

# Westland Master Plan

**ADOPTED MAY 1998**

AMENDED JUNE 2008

AMENDED NOVEMBER 2012

AMENDED FEBRUARY 2016

AMENDED NOVEMBER 2017

AMENDED MARCH 2019

AMENDED NOVEMBER 2025



CONSENSUS

PLANNING

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**ANTIGUA**  
LAND COMPANY

WESTERN ALBUQUERQUE LAND HOLDINGS



# Westland Master Plan (Framework Plan)

City Council adopted the Westland Master Plan on May 18, 1998 through Council Bill R-98-20 (Enactment No. 63-1999).

The Westland Master Plan was originally a jointly adopted document with Bernalillo County. The County has subsequently adopted the Upper Petroglyph Sector Development Plan for the portion of the original Westland Master Plan within the unincorporated Bernalillo County, and the City has adopted amendments to the Westland Master Plan to change the boundary to only regulation the portion of Westland within the City.

## Amendments

This Plan incorporates amendments adopted by the City of Albuquerque in the following referenced Resolutions and Ordinances, which are on file with the City Clerk's office and on City Council's Legistar webpage: <https://cabq.legistar.com/Legislation.aspx>

| Legislation | Enactment  | Effective Date    | Description                                                                                                                                                                                                                                                                                                                                                |
|-------------|------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R-25-203    | R-2025-082 | November 17, 2025 | Adopting A Text Amendment To The Westland Master Plan (Framework Plan) To Change The Land Use Designation From Education To Residential On Tract N-1-B Containing Approximately 60 Undeveloped Acres, Including Changes To Land Use Tables And Exhibits, And To Update Maps To Reflect A Bulk Land Plat That Split Tract N-1 Into Tract N-1-A And N-1-B    |
| R-18-112    | R-2019-013 | March 8, 2019     | Moves Zoning Regulations From The Master Plan To The Sector Development Plan while Deleting Errors And Inconsistencies; Removes References to Bernalillo County Zoning Designations; Creates a Use Table as Part of The Sector Development Plan; Adds "Hospital" as a Permissive Use in the SU-2 for Town Center Zone with an Allowable Height of 110 Feet |
| O-17-49     | O-2017-025 | November 17, 2017 | Adopting the IDO, Converting the Zoning Map (zoning Westland PC – Planned Community), Amending the Planning System so that Westland Is Considered a Framework Plan                                                                                                                                                                                         |
| R-17-213    | R-2017-102 | November 24, 2017 | Repealing Resolutions And Plans Whose Regulatory Purpose And Content Has Been Replaced By The Integrated Development Ordinance (IDO) (§14-16, et seq.) – Repeals the Westland Sector Development Plan as a Rank 3 Plan and renames a Framework Plan tied to the PC zone district                                                                           |

| <b>Legislation</b> | <b>Enactment</b> | <b>Effective Date</b> | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------|------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R-15-5             | R-2016-007       | Feb. 12, 2016         | Adopting A Zone Map Amendment, 15EPC-40034, To Establish Special Use Zoning, And Sector Development Plan Map Amendments, 15EPC-40036, To Amend The Westland Master Plan Primarily To Respond To Future Development Plans For A Regional Sports Facility To Fulfill A Public Need For Additional Recreational Opportunities, For Parcels C-2-A, C-3-A And C-3-C, Westland North, Approximately 82 Acres, Located South Of Arroyo Vista Boulevard, North Of Ladera Drive And East Of 118th Street                                                                                                                                                                                     |
| R-12-80            | R-2012-094       | November 30, 2012     | Amending The Westland Sector Development Plan, And The Westland Master Plan, To Respond To Future Development Plans For An Education Campus, Athletic Fields And A Regional Park, And To Modify Land Uses And Densities In Certain Areas, Approximately 1,700 Acres, Located South Of Petroglyph National Monument, West Of Unser Boulevard, North Of Interstate 40, And East Of The City Limits                                                                                                                                                                                                                                                                                    |
| R-08-58            | R-2008-074       | June 20, 2008         | Amending The Westland Sector Development Plan Zoning Map (06EPC-00139) To Change The Zoning From SU-2/R-LT, SU-2/R-2, SU-2/O-1, SU-2/OS and SU-2/Town Center To SU-2 For TC (Town Center) and SU-2 For TCV (Town Center Village) and To Create a New Zone Category, TCV (Town Center Village), For Parcels C, D, E, F, G and H of Westland North, Approximately 550 Acres, Located Between 98th Street and The Proposed 118th Street, North of Interstate 40 and South of Arroyo Vista Drive, and To Amend The Westland Sector Development Plan Land Use Map (06EPC-00141) To Correspond To The Zone Changes and To Incorporate Various Updates Based On The Conditions of Approval |
| R-08-59            | R-2008-075       | June 20, 2008         | Amending The West Side Strategic Plan (07EPC-50069) To Relocate The Westland Community Activity Center, Serving The Westland North Community, From Its Designated Location To A New Location Closer To Interstate 40, and Decreasing The Size of The Activity Center From Approximately 220 Acres To Approximately 161 Acres, For Parcels C, D, E, F, G and H, Westland North, Located Between 98th Street and The Proposed 118th Street, North of Interstate 40 and South of Ladera Drive                                                                                                                                                                                          |



| Legislation | Enactment  | Effective Date | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------|------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R-08-60     | R-2008-076 | June 20, 2008  | Adopting Sector Development Plan Map Amendments (07EPC-40071), To Revise The Land Use/Zoning Map For Parcels C, D, E, F, G and H of Westland North To Be Consistent With Zone Changes Specified In The Sector Development Plan Map Amendment To The Westland Sector Plan (06EPC-00139), and Amending The Text of The Westland Master Plan To Establish Parameters For The New TCV (Town Center Village) Zone Category, and Adding Hotel As A Permissive Use In The SU-2/TC Zone, and Amending The RR (Residential Resort) Zone To Include Community Neighborhood Recreation Center As A Permissive Use, Approximately 1,050 Acres, Located Between 98th Street and The Proposed 118th Street, North of Interstate 40 and South of The Petroglyph National Monument |

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## **I. INTRODUCTION**

The Westland Master Plan covers 6,424 acres of varied terrain on Albuquerque's West Side (Exhibit 1 - Site Vicinity). General characteristics of the land include its location south of the basalt escarpment, moderate percentage slopes through the central portion, and flat grassland at the western and eastern portions of the Plan area. The Plan area is presently vacant, being used for cattle grazing, and is zoned for low density County residential and agricultural uses (A-1). Boundaries for the Westland Plan area are the Petroglyph National Monument boundary to the north, Interstate 40 to the south, the City limits to the east, and 1/4 mile west of Paseo del Volcan. These boundaries represent major physical and jurisdictional features that have been selected for their defining characteristics which will allow for comprehensive, rational, and efficient planning and provision of utility services. Such an approach is important for the West Side and the Albuquerque Metropolitan Area since the majority of Bernalillo County's future growth is likely to occur west of the Rio Grande.

