDO for amendments to the zoning map up to 10 acres in
24 Areas of Consistency and up to 20 acres in Areas of Change, above which
25 Council has authority; and

26 WHEREAS, the IDO requires review and recommendation by the
27 Environmental Planning Commission and review and final decision by the City
28 Council for amendment of a Rank 1 Plan (§14-16-6-7(A)), adoption or
29 amendment of a Rank 2 Facility Plan (§14-16-6-7(B)), text amendments to the
30 IDO (§14-16-6-7(D)), or annexations (§14-16-6-7(G)) based on consideration of
31 policy as well as objective standards for high-quality, context-sensitive
32 development established by the IDO for zone changes of 10 acres or more in
33 Areas of Consistency and 20 acres or more in Areas of Change; and

1 WHEREAS, the IDO establishes procedures and criteria for alterations and
2 demolition within and outside Historic Protection Overlay zones and for
3 amending existing and designating new Historic Protection Overlay zones and
4 landmarks (§14-16-6-7(C)); and

5 WHEREAS, the IDO requires appeals of all decisions to be reviewed and
6 recommended by the Land Use Hearing Officer and reviewed and decided by
7 the City Council as the City's ultimate land use and zoning authority; and

8 WHEREAS, the IDO establishes criteria and thresholds appropriate for staff
9 review and decision of minor deviations from zoning dimensional standards
10 (§14-16-6-4(X)(2)); and

11 WHEREAS, the IDO establishes procedures and criteria for the Zoning
12 Hearing Examiner to decide on requests for conditional uses (§14-16-6-6(A)) or
13 for variances from dimensional zoning standards (§14-16-6-6(L)); and

14 WHEREAS, the IDO establishes procedures for the Development Review
15 Board (§14-16-6-6(J)) to grant variances to sidewalks, public right-of-way
16 standards, and subdivision standards, based on criteria established in the
17 Development Process Manual; and

18 WHEREAS, the IDO establishes procedures and criteria for the
19 Environmental Planning Commission to grant exceptions to zoning
20 dimensional standards that provide civic benefits or that benefit the natural
21 environment (§14-16-6-6(K)); and

22 WHEREAS, the IDO establishes notice and meeting requirements (§14-16-6-
23 4) that provide public awareness of development projects and input
24 opportunities appropriate to the scale of the development project – minor
25 projects that are administratively decided requiring notice but no meetings or
26 hearings, major projects that require notice and either a meeting or hearing,
27 and projects requiring discretionary decision-making based on consideration
28 of policy in addition to IDO regulations that are heard and decided at public
29 hearings; and

30 WHEREAS, approved site plans and permits shall remain valid (as
31 described in §14-16-6-4(W)) unless they expire (as described in §14-16-6-
32 4(W)(2)) or are amended (as described in §14-16-6-4(W)(3)); and

1 WHEREAS, the IDO establishes the period of validity for development
2 approvals that are subject to expiration; and

3 WHEREAS, the expiration of approvals granted prior to the effective date of
4 the IDO shall be calculated from the effective date of the IDO; and

5 WHEREAS, any compliance periods specified in the Zoning Code that are
6 carried over or replaced with new time periods for compliance in the IDO are
7 to be calculated from the effective date of the IDO; and

8 WHEREAS, all existing development that conforms to the Zoning Code on
9 the date the IDO becomes effective but that does not comply with the IDO shall
10 be considered nonconforming and allowed to continue, subject to limits on
11 expansion and thresholds after which the property must be brought into
12 compliance with the IDO as specified in §14-16-6-8; and

13 WHEREAS, the IDO establishes adequate provisions for the continuation
14 and expansion of nonconforming uses, structures, lots, signs, and site
15 features (§14-16-6-8), as well as appropriate thresholds or timeframes for when
16 nonconformities must come into compliance with the IDO; and

17 WHEREAS, the IDO establishes appropriate standards and procedures for
18 enforcing violations and assessing penalties (§14-16-6-9); and

19 WHEREAS, any violation of the City zoning, subdivision, or land
20 development regulations in effect prior to the effective date of this IDO will
21 continue to be a violation under this IDO and subject to enforcement actions,
22 unless the development or other activity that was a violation of the previous
23 regulations is consistent with the requirements and regulations of this IDO;
24 and

25 WHEREAS, the City and private property owners will need time to transition
26 from processes related to the existing zoning code to the new IDO, and the
27 IDO is therefore intended to become effective six months from its adoption
28 date; and

29 WHEREAS, the Planning Department intends to submit and sponsor a
30 series of zone change requests for review/approval within a year of the IDO
31 effective date to address mismatches of land use and zoning that pre-existed
32 the IDO adoption, to address properties with uses that become nonconforming
33 upon the IDO becoming effective, and to consider requests from property

owners desiring to downzone their existing zoning to a less intense, less dense zone district in Areas of Consistency; and