The Westland Master Plan area is the western gateway to and from Albuquerque and represents a major developable portion of the Albuquerque Metropolitan Area. Travelers coming from the west will see this area first as they enter Bernalillo County, so this planning effort offers a unique opportunity to favorably shape the urban form and impress both travellers and residents with its quality development. As a highly visible gateway with broad and panoramic views of the Sandia Mountains and the rest of the City, it is imperative that the Westland Master Plan capture this potential and translate it into appropriate and flexible development guidelines that will provide for a variety of housing, commercial, office, and employment development with visual and recreational open spaces.

## **Westland Development Co., Inc.**

Westland Development Co., Inc. was founded in 1967 after State legislation allowed corporations established under the 1891 New Mexico Territorial Land Grant Corporation Act to be reorganized as for-profit stock corporations. Westland Development Co., Inc. shareholders are heirs to the original Atrisco Land Grant awarded by the King of Spain in 1692 and 1768. Westland currently owns approximately 60,000 acres of land on Albuquerque's West Side in various states of development.

Westland Development Co., Inc. owns the majority of land within the Plan area (Exhibit 2 - Ownership). They will serve as the Master Developer for the entire Plan area and will oversee a Design Review Committee that will evaluate subdivision and site development plan proposals according to criteria set forth in the Design Guidelines Chapter of this Plan. The Design Review Committee will serve as a reviewing body prior to Bernalillo County's approval process.

Throughout the planning process, meetings were held with other property owners within the Plan area as well as with other interested parties such as the National Park Service, the Atrisco Land Rights Council, the Friends of the Albuquerque Petroglyphs, City of Albuquerque Open Space Division, and the Ladera West, Westgate Heights, Westgate Vecinos, and Laurelwood Neighborhood Associations. It is anticipated that additional meetings will be held with these groups during the review and approval process of this Plan.

## **Regional Context**

The Westland Plan area is adjacent to and north of Interstate 40 which is a major east-west transportation corridor extending from California to Tennessee. It is close to future employment centers

at the Atrisco Business Park and the Double Eagle II Airport. A portion of the proposed State Highway Paseo del Volcan that will connect Interstate 40 to Rio Rancho is currently being studied by the State Highway Department and will be located within the existing roadway alignment or another alignment further west. Paseo del Volcan will eventually link with a southern extension of Paseo del Volcan SW to Rio Bravo that is currently under construction.

Linking Paseo del Volcan SW to Rio Bravo will create a southwestern route to link Interstate 40 with Interstate 25. Not only will this road connection facilitate growth and development in Albuquerque's southwest mesa, it will also help avoid continued traffic congestion at the intersection of Interstates 25 and 40. Known as the "Big I", congestion at this major interstate crossroads is expected to be exacerbated while construction takes place to improve and realign the entire "Big I" intersection. Construction is expected to begin in the latter half of the 1990's and continue for eight to twelve years.

### Growth Inducing Factors

The Westland Plan area is an ideal location to accommodate development and growth that is occurring on the West Side. The purpose of the Plan is to meet the growing demand for housing, employment, commercial services, and recreation to service the Company's shareholders and the regions' residents, particularly in the City's northwest and southwest quadrants. The West Side represents one of the few large, contiguous areas where the County can efficiently expand since contiguous growth to the east, south, and north cannot occur due to physical and jurisdictional limitations.

Tremendous population and economic growth in Rio Rancho, spurred by the Intel plant expansion, and in the northwest quadrant

of the City west of the river will be orienting future development to the 6,424 acre Westland Plan area. Most land for residential development in the Northeast Heights, where the majority of Albuquerque's growth has been concentrated for the past fifty years, has been absorbed. Absorption is also occurring rapidly on the West Side, particularly on land between the Petroglyph National Monument and Coors Boulevard north of Interstate 40.

### Population

Table 1 shows the population growth that has occurred on Albuquerque's West Side since 1980. Bordered by the County line to the north, the Rio Grande to the east, Gun Club Road to the south, and the Rio Puerco Escarpment to the west, the population of Albuquerque's West Side has nearly doubled since 1980 while the population of the City as a whole has increased by approximately 25 percent.

**Table 1 - Population of the West Side and Albuquerque, 1980 - 1994\***

|             | 1980    | 1990    | 1994*   | % Change<br>1980-94 |
|-------------|---------|---------|---------|---------------------|
| West Side   | 38,523  | 62,677  | 73,775  | 91.5                |
| Albuquerque | 332,920 | 384,736 | 415,000 | 26.4                |