WHEREAS, the Planning Department intends to initiate the Community Planning Areas assessments within two years after the effective date of the IDO to assess current and anticipated trends and conditions, to understand planning issues and develop solutions to address them, and to track progress on performance measures identified in the ABC Comp Plan over time; and

WHEREAS, the IDO requires the City to create an update process and annual schedule for updates to the IDO; and

WHEREAS, the Office of Neighborhood Coordination sent e-mail notification to neighborhood representatives on December 29, 2016, as required, as part of the Environmental Planning Commission (EPC) application process, and Planning Staff sent a re-notification reminder and Notice of Decision for each hearing to neighborhood representatives on March 21, April 11, April 25, and May 5, 2017; and

WHEREAS, the proposed IDO was announced in the *Albuquerque Journal*, the *Neighborhood News*, and on the Planning Department's webpage in January 2017; and

WHEREAS, staff prepared summary handouts for each adopted Sector Development Plan to explain how Sector Development Plan policies were incorporated into the 2017 ABC Comp Plan, how regulations from Sector Development Plan regulations were incorporated into the Integrated Development Ordinance as either a best practice approach to land-use regulation and zoning that was extended citywide or as a regulation that was mapped to apply to the same area as specified in the Sector Development Plan, either as a zone district (§14-16-2-3), a Character Protection Overlay zone (§14-16-3-2), a Historic Protection Overlay zone (§14-16-3-3), a View Protection Overlay zone (§14-16-3-4), a use-specific standard (§14-16-4-3), a development standard (§14-16-5), or an administrative procedure (§14-16-6); and

WHEREAS, the public and staff from City departments and outside agencies had opportunities to make written and verbal comments prior to and during the EPC's review of the IDO, and the IDO was revised to reflect Conditions of Approval recommended by the EPC; and

1 WHEREAS, the EPC voted on May 15, 2017 after five hearings to
2 recommend approval of the IDO with a vote of 6-1 (with one Commissioner
3 absent and one Commissioner's position vacant); and

4 WHEREAS, the public and staff had an opportunity to make written and
5 verbal comments prior to and during the Land Use, Planning, and Zoning
6 Committee's review of the IDO, and the IDO was revised to reflect changes
7 recommended by the LUPZ Committee; and

8 WHEREAS, the public and staff had an opportunity to make written and
9 verbal comments prior to and during the full Council's review of the IDO, and
10 the Council adopted Floor Amendments to change the IDO in response; and

11 WHEREAS, the policy purpose of the Rank 2 Area Plans and Rank 3 Sector
12 Development Plans has been replaced by the 2017 ABC Comp Plan update;
13 and

14 WHEREAS, the planning purpose of Rank 2 Area Plans and Rank 3 Sector
15 Development Plans for sub-areas of the city has been replaced with the 2017
16 ABC Comp Plan implementation policies and IDO Planning System (§14-16-6-
17 3) to provide a proactive, equitable system of long-range planning for all areas
18 of the city as assessments done every five years with residents and
19 stakeholders in each of 12 Community Planning Areas established by the ABC
20 Comp Plan; and

21 WHEREAS, the regulatory purpose of the Rank 3 Sector Development
22 Plans has been replaced by the IDO, which includes best practices for
23 coordinating land use and transportation, establishing appropriate land use
24 controls through zoning, protecting single-family neighborhoods and
25 sensitive lands, and providing appropriate tools to protect character in
26 historic districts and unique neighborhoods; and

27 WHEREAS, the land use and zoning purpose of the Rank 3 Sector
28 Development Plans has been replaced with the IDO, which includes
29 regulations from adopted Rank 3 Sector Development Plans, and the zoning
30 conversion map, which converts SU-2 zoning from Rank 3 Sector
31 Development Plans to zones in the IDO with the closest matching set of
32 permissive uses; and

1 WHEREAS, the regulatory purpose of the Rank 3 Arroyo Corridor Plans has
2 been replaced by the IDO, which incorporates and updates regulations from
3 adopted Arroyo Corridor Plans and applies then citywide along arroyos
4 designated in the Rank 2 Facility Plan for Arroyos to ensure that development
5 on private land adjacent to arroyos is context-sensitive; and

6 WHEREAS, the Rank 3 Arroyo Corridor Plans will continue to be used as
7 Resource Management Plans by the relevant implementing departments to
8 provide policy guidance for the management of these resources; and

9 WHEREAS, Master Plans for City facilities, such as the Balloon Fiesta Park
10 Master Plan and BioPark Master Plan, will continue to be used as Rank 3
11 Master Plans by the relevant implementing departments for guidance on
12 management and planning these individual facilities, to be developed and
13 amended as specified by the relevant implementing departments; and