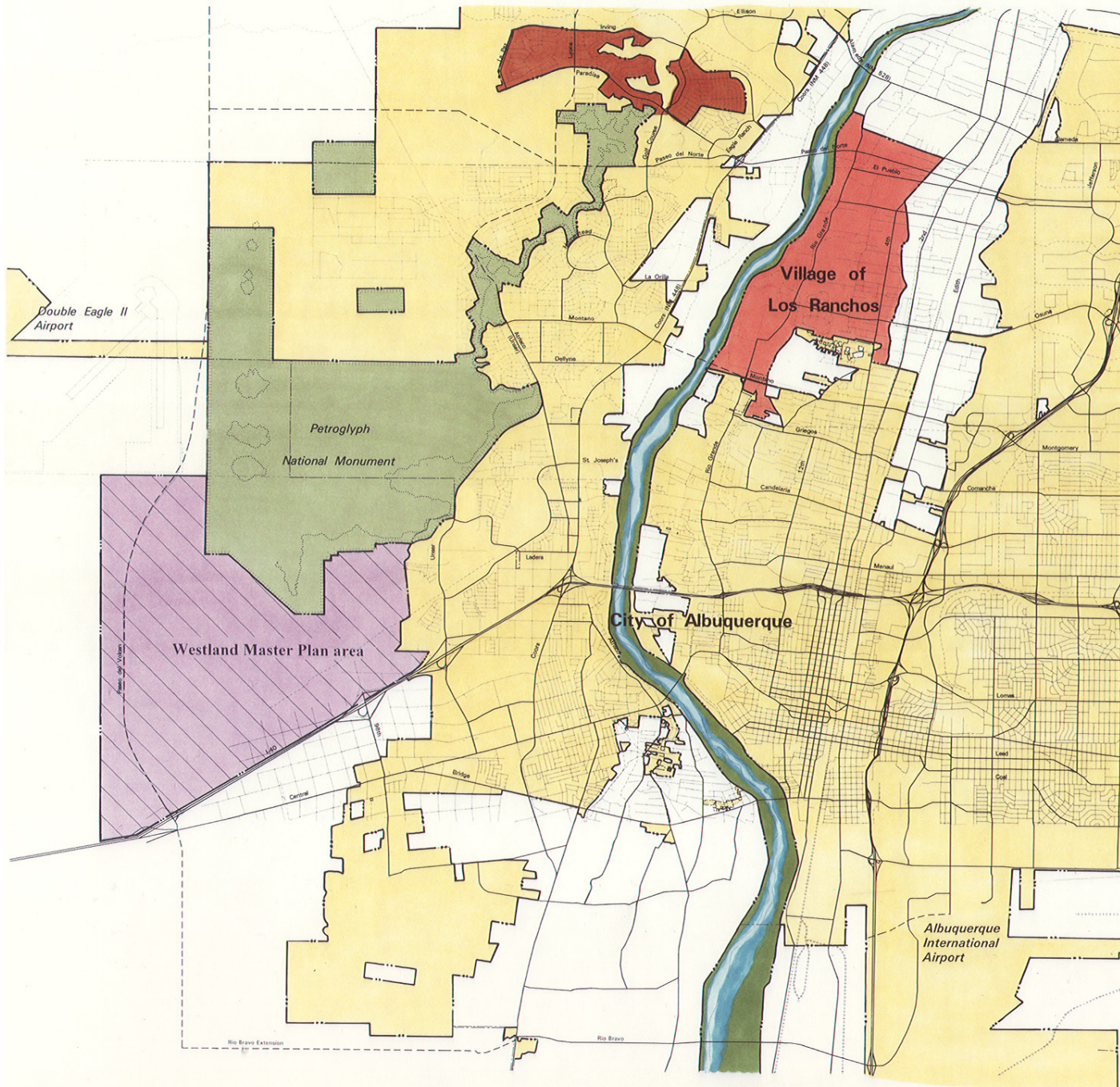
Source: City of Albuquerque Planning Department, 1994

\*Estimated population



# Westland Master Plan

## SITE VICINITY



-  Westland Master Plan area
-  City of Albuquerque
-  Bernalillo County
-  Paradise Hills
-  Village of Los Ranchos
-  Petroglyph National Monument

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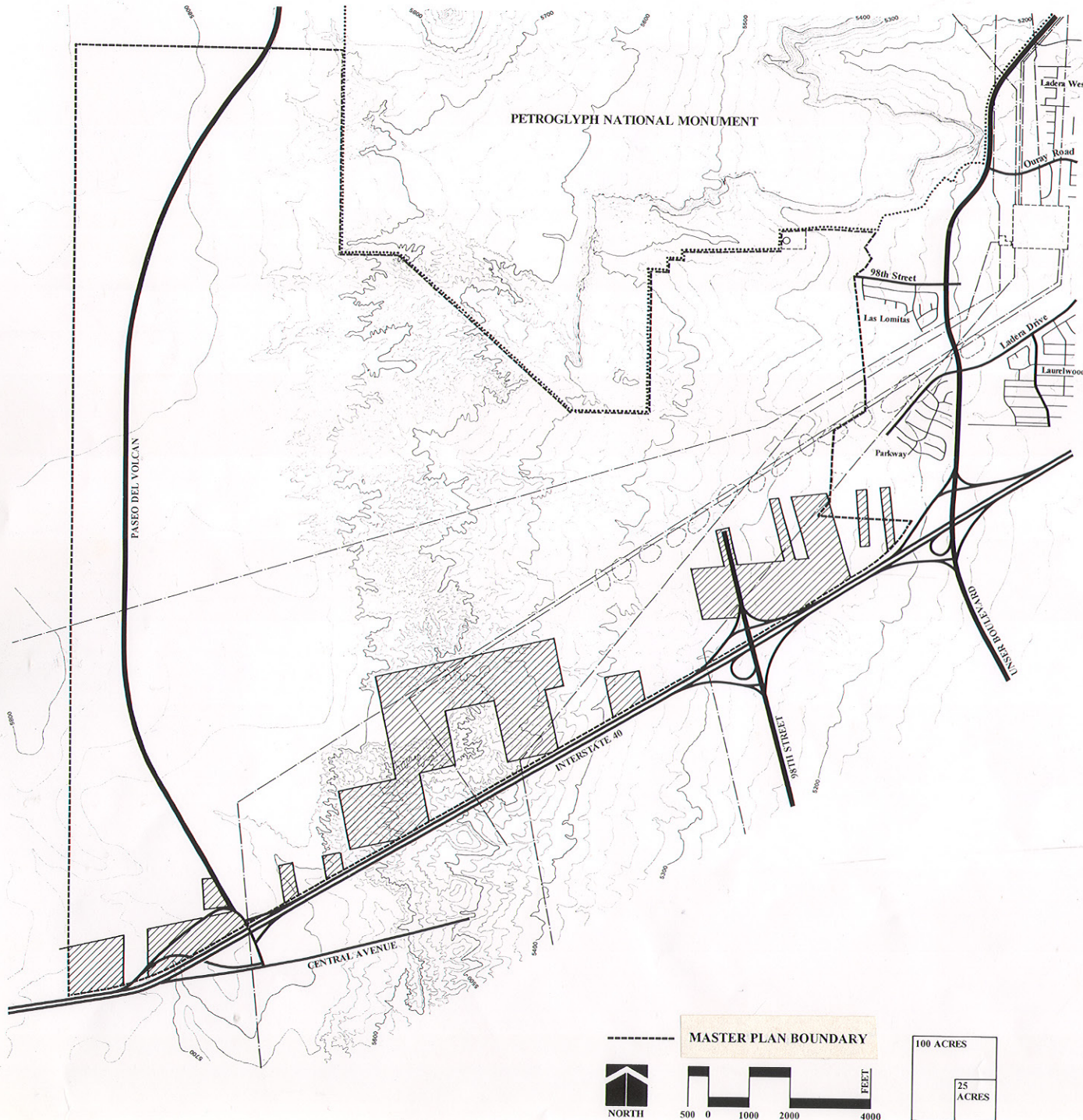
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 CONSENSUS PLANNING, INC.