14 WHEREAS, several Sector Development Plans were jointly adopted as
15 Metropolitan Redevelopment Area Plans, including St. Joseph Hospital/Civic
16 Auditorium Area Sector Development Plan (adopted in 1979), McClellan Park
17 Metropolitan Redevelopment Plan (last amended in 1995), Los Candelarias
18 Village Center & Metropolitan Redevelopment Plan (adopted in 2001), South
19 Broadway Sector Development Plan and Metropolitan Redevelopment Plan
20 (last amended in 2002), and Downtown 2025 Sector Development Plan (last
21 amended in 2014); and

22 WHEREAS, adopted Metropolitan Redevelopment Plans – including
23 Metropolitan Plans that were adopted as joint Sector Development Plans and
24 Metropolitan Plans – will continue to be used by the Metropolitan
25 Redevelopment Agency as Rank 3 Metropolitan Redevelopment Plans to
26 provide guidance on redevelopment efforts, catalytic projects, and
27 public/private partnerships, subject to amendment pursuant to the
28 Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)); and

29 WHEREAS, the City adopted a Rank 2 Bikeways and Trails Facility Plan that
30 replaced the former Trails and Bikeways Plan and On-Street Comprehensive
31 Bike Plan; and

32 WHEREAS, references in the Code of Resolutions to previous amendments
33 to the Comp Plan and other plans that are no longer necessary should be

1 removed to be consistent with changes to §14-13-2-2 in the Planning
2 Ordinance amended via O-17-49 and codified in §14-16-6-3 of the IDO; and

3 WHEREAS, references in the Code of Resolutions to zone districts the
4 Zoning Code should be updated to reflect the new zone districts in the IDO;
5 and

6 WHEREAS, references in the Code of Resolutions to former Commissions
7 and procedures that are no longer current practice, such as the Extraterritorial
8 Zoning Commission and prior notice of annexations by City Council, need to
9 be updated to match changes to State Law; and

10 WHEREAS, many resolutions in the Code of Resolutions refer to plans and
11 practices that are no longer in use, and deleting outdated references and
12 reorganizing the remaining content is intended to clarify requirements and
13 increase governmental efficiency, effectiveness, and consistency.

14 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
15 ALBUQUERQUE:

16 Section 1. The City hereby repeals the Rank 2 Area Plans, whose policy
17 content has been updated, incorporated into, and replaced by the 2017 ABC
18 Comp Plan via R-16-08 (Enactment No. R-2017-026) and whose policy purpose
19 has been invalidated by the amendments to the Planning Ordinance in the
20 companion legislation adopting the Integrated Development Ordinance (O-17-
21 49). The Code of Resolutions Land Use – Article 11: Area Plans is hereby
22 repealed, with the following related actions:

23 (A) The following Parts are repealed in their entirety:

- 24 • §1-11-2 Southwest Area Plan
- 25 • §1-11-3 East Mountain Area Plan
- 26 • §1-11-4 North Valley Area Plan
- 27 • §1-11-8 West Side Strategic Plan
- 28 • §1-11-10 Sandia Foothills Area Plan

29 (B) The following Part is moved as follows:

- 30 • §1-11-5 Trails and Bikeways Plan; On-Street Comprehensive Bike Plan
31 adopting resolutions, which were replaced with the Bikeways & Trails
32 Facility Plan, are moved to become a new §4-2-9, for historical
33 reference, and sections (A)(1), (A)(2), (B)(1), and (B)(2) are hereby

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

- 1 rescinded. A reference to §1-14-1 Bikeways & Trails Facility Plan shall
2 be added.
- 3 **(C) The following Parts are moved to a new Article 15: Rank 3 Master Plans and**
4 **Resource Management Plans, and the City hereby designates the**
5 **referenced plans as Rank 3 Plans.**
- 6 • §4-2-5 Albuquerque International Airport Master Plan and Airport Noise
7 Compatibility Program is moved to become a new §1-15-1, with a
8 reference to §1-11-7 Airport Master Plan. The text in §1-11-7 is
9 rescinded.
 - 10 • §1-11-6 Bosque Action Plan is moved to become a new §1-15-2.
 - 11 • §4-4-2 Rio Grande Zoological Park Master Plan is moved to become a
12 new §1-15-3.
 - 13 • §1-11-13 Los Poblanos Fields Open Space Resource Management Plan
14 is moved to become a new §1-15-23.
 - 15 • §4-4-3 Rio Grande Valley State Park Management Plan is hereby
16 designated a Resource Management Plan and moved to become a new
17 §1-15-25.
 - 18 • §1-11-14 Tijeras Arroyo Biological Zone Resource Management Plan is
19 moved to become a new §1-15-26.
- 20 **(D) The following Parts are moved to a new Article 16: Framework Plans, and**
21 **the City hereby designates the referenced plans as adopted Framework**
22 **Plans.**
- 23 • §1-11-9 Level A Community Master Plan for Mesa del Sol is moved to
24 become a new §1-16-1.
 - 25 • §1-11-12 Westland Master Plan is moved to become a new §1-16-2, and
26 shall be updated with the text of R-15-5, Enactment No. R-2016-007.
- 27 **Section 2. The following approved, but uncodified Facility Plans are hereby**
28 **incorporated into a new Article 14: Rank 2 Facility Plans, created in Section 1**
29 **above. The City hereby designates following plans as Rank 2 Facility Plans:**
- 30 • Bikeways & Trails Facility Plan. The resolution adopting this plan (R-14-
31 142 / Enactment No. R-2015-045) shall be added as a new §1-14-1, with
32 references to §4-2-1 Bikeway Network Plan and §4-2-9 Trails and