 BOHANNAN-HUSTON INC.  
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

 TASCHECK  
Environmental Consulting





# Westland Master Plan

## OWNERSHIP



Non-Westland Parcels

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The population of Albuquerque's West Side is younger than the rest of the City. Nearly one-third of its population is younger than 18 (Table 2) and its median age is 27.6 years compared to 31.4 for the City.

**Table 2 - Population Distribution by Age for the West Side and Albuquerque, 1990**

| Age           | WS            | WS %       | Alb.           | Alb. %     |
|---------------|---------------|------------|----------------|------------|
| < 5           | 5,947         | 9.49       | 28,614         | 7.44       |
| 5-17          | 14,157        | 22.59      | 67,589         | 17.57      |
| 18-34         | 18,817        | 30.02      | 114,379        | 29.73      |
| 35-64         | 20,217        | 32.26      | 131,360        | 34.14      |
| > 65          | 3,539         | 6.65       | 42,767         | 44.12      |
| <b>Totals</b> | <b>62,677</b> | <b>100</b> | <b>384,736</b> | <b>100</b> |

Source: 1990 U.S. Census

The Westland Master Plan recognizes the pressures brought about by a young population on school capacities and park and recreational facilities. These important components to the Plan area are addressed in Chapter IV.

## Housing

The number of housing units has also increased as a result of the population influx to the West Side. Lower interest rates in the early 1990's and a pent up demand stimulated tremendous growth in the number of single family and multi family units on the West Side. Table 3 shows the number of lots for new major subdivisions that have been set aside since 1990. Table 4 highlights the dramatic climb of building permits issued since 1991 that is consistent with the West Side's increasing share of the total Albuquerque housing market, as seen in Table 5.

**Table 3 - Number of Lots for New Major Subdivisions, 1990-1994**

| Year          | WS           | Total County | WS as % of County |
|---------------|--------------|--------------|-------------------|
| 1990          | 15           | 403          | 3.7               |
| 1991          | 128          | 337          | 38                |
| 1992          | 608          | 1,261        | 48.2              |
| 1993          | 988          | 1,924        | 51.4              |
| 1994          | 2,055        | 3,448        | 59.6              |
| <b>Totals</b> | <b>3,794</b> | <b>7,373</b> | <b>51.4</b>       |

Source: City Planning Department, 1995

**Table 4 - Single Family Building Permits, 1989-1994**

| Year | WS    | Alb.  | WS as % of City |
|------|-------|-------|-----------------|
| 1989 | 582   | 1,335 | 43.6            |
| 1990 | 538   | 1,127 | 47.7            |
| 1991 | 500   | 1,226 | 32.6            |
| 1992 | 836   | 1,874 | 44.6            |
| 1993 | 1,276 | 2,198 | 58.1            |
| 1994 | 1,561 | 2,567 | 60.8            |

Source: City of Albuquerque Planning Department, 1995

**Table 5 - Total Housing Units on the West Side and Albuquerque, 1980-1994\***

|                        | 1980    | 1990    | 1994     | % Change as of 1980-94 |
|------------------------|---------|---------|----------|------------------------|
| <b>West Side</b>       | 12,444  | 22,552  | 28,000*  | 125                    |
| <b>Albuquerque</b>     | 132,788 | 166,870 | 174,000* | 31                     |
| <b>WS as % of Alb.</b> | 9.4     | 13.5    | 16.1     | N/A                    |

Source: City of Albuquerque Planning Department, 1994; Urban Growth Trends, 1992

\*Estimated

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## II. PLANNING INTEGRATION

### **Albuquerque/Bernalillo County Comprehensive Plan**

Long range development is guided by the City of Albuquerque and Bernalillo County Comprehensive Plan that was adopted in August, 1988. The Comprehensive Plan is the governing plan for all Albuquerque and Bernalillo County development. As such, it is a Rank 1 Plan. The Westland Master Plan is a Rank 3 Plan and must comply with the Rank 1 Comprehensive Plan as well as the Rank 2 Northwest Mesa Area Plan and the Northwest Area Plan. As of summer 1996, the West Side Strategic Plan was being reviewed by Bernalillo County and the City of Albuquerque to be the overall Rank 2 Plan for the entire West Side. It has been prepared with the purpose of being the primary Rank 2 Area Plan for the West Side, so the future status of the Northwest Area Plan and the Northwest Mesa Area Plan is uncertain. The planning concepts and land uses proposed in the document directly and indirectly meet the goals and policies of these higher ranking plans.

Most of the Westland Master Plan area is currently zoned A-1 by Bernalillo County. There are two Comprehensive Plan designations for the property. Developing Urban is the designation in the eastern half of the Plan area between the current city limits and the 5600' elevation line, while Reserve is the designation west of this line that continues to the Rio Puerco escarpment (Exhibit 3 - Comprehensive Plan Designations). The acreage in the Developing Urban area is approximately 1,781 acres, while the acreage in the Reserve portion is approximately 3,957 acres. These figures exclude transportation, drainage, utility, and trail corridors.

### **Developing Urban Areas**

Developing Urban is the Comprehensive Plan designation intended for areas of the City or County that are in the process of developing but that have not reached ultimate build-out. A full range of services will be extended to these areas in an orderly manner according to utility policies. The emphasis in Developing Urban Areas is on planning for large areas or sectors in order to provide varieties of housing types and other land uses along with appropriate open space. The following goals and policies from the 1988 Albuquerque/Bernalillo County Comprehensive Plan are met through the Westland Master Plan.

- Goal: Create a quality urban environment which perpetuates the tradition of the identifiable, individual but integrated communities within the metropolitan area.
- Goal: Offer variety and maximum choice in housing, transportation, work areas, and lifestyles while creating a visually pleasing built environment.
- Policy: A full range of urban land uses is allowed that results in an overall gross density up to 5 dwelling units per acre.
- Policy: These areas shall be subject to special requirements for low-density holding zones to allow for sector planning, special design treatments, and phasing of infrastructure in keeping with capital improvements priorities.
- Policy: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.