1 Bikeways and On-Street Comprehensive Bike Plan. The text in §1-14-1
2 is hereby rescinded.

- 3 • Facility Plan: Electric System Transmission and Generation (2010-
4 2020). The resolution adopting this plan (R-11-311 / Enactment No. R-
5 2012-023) shall be added as a new §1-14-2, with a reference to §4-3-1
6 Facility Plan: Electric Service Transmission and Sub-transmission
7 Facilities (1995-2005). The text of §4-3-1 is hereby rescinded.
- 8 • Facility Plan for Arroyos. The resolution adopting this plan (no number)
9 shall be added as a new §1-14-3.
- 10 • Major Public Open Space Facility Plan. The resolution adopting this
11 plan (R-1-1999) shall be added as a new §1-14-4.
- 12 • Route 66 Action Plan. The resolution adopting this plan (R-14-115 /
13 Enactment No. R-2014-094) shall be added as a new §1-14-5.

14 Section 3. The City hereby repeals the existing Rank 3 Sector Development
15 Plans as regulatory documents whose purposes are replaced by the
16 Integrated Development Ordinance, whose regulatory content has been
17 updated, incorporated into, and replaced by the Integrated Development
18 Ordinance, and whose policy content has been updated, incorporated into,
19 and replaced by the 2017 ABC Comp Plan via R-16-08 (Enactment No. R-2017-
20 026). Code of Resolutions Land Use – Article 7: Sector Development and
21 Community Development Plans is hereby repealed, with the following related
22 actions:

23 (A) Article 4 is amended to repeal the following Parts in their entirety:

- 24 • §1-4-1 Downtown 2025 Sector Development Plan

25 (B) Article 7 is amended to repeal the following Parts in their entirety:

- 26 • §1-7-1 Designation of Community Development Areas
- 27 • §1-7-2 Academy-Tramway-Eubank Sector Development Plan
- 28 • §1-7-3 Los Duranes Sector Development Plan and Community
29 Development Plan
- 30 • §1-7-4 Downtown Neighborhood Area Sector Development Plan and
31 Community Development Plan
- 32 • §1-7-5 University of Albuquerque Sector Development Plan

- 1 • §1-7-6 La Mesa Sector Development Plan and Community Development
- 2 Plan
- 3 • §1-7-7 West Mesa Sector Development Plan and Community
- 4 Development Plan
- 5 • §1-7-8 Los Griegos Sector Development Plan and Community
- 6 Development Plan
- 7 • §1-7-9 Boys' Club Sector Development Plan
- 8 • §1-7-10 North Barelvas Sector Development Plan and Community
- 9 Development Plan
- 10 • §1-7-11 Old Town Sector Development Plan and Community
- 11 Development Plan
- 12 • §1-7-12 Huning Highland Sector Development Plan
- 13 • §1-7-13 University Neighborhood Sector Development Plan
- 14 • §1-7-14 Sawmill/Wells Park Sector Development Plan
- 15 • §1-7-15 South Broadway Neighborhoods Sector Development Plan
- 16 • §1-7-17 Trumbull Neighborhood Sector Development Plan
- 17 • §1-7-18 Huning Castle and Raynolds Addition Neighborhood Sector
- 18 Development Plan
- 19 • §1-7-19 Uptown Sector Development Plan
- 20 • §1-7-20 El Rancho Atrisco Sector Development Plan
- 21 • §1-7-21 La Cuesta Sector Development Plan
- 22 • §1-7-22 Heritage Hills East Sector Development Plan
- 23 • §1-7-23 East Gateway Sector Development Plan
- 24 • §1-7-24 McClellan Park District Sector Development Plan
- 25 • §1-7-25 Lava Shadows Sector Development Plan
- 26 • §1-7-26 East Atrisco Sector Development Plan
- 27 • §1-7-27 Coors Corridor Sector Development Plan
- 28 • §1-7-28 Seven Bar Ranch Neighborhood Sector Development Plan
- 29 • §1-7-29 Riverview Neighborhood Sector Development Plan
- 30 • §1-7-30 North Interstate 25 Sector Development Plan
- 31 • §1-7-31 West Route 66 Sector Development Plan
- 32 • §1-7-32 Nob Hill Sector Development Plan