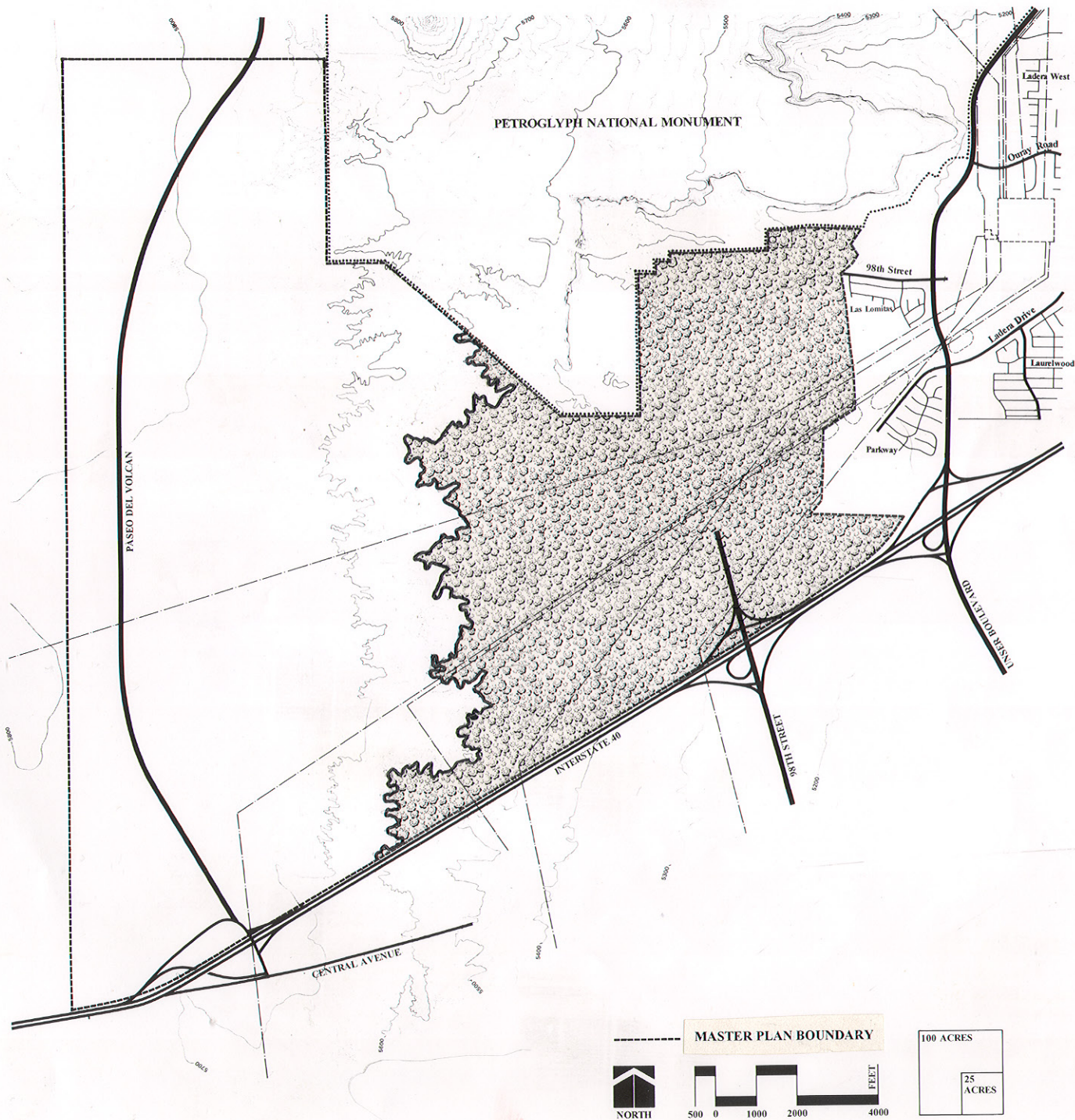
- Policy: Clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged.
- Policy: Higher density housing is most appropriate in the following situations:
  - ◊ In areas where it is compatible with existing area land uses and where adequate infrastructure will be available.
  - ◊ In areas with excellent access to the major street network.
  - ◊ In areas where a transition is needed between single-family homes and more intensive development.
- Policy: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- Policy: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic.
- Policy: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.
- Policy: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

### Open Space Goals

- Provide visual relief from urbanization.
- Offer opportunities for education, recreation, and conservation of natural resources.

### Open Space Policies

- Open Space Lands should serve one or more of the following:
  - ◊ Conservation of natural resources and environmental features
  - ◊ Outdoor education and recreation
  - ◊ Conservation of archaeological resources
  - ◊ Trail corridors
  - ◊ Protection from natural hazards
  - ◊ Shaping of the urban form
- A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created.
- Development in or adjacent to the proposed Open Space Network shall be compatible with open space purposes.
- Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales.
- Developing areas shall have neighborhood parks and open areas located to serve the population being accommodated in the developing area.
- The design of parks and other open areas shall incorporate the following criteria:
  - ◊ Multi-functional use of resources and compatible facilities;
  - ◊ Maintenance and landscaping appropriate to the location, function, public expectations, and intensity of use;
  - ◊ Integration into residential design for easy accessibility and orientation to encourage use; and,
  - ◊ Lighting, site design, or other methods to minimize vandalism.



# Westland Master Plan

## COMPREHENSIVE PLAN DESIGNATIONS



Prepared For



Westland Development

Prepared By



CONSENSUS PLANNING, INC.



BOHANNAN-HUSTON INC.  
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS



TASCHEK  
Environmental  
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- ◊ Connection between other Open Space Network areas and public facilities.
- Design of neighborhood open areas should tie into other open spaces to create an Open Space Network.

### **Environmental Goal: Air Quality**

- Improve air quality to safeguard public health and enhance the quality of life.

### **Environmental Policies: Air Quality**

- Adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment, and services.
- Traffic engineering techniques shall be improved to permit achievement and maintenance of smooth traffic flow at steady, moderate speeds.
- Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.
- Air quality considerations shall be integrated into zoning and land use decisions to prevent new air quality/land use conflicts.

### **Environmental Goal: Water Quality**

- Maintain a dependable, quality supply of water for the urbanized area's needs.

### **Environmental Policies: Water Quality**

- Minimize the potential for contaminants to enter the community water supply.
- Provide greater emphasis on a total systems approach to water as a valuable resource.

### **Environmental Goals: Noise**

- Protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

### **Environmental Policies: Noise**

- Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.
- Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

### **Environmental Goal: Archaeological Resources**

- Identify and manage or acquire significant archaeological and paleontological sites for research, education, economic, and/or recreation use.

### **Environmental Policies: Archaeological Resources**

- A proactive program for identifying and evaluating archaeological and paleontological sites and items in the metropolitan area shall be undertaken.



- Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.

### **Environmental Goal: Developed Landscape**

- Maintain and improve the natural and the developed landscapes' quality.

### **Environmental Policies: Developed Landscape**

- The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.
- Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.
- Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native or naturalized vegetation should be used where appropriate.
- In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

### **Community Resource Management: Goal**

- Develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.

### **Community Resource Management: Policies**

- Public service expansion costs, benefits, and effects should be evaluated and balanced between new service recipients, existing users and the community at large.

### **Water Management Goal**

- Use and manage water resources efficiently.

### **Water Management Policies**

- Measures shall be adopted to discourage wasteful water use, such as extensive landscape-water runoff to uncultivated areas.
- Maximum absorption of rainfall shall be encouraged through the use of:
  - ◊ arroyo channels designed to allow infiltration of water wherever possible and
  - ◊ conservation devices in all new developments.

### **Energy Management Goal**

- Maintain an adequate, economical supply of energy through energy management techniques and use of alternative and renewable energy sources.

### **Energy Management Policies**

- Use of energy management techniques shall be encouraged.

- Efficient and economic use of alternative and renewable energy sources including but not limited to solar, wind, solid waste, and geothermal shall be promoted.
- Land use planning that will maximize potential for efficient use of alternative and renewable energy sources shall be undertaken.

### **Transportation and Transit Goals**

- Provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel.
- Provide sufficient roadway capacity to meet mobility and access needs.

### **Transportation and Transit Policies**

- Compatible mixing and convenient placement of residential, commercial, manufacturing, and public service related land uses shall be encouraged where desirable and appropriate to lessen the need for intra-city motorized travel.
- Effective regional transit and paratransit shall be provided and promoted by the City and County, in cooperation with other jurisdictions.
- Pedestrianways and auto-free areas shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.
- A metropolitan area-wide bicycle and trail network shall be constructed and promoted.

- Street and highway projects shall include paralleling paths and crossings for bicycles, pedestrians, and equestrians where appropriate.
- In the newly developing areas, a portion of the street system should focus on arterial roadways upon which vehicles encounter few stops.
- Peak hour demands on the circulation system should be decreased.
- Transportation infrastructure should be planned to facilitate and expedite inter-city and intra-city automobile and public transportation.

### **Housing Goal**

- Increase the supply of affordable housing.

### **Housing Policies**

- The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.
- Quality and innovation in new housing design and construction shall be promoted.

### **Economic Development Goal**

- Achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

### Economic Development Policies

- New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.
- Tourism shall be promoted.

### Education Goal

- Provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age, and educational groups.

### Education Policies

- Stronger communication and planning links with area schools and educational institutions shall be established.
- Library services shall be expanded and made more accessible to people at a neighborhood and community level.

### Planned Communities Criteria - Reserve Portion

The “Reserve” Area was created as a designation to “bank” land so that it would be available at a later date for either Bernalillo County to develop or for eventual urban expansion and development. A special set of development guidelines and criteria known as the *Planned Communities Criteria* were adopted by both the City and the County in 1991 after a year-long effort by a public and private sector task force to provide goals, policies, and criteria governing the size, configuration, land use mix, densities, and

other features of planned communities in the Rural and Reserve Areas of Bernalillo County as identified in the Comprehensive Plan.

The basic purpose of the *Planned Communities Criteria* document is to provide guidance upon which developers can prepare planned community master plans as well as a framework for review of these plans by the City and County. The criteria are also intended to directly implement the goals and policies outlined in the Comprehensive Plan. Criteria were developed to allow flexibility and phasing of development.

Chapters IV, V, and IX of this Plan contain discussions on Land Use and Zoning, Environment and Open Space, Government and Public Services, Transportation and Air Quality, and Development Agreement. The result of this planning effort will be a flexible planning framework from which subsequent residential, commercial, and industrial development can proceed in a rational and efficient progression.

### Rank 2 Plans

The Northwest Mesa Area Plan and the Northwest Area Plan are Rank 2 plans prepared by the City of Albuquerque in the early and mid-1980's. These plans are based on the 1975 Comprehensive Plan and are outdated because of the tremendous growth and changes on Albuquerque's West Side that have occurred since these plans were adopted. Their policy content is being reviewed as part of the current West Side Strategic Plan effort and some policy amendments may result.

### **Northwest Mesa Area Plan**

- The Atrisco Terrace (see Exhibit 10 - Land Use and Zoning Plan) will be preserved as public open space to be acquired and meets the intent of this policy by not allowing permanent buildings within its boundaries.
- Before important new urban developments are allowed in the Northwest Mesa Area Plan area, sector development plans shall be adopted by the City for all areas which are not already substantially urbanized, regardless of the metropolitan area designation in the Comprehensive Plan.

### **Northwest Area Plan**

- The goal is to preserve the unique natural features of the metropolitan area by achieving a pattern of development and open space respecting the river land, mesa, mountains, volcanoes, and arroyos.
- The mesas offer the best sites for urban development. Development which is harmonious with natural features should be encouraged on suitable portions of the west, northwest, and southeast mesas.
- The goal is a quality urban environment which perpetuates the tradition of identifiable individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and life styles, while creating visually pleasing architecture, landscaping, and vistas to enhance the appearance of the community.

- Patterns and types of employment and services shall be located to complement residential areas; they shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- The goal is to enhance recreational opportunities and provide visual relief to urbanization by setting aside accessible and usable open spaces within each neighborhood.

### **West Side Strategic Plan**

This plan contains several policies directed at the “Westland North” community that pertain to utilities, EMF exposure, open space, and drainage facilities. As of summer 1996, Bernalillo County was considering adopting a different version of the utilities phasing plan for the first decade of plan implementation (1995-2005). This version would identify the Westland North community as a priority #1 community for development and provision of utilities.