- 1 • §1-7-33 Rio Bravo Sector Development Plan
- 2 • §1-7-34 Tower/Unser Sector Development Plan
- 3 • §1-7-35 Martineztown/Santa Barbara Neighborhoods Sector
- 4 Development Plan
- 5 • §1-7-36 Vineyard Sector Development Plan
- 6 • §1-7-37 High Desert Sector Development Plan
- 7 • §1-7-38 Quintessence Sector Development Plan
- 8 • §1-7-39 Barelax Sector Development Plan
- 9 • §1-7-40 South Martineztown Sector Development Plan
- 10 • §1-7-41 Window G Sector Development Plan
- 11 • §1-7-42 La Cueva Sector Development Plan
- 12 • §1-7-44 East Gateway Sector Planning and Interim Development
- 13 Management Area
- 14 • §1-7-45 Volcano Heights Sector Development Plan
- 15 • §1-7-46 2008 South Yale Sector Development Plan
- 16 • §1-7-47 North 4th Street Corridor Plan
- 17 • §1-7-48 Volcano Cliffs Sector Development Plan
- 18 • §1-7-49 Volcano Trails Sector Development Plan
- 19 (C) Article 11 is amended to repeal the following Parts in their entirety:
- 20 • §1-11-11 Northwest Mesa Escarpment Plan
- 21 (D) Article 13 is amended to repeal the following Parts in their entirety:
- 22 • §1-13-1 Rio Grande Boulevard Corridor Plan
- 23 Section 4. The City hereby severs and invalidates the regulatory content of
- 24 the jointly adopted Rank 3 Sector Development Plans and Metropolitan
- 25 Redevelopment Plans, which will no longer serve as Sector Development
- 26 Plans but will continue to serve as Metropolitan Redevelopment Plans to guide
- 27 the Metropolitan Redevelopment Agency on redevelopment efforts, catalytic
- 28 projects, and public/private partnerships, subject to amendment pursuant to
- 29 the Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)). Code of
- 30 Resolutions Land Use - Article 6: Redevelopment Plans is hereby repealed,
- 31 and Articles 7 and 12 are amended with the following related actions:

- 1 (A) The City hereby designates the following plans as Rank 3 Metropolitan
2 Redevelopment Area Plans only, with regulatory content voided and
3 amended with the following changes:
- 4 • Part §1-6-7 McClellan Park Metropolitan Redevelopment Plan, is moved
5 to become a new §1-12-17 and is revised to delete subsection (C).
 - 6 • Part §1-6-9 South Broadway Neighborhoods Metropolitan
7 Redevelopment Plan is moved to become a new §1-12-18 and is revised
8 as follows: “The South Broadway Neighborhoods Metropolitan
9 Redevelopment Plan is hereby approved in all respects.”
 - 10 • Part §1-7-16 St. Joseph/Civic Auditorium Area Sector Development Plan,
11 is moved to become a new (A) through (F) of Part §1-12-4, and sections
12 (A) and (B) are renumbered to reflect the insertion.
 - 13 • Part §1-7-43 Downtown 2010 Sector Development Plan, is moved to
14 become a new Part §1-12-19, Downtown 2025 Metropolitan
15 Redevelopment Plan. References to the “Downtown 2010 Sector
16 Development Plan” shall be deleted and replaced with “Downtown 2025
17 Metropolitan Redevelopment Area Plan.”
 - 18 • Part §1-12-12 Los Candelarias Village Center Metropolitan
19 Redevelopment Area, is revised to delete the words “Sector
20 Development Plan” in and replace with “Metropolitan Redevelopment
21 Area Plan.”
- 22 (B) The following Metropolitan Redevelopment Plan resolutions are amended
23 to update their citation reference in the Code of Ordinances and amended
24 with the following changes:
- 25 • Part §1-4-2 Sawmill Revitalization Strategy is hereby rescinded in its
26 entirety, whose purpose and intent has been incorporated into the
27 Sawmill Metropolitan Redevelopment Area Plan.
 - 28 • Part §1-4-3 Bridge/Isleta Revitalization Plan is moved to become a new
29 §1-12-20.
 - 30 • Part §1-6-8 Soldiers and Sailors Park Metropolitan Redevelopment Plan,
31 is moved to become a new §1-12-21 and is revised as follows: “(A)(2)
32 The Plan conforms to the general plans of the city as a whole; and”

- 1 • §1-6-10 South Barelás Industrial Park Redevelopment Plan, is moved to
- 2 become a new §1-12-22, and it is renamed “South Barelás Industrial
- 3 Park Redevelopment Area Plan.”
- 4 • §1-6-11 Barelás Neighborhood Commercial Area Revitalization and
- 5 Metropolitan Redevelopment Plan, is moved to become a new §1-12-23.
- 6 • §1-6-12 Near Heights Metropolitan Redevelopment Plan, is moved to
- 7 become a new §1-12-24, and it is renamed “Near Heights Metropolitan
- 8 Redevelopment Area Plan.”
- 9 • §1-6-13 Highland Central Metropolitan Redevelopment Plan, is moved to
- 10 become a new §1-12-25, and it is renamed “Highland Central
- 11 Metropolitan Redevelopment Area Plan.”
- 12 • §1-6-14 Clayton Heights Metropolitan Redevelopment Plan, is moved to
- 13 become a new §1-12-26, and it is renamed “Clayton Heights
- 14 Metropolitan Redevelopment Area Plan.”
- 15 • §1-6-15 Historic Central Metropolitan Redevelopment Plan, is moved to
- 16 become a new §1-12-27, and it is renamed “Historic Central Metropolitan
- 17 Redevelopment Area Plan.”