### **Facility Plan for Arroyos**

The Mirehaven Arroyos (A, B, & C) cross the Westland Plan area in the extreme northeast portion near 98th and Unser. It has been designated as a Urban Recreational Arroyo in the Rank 2 Facility Plan for Arroyos. This designation means that the Mirehaven Arroyo has the potential to connect residential areas to the Ladera Golf Course to the east. The Westland Master Plan shows this arroyo as open space between the established Parkway subdivision and the envisioned golf course/resort within the Westland Plan boundaries. Recreation and visual relief will be the primary purposes of this arroyo after drainage functions are met.

Specific policies for urban Recreational Arroyos that will be addressed for eventual subdivision approval include:

- Policy 1: Park and Trail Development, Recreational Amenities
- Policy 2: Right-of-Way
- Policy 4: Location of Crossing Structures

### **Trails and Bikeways Facility Plan**

This Rank II plan, adopted by Bernalillo County in 1993, recommends development standards, site locations, and establishes a multi-year program of capital improvements that involve non-vehicular trails and bikeways. Several trails in this plan are within the boundaries of the Westland Master Plan Area and are incorporated into the Master Plan.

- T165 is a study corridor that parallels Paseo del Volcan from Interstate 40 to the Sandoval County line. It is programmed to be a primary trail that will be constructed in approximately the year 2003.
- The second trail is T141 and 140 that extends from Unser Boulevard west to 118th Street along the Mirehaven Diversion Channel. It is programmed to be a secondary trail that will be constructed in approximately the year 2003.
- The third trail is 157 that extends south from T141 along the 90th Street alignment. It is programmed to be a secondary trail that will be constructed in approximately the year 2003.
- T166 extends south from T141 along the 118th Street alignment. It is programmed to be a secondary trail that will be constructed in approximately the year 2003.
- Two other trails on the southern and eastern edges of the Master Plan area are also planned according to the Trails and Bikeways Facility Plan. T599 is identified as the I-40 corridor trail that is currently being studied for exact location and

right-of-way acquisition. This trail will extend from 98th Street to Eubank Boulevard. T117 will extend from Ladera Drive to I-40 along Unser Boulevard. This trail will be a primary trail that is programmed for construction in approximately 1999.

In addition to the above-mentioned trails, the Westland Master Plan proposes additional internal trails as illustrated in the Community Facilities Plan on page 45. These trails are intended to connect the different residential areas, community facilities, Town Center, and other non-residential areas to each other either via separate trail rights-of-ways or in the transportation and drainage corridors that traverse the plan area from east to west.

It is anticipated that Bernalillo County will sponsor amendments to the Trails and Bikeways Facility Plan to include the internal trail system prior to initial development. Amending this plan is necessary so that funds can be programmed according to a rational schedule.

### **Northwest Mesa Escarpment Plan**

The Northwest Mesa Escarpment Plan is a Rank III plan that established the conservation, impact, and view areas along the northern, southern, and eastern edges of the escarpment. A portion of the Westland Master Plan area lies within the original boundaries of the conservation area prior to the formation of Petroglyph National Monument in 1990. The creation of the monument should have amended the conservation line boundary, yet this amendment never was formally carried through in the City or the County. Further, this plan has not undergone the biannual review and amendment process as specified in policy #5 on page 46 of the Northwest Mesa Escarpment Plan. It is anticipated that the City and/or the County should pursue amendments to the Northwest Mesa Escarpment Plan.



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### **III. BENEFITS AND CONSTRAINTS ANALYSIS**

#### **Introduction**

The purpose of this section is to summarize the opportunities and constraints for development of the Westland Master Plan area. The factors analyzed include existing environmental, physical, and man-made impacts both on and off-site. This information provides the basis for the land use and infrastructure planning and will serve an important function during future detailed planning processes.

In order to develop a comprehensive plan for the 6,424 acre Westland property, a detailed analysis was conducted. This analysis included a site inventory of the property, gathering data and analyzing all physical and environmental site conditions, and reviewing the impacts from all external factors (transportation and surrounding land uses). The following sections summarize the analysis of these impacts as they relate to the development potential for the Westland Master Plan property.

#### **Transportation**

Transportation access to and from the Plan area is critical for its development. Fortunately, the Plan area is well served by Interstate 40 at the southern boundary and interchanges at Unser Boulevard, 98th Street, and Paseo del Volcan/Airport Haul Road. All major on-site arterials are planned to have a larger right-of-way than is typically required in Albuquerque in order to establish joint use easements for drainage and trail purposes and to have room to accommodate additional transportation improvements in the future.

It is emphasized that the combined transportation, drainage, utility, and trail corridors that cross the Atrisco Terrace shall be considered to be outside of the Atrisco Terrace in its eventual acquisition as Major Public Open Space. It is envisioned that north-south trail linkages through and/or adjacent to the Atrisco Terrace will allow pedestrians or bicyclists to travel the full length of the Terrace from the southern boundary of the Petroglyph National Monument to I-40.

Transportation access and utility corridors through the Atrisco Terrace are necessary and must be allowed through this Major Public Open Space area scheduled for acquisition. The Ladera Drive Corridor is identified on the Long Range Major Street Plan as crossing the Atrisco Terrace. The Westland Master Plan also identifies two other east-west major arterials north of this future facility that cross the Terrace. Utilizing these corridors improves circulation within the entire Plan area and beyond to the west.

The Long Range Major Street Plan has identified several arterial roads within the Plan area. The following text identifies the proposed circulation corridors and summarizes the current stages of their planning processes.

#### **Paseo del Volcan**

Paseo del Volcan is the primary access to the Double Eagle II Airport and is designated as a principal arterial in the Long Range Major Street Plan. It is currently a two lane facility within a 156 foot easement from Interstate 40 to the airport entrance on the eastern edge of the airport property. Paseo del Volcan will be eventually connected north to Paseo del Norte and is anticipated to tie into the Rio Rancho street system further to the north.

Westland Development Co., Inc. granted the Paseo del Volcan easement at no cost to the City of Albuquerque in March 1982. During the development of Double Eagle II Airport, this roadway was referred to as a “Haul Road” for the purposes of constructing the airport. This designation allowed the roadway to not be considered a Federal Aviation Administration (FAA) facility since it is not owned by the FAA.