18 Section 5. The City hereby severs and invalidates the regulatory content of
19 the Rank 3 Arroyo Corridor Plans, which has been included or updated in the
20 Integrated Development Ordinance, and shall consider these plans as
21 Resource Management Plans that provide policy guidance to the
22 implementing department(s). Code of Resolutions Land Use - Article 13:
23 Corridor Plans is hereby repealed, with the following related actions:

24 (A) The following Parts are moved to a new Article 15, and the City hereby
25 designates the referenced plans as Rank 3 Resource Management Plans.

- 26 • §1-13-2 Pajarito Arroyo Corridor Plan is moved to become a new §1-15-
- 27 24, and it is amended as follows: “The Pajarito Arroyo Plan, attached to
- 28 Resolution No. 115-1990 is hereby adopted as a Rank Three Plan. All
- 29 management, operations, and improvement activities within the corridor
- 30 shall be guided by this plan.”
- 31 • §1-13-3 Bear Canyon Arroyo Plan is moved to become a new §1-15-22,
- 32 and it is amended as follows: “(A) The Bear Canyon Arroyo Plan,
- 33 attached to Resolution No. 100-1991 is hereby adopted as a Rank 3 Plan.

- 1 All management, operations, and improvement activities within the
2 corridor shall be guided by this plan.”
- 3 • §1-13-4 Amole Arroyo Plan is moved to become a new §1-15-21, and it is
4 amended as follows: “(A) The Amole Arroyo Plan, attached to
5 Resolution No. 165-1991 is hereby adopted as a Rank Three Plan. All
6 management, operations, and improvement activities within the corridor
7 shall be guided by this plan.”
- 8 (B) The following Part is moved to Chapter 4: Programs and Plans, Article 2:
9 Transportation.
- 10 • Part §1-13-5 Interstate Corridor Enhancement Plan is moved to become
11 a new Part §4-2-11, and Parts §4-2-10 and §4-2-11 are renumbered to
12 reflect the insertion.
- 13 (C) The following Parts are moved to a new Article 15, and the City hereby
14 designates the referenced plans as Rank 3 Resource Management Plans.
- 15 • Part §1-11-13 Los Poblanos Fields Open Space Resource Management
16 Plan is moved to become a new §1-15-23.
- 17 • Part §1-11-14 Tijeras Arroyo Biological Zone Resource Management
18 Plan is moved to become a new §1-15-25.
- 19 Section 6. The City hereby repeals Article 10: Overlay zones, including the
20 Historic Overlay Zones resolutions (§1-10-1, §1-10-2, §1-10-3), the Design
21 Overlay Zones resolutions (§1-10-20 through §1-10-23), and the Airport
22 Overlay Zone resolutions (§1-10-30), whose regulatory purpose has been
23 replaced by the Integrated Development Ordinance (O-17-49).
- 24 (A) The following Overlay Zone plans are hereby rescinded:
- 25 • Alameda Boulevard Design Overlay Zone (July 28, 1998)
- 26 • Atrisco Vista Wall Overlay Zone (Z-84-115)
- 27 • Central Avenue Design Overlay Zone (R-13-165, Enactment No. R-2013-
28 065)
- 29 • Sunport Boulevard Design Overlay Zone (R-453, Enactment No. 110-
30 1992)
- 31 • Unser Boulevard Overlay Zone (R-14, Enactment No. 95-1992)
- 32 (B) The City hereby invalidates other Overlay Zones and plans that may have
33 been adopted that are not otherwise listed in Section 6(A) above.

1 Section 7. The City hereby repeals §1-1-2, Policies for Zone Map Change
2 Applications, which is commonly referred to by its enactment number of “R-
3 270-1980,” whose procedures and criteria for zone change requests have been
4 replaced by the Integrated Development Ordinance (O-17-49).

5 Section 8. The City hereby repeals §1-1-4, Annexation Policies, and §1-1-5,
6 Withdrawal of Petitioners for Annexation, whose procedures and criteria for
7 annexation of land into the City has been replaced by the Integrated
8 Development Ordinance (O-17-49).

9 Section 9. The City hereby repeals §1-1-6, Annual Revised Program of
10 Planning Priorities, whose procedures have been replaced by the Integrated
11 Development Ordinance (O-17-49).

12 Section 10. The City hereby repeals §1-1-11, Bed and Breakfast
13 Establishments in Residential Areas, whose procedures and criteria for
14 establishing bed and breakfast zoning has been replaced by the Integrated
15 Development Ordinance (O-17-49).

16 Section 11. The City hereby repeals §1-1-12, High Quality in Site
17 Development Type Plans, whose procedures and criteria for creating site
18 development plans has been replaced by the Integrated Development
19 Ordinance (O-17-49).

20 Section 12. The City hereby repeals §1-1-16, Establishing a Policy Pursuant
21 to the Pre-Development Facility Fee to Require Plat Review by Albuquerque
22 Public Schools Prior to City Approval for Preliminary Plats and Final Plats
23 Containing Residential Uses, whose procedures and criteria for referral of
24 platting applications to APS has been updated, integrated into, and replaced
25 by the Integrated Development Ordinance (O-17-49).

26 Section 13. The City hereby repeals Article §1-3, Metropolitan Areas and
27 Urban Centers Plan, whose policies have been replaced by the ABC Comp
28 Plan Centers and Corridors Map via R-16-08 (Enactment No. R-2017-026) and
29 whose regulatory intent has been replaced by the Integrated Development
30 Ordinance (O-17-49).

31 Section 14. The City hereby repeals Part §2-5-1 Extraterritorial Zoning
32 Commission in its entirety, whose purpose has been invalidated by changes
33 to State Law.

1 Section 15. The City hereby repeals Part §1-1-14 City Council's Prior
2 Notice of Annexations Required in its entirety, whose purpose has been
3 invalidated by changes to State Law.

4 Section 16. The City hereby amends Part §1-1-10 Criteria to Guide the
5 Planning and Development of Planned Communities in the Reserve Area to
6 ensure consistency with the 2017 ABC Comp Plan via R-16-08 (Enactment No.
7 R-2017-026) and the Integrated Development Ordinance (O-17-49).

- 8 • Subsection §1-1-10(A) is revised as follows: "Acceptance of planned
9 communities criteria: policy element. The Planned Community Criteria:
10 Policy Element, attached to Resolution No. 151-1990 are accepted and
11 approved in fulfillment of Subsection 2.D of Resolution 138-1988,
12 conditioned upon public hearing and approval by the Albuquerque City
13 Council and the Bernalillo County Commission."
- 14 • Subsections §1-1-10(A)(1) through (A)(4) are deleted.
- 15 • Subsection §1-1-10(C) et seq. is deleted with subsequent sections
16 renumbered to reflect the deletion.
- 17 • Subsection §1-1-10(E) is revised as follows: "Plan ranking. Planned
18 community master plan ranking relationships are as follows: (1)
19 Planned community master plans will implement and be compatible with
20 the Rank 1 Comprehensive Plan. (2) Planned community master plans
21 will implement and be compatible with relevant Rank 2 plans. However,
22 planned community Level A Community Master Plans may, when
23 specifically so adopted constitute or contain an amendment to a Rank 2
24 Area Plan previously adopted. (3) Planned community Level B Village
25 Plans shall not conflict with other Rank 2 or Rank 3 plans affecting the
26 same area."
- 27 • Subsection §1-1-10(F) et seq. is deleted.

28 Section 17. The City hereby amends Part §1-2-1 Comprehensive Plan for
29 Albuquerque and Bernalillo County to ensure consistency with the 2017 ABC
30 Comp Plan via R-16-08 (Enactment No. R-2017-026) and the Integrated
31 Development Ordinance (O-17-49).

- 32 • Subsections §1-2-1(B)4 and §1-2-1(B)5 are deleted.

- 1 • Subsection §1-2-1(C) is amended as follows: “The Implementation
- 2 Chapter shall be used as a foundation for procedures to evaluate
- 3 accomplishments and recommend amendments to the plan and
- 4 revisions to the work priorities associated with implementation; and
- 5 such evaluation and adjustment shall be done at least every 5 years.”
- 6 • Subsections §1-2-1(D) et seq., §1-2-1(E), and §1-2-1(H) through §1-2-
- 7 1(BB) are deleted. This resolution shall become a new §1-2-1(D).

8 Section 18. The City hereby amends Part §1-6-16 Railyards Master
9 Development Plan to ensure consistency with the Integrated Development
10 Ordinance (O-17-49).

- 11 • The title is amended to read: “Rail Yards Master Plan”
- 12 • Subsection §1-6-12(A) is amended as follows: “The Rail Yards Master
- 13 Plan and accompanying Site Plan (attached hereto as Exhibit A) are
- 14 hereby approved and adopted.”
- 15 • Subsection §1-6-12(B) is amended as follows: “The City Council adopts
- 16 the following Findings as recommended by the Environmental Planning
- 17 Commission: (1) This is a Master Plan and accompanying Site Plan for
- 18 Tract A of the Plat of Tract A of AT&SF Railway Co. Machine Shop
- 19 located on 2nd Street SW between Cromwell Avenue and Hazeldine
- 20 Avenue and containing approximately 27.3 acres. (2) The Rail Yards are
- 21 zoned PD. The Master Plan allows for a wide range of permissive uses,
- 22 including multifamily residential (R-MH), community commercial uses
- 23 such as retail, restaurants, services (MX-M), and light industrial (NR-BP)
- 24 each with some limited exceptions. The Master Plan was reviewed by
- 25 the EPC and approved by the City Council prior to the issuance of a
- 26 building permit for the site (with very limited exceptions). (3) The Master
- 27 Plan as submitted contains a site development plan for subdivision with
- 28 an accompanying Master Plan document. The Master Plan is the
- 29 document that will guide redevelopment of the City-owned Albuquerque
- 30 Rail Yards site. The Albuquerque Rail Yards are located within the
- 31 Barelas neighborhood and adjacent to the South Broadway
- 32 neighborhood.... (5) The Rail Yards property is located within the Area
- 33 of Change Development Area of the Albuquerque Bernalillo County

1 Comprehensive Plan (2003).... (9) Section 10.4 of the Master Plan
2 requests delegation of Site Plan to the Development Review Board with
3 its review to include historic preservation planner and a Metropolitan
4 Redevelopment planner.”

5 Section 19. The City hereby amends Part §5-1-1 Sale of Alcohol Near
6 Schools or Churches; Standards for Waiver to ensure consistency with the
7 Integrated Development Ordinance (O-17-49).

- 8 • Part §5-1-1(B)(2) is revised as follows: “Any waiver shall be subject to
9 the zoning requirements in the Integrated Development Ordinance.”

10 Section 20. The City hereby invalidates any other policy related to zoning
11 and land use within adopted Resolutions for Rank 2 Area Plans or Rank 3
12 Sector Development Plans not otherwise listed above, which have been
13 replaced by the ABC Comprehensive Plan via R-16-08 (Enactment No. R-2017-
14 026).

15 Section 21. Upon its adoption this IDO is the City’s sole document
16 regulating land use within the municipal boundaries. In the event of any
17 conflicts, the terms, requirements and obligations established by this IDO
18 shall prevail over any other ordinance not specifically repealed herein or
19 otherwise remaining after its adoption.

20 Section 22. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
21 clause, word or phrase of this resolution is for any reason held to be invalid or
22 unenforceable by any court of competent jurisdiction, such decision shall not
23 affect the validity of the remaining provisions of this resolution. The Council
24 hereby declares that it would have passed this resolution and each section,
25 paragraph, sentence, clause, word or phrase thereof irrespective of any
26 provisions being declared unconstitutional or otherwise invalid.

27 Section 23. COMPILATION. Sections 1 through 21 of this resolution shall
28 amend, be incorporated in and made part of the Code of Resolutions of
29 Albuquerque, New Mexico, 1994.

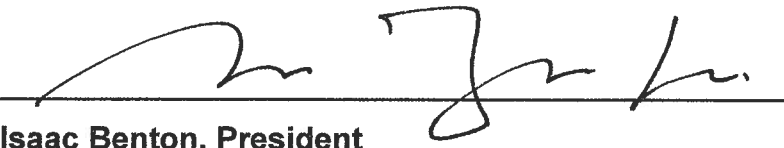
30 Section 24. EFFECTIVE DATE AND PUBLICATION. This legislation shall
31 take effect six months after publication by title and general summary.

32
33

1 PASSED AND ADOPTED THIS 13th DAY OF November, 2017
2 BY A VOTE OF: 6 FOR 3 AGAINST.

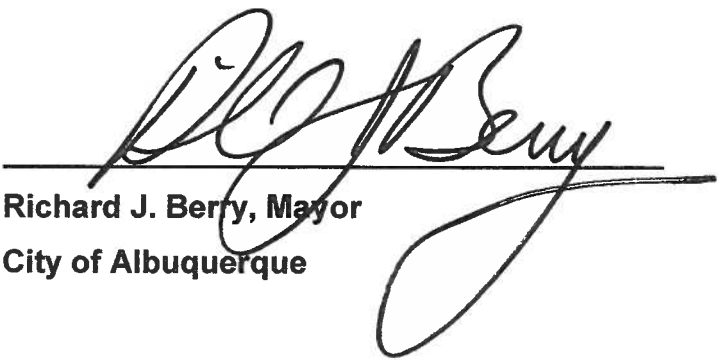
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4 For: Benton, Davis, Gibson, Harris, Jones, Lewis

5 Against: Peña, Sanchez, Winter
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10 Isaac Benton, President
11 City Council
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15 APPROVED THIS 16 DAY OF NOVEMBER, 2017
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17

18 Bill No. C/S R-17-213

19 
20 Richard J. Berry, Mayor
21 City of Albuquerque
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25 ATTEST:

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27 Natalie Y. Howard, City Clerk
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[+Bracketed/Underscored Material+] - New
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