The New Mexico State Highway and Transportation Department is currently studying two corridor options for Paseo del Volcan to be built to freeway standards with one-mile access restrictions. One option is the existing corridor (eastern alignment), while the other is a western corridor (western alignment) approximately two miles west from the existing corridor. If the western alignment is selected, the existing corridor will remain as a principal arterial with 1/2 mile access intervals. If the eastern alignment is selected, then intersections will be placed every mile as noted on the land use map (see Exhibit 10 - Land Use and Zoning Plan). Construction has just been completed for the portion of Paseo del Volcan from the current alignment south of Interstate 40 to Rio Bravo SW, which is being extended west from Coors Boulevard SW.

Since the final alignment for Paseo del Volcan has not been determined, and the extension of Paseo del Norte through the Petroglyph National Monument has not been resolved, the Double Eagle II Airport Master Plan has not been finalized. This Plan will certainly be influenced by the final road alignment. The circulation system above the escarpment, including the unresolved alignment for the extension of Paseo del Norte across the volcanic escarpment, will have an important impact on the airport’s plans for expansion.

### **98th Street**

The Long Range Major Street Plan has identified 98th Street as a principal arterial from Interstate 40 to Ladera Drive, and then as a minor arterial as it extends north and east to meet with Unser Boulevard just north of the Las Lomas subdivision. The Westland Master Plan amends this concept to have 98th Street continue north and west to Paseo del Volcan as a principal arterial.

### **Ladera Extension**

This extension would traverse the plan area east to west and connect Ladera Drive from 98th Street to the final Paseo del Volcan alignment. It is shown on the Long Range Major Street Plan as crossing the Atrisco Terrace, but without a specified alignment.

### **Double Eagle II Airport**

The Double Eagle II Airport is located northwest of the Westland Master Plan area. The first phase of the airport is completed, and additional phases are projected to be built as demand increases over the next 20 years. The airport master plan update is currently on hold until transportation issues are resolved.

The 1989 Double Eagle II Airport Sector Development Plan shows that the Westland Plan area will not be affected by any of the four noise level contours. These contours are in the same shape and direction as the airport runways. Future expansion and employment activity at the airport will likely expand these noise contours closer to the northern portions of the Westland Plan area. For this reason, we have identified industrial park-type uses which should provide an adequate buffer to the residential uses to the south.

## **Adjacent Land Uses**

### **North**

North of the Westland Master Plan area is the Petroglyph National Monument. This monument is managed by the National Park Service and serves many different useful and valued purposes. While access into the monument is now allowed by the National Park Service, limited future access by the public from the south is identified in the Petroglyph National Monument General Management Plan and the Community Facilities plan on page 45. The 17-mile long basalt escarpment where the petroglyphs are located ends just north of the northern boundary of the Plan area.

Approximately 700 acres at the southern edge of the monument outside of the Plan area boundary are still owned by Westland Development Co., Inc., but are slated to be acquired by the National Park Service. A timetable for this acquisition has not been announced and is contingent upon the availability of federal funds.

### **South**

Interstate 40 and miscellaneous individuals' properties are south of the Plan area. Most of these properties are located outside the City limits and are zoned County A-1.

### **East**

The Las Lomas, Parkway, and Parkwest residential subdivisions are immediately east of the Westland Plan area within the existing City limits. These subdivisions are zoned R-D and are developing single-family homes. Albuquerque Public Schools has plans to construct an elementary school in the Parkway subdivision.

### **West**

Unplatted and undeveloped property owned by Westland Development Co. Inc. comprise the adjacent lands to the west of the Westland Plan area. This property is zoned County A-1.

## **Utilities/Infrastructure**

### **Electric**

The Public Service Company of New Mexico (PNM), El Paso Electric, and Plains Electric have five power lines that traverse the plan area from east to southwest (Exhibit 4 - Utilities). These lines consist of three 115kV lines and two 345 kV lines that originate just east of Unser Boulevard between Ouray Road and Ladera Drive.

- A 115kV (a) line runs northeast to southwest and crosses the extreme southeastern portion of the plan area before it heads directly south, just north of Interstate 40 at 98th Street;
- A second 115 kV (b) line runs more directly east to west and is the northernmost electric utility easement in the plan area;
- The final 115kV (c) line runs between the first two 115 kV lines and turns sharply to the south approximately 2,500 feet north of Interstate 40 halfway between the 5600' and 5700' elevation line;
- A 345 kV (d) line that parallels the first 115kV line and crosses Interstate 40 approximately halfway between 98th Street and Paseo del Volcan; and,
- A 345 kV (e) line that parallels the final 115kV line and turns due south just east of Paseo del Volcan.

PNM single and three phase lines exist at both the east and west boundaries of the Plan area.

### **Gas**

The Gas Company of New Mexico presently provides service for the developed area east of the Westland Plan area. An eight inch, high pressure gas line has been extended west on Central Avenue to Paseo del Volcan.

### **Existing Easements of Record**

AMAFCA has drainage easements below the 115kV (c) and 345 kV (e) line where the Ladera Drainage System detention ponds are located.

Westland Development Co., Inc. granted a 25 year, or when abandoned as a roadway, easement in 1982 for the existing Paseo del Volcan and intends to dedicate this roadway to the appropriate governmental agency at the appropriate time to serve as a major north-south arterial.

### **Water and Sewer**

Five water zones within the College Trunk are present in the Plan area from east to west: 3WR, 4W, 5WR, 6W, and portions of 7W (Exhibit 4 - Utilities). The College Trunk extends from slightly north of the Petroglyph National Monument boundary to Interstate 40.

The Master Plan area is included in the area to be serviced by the College Trunk. The existing College Reservoir, which services Zone 2W, lies within the Master Plan area and can possibly be capable of serving areas within the Westland Master Plan on an interim basis.

The Westland Master Plan area is divided into water pressure

zones defined by the “Master Plan of Water Supply for the City of Albuquerque”. The range of zones is from 2W on the eastern edge of the Plan area to 7W on the western edge. The only zone that is currently active in the vicinity is 2W. Due to the large elevation difference across the site the typical City of Albuquerque system utilizing on-site ground storage reservoirs to maintain pressures can be implemented for zones 2W through 5W. Zones 6W and 7W can be pressurized by off-site or on-site ground storage reservoirs with long transmission lines or on-site elevated storage.

The Utility Feasibility Study prepared for Bernalillo County identifies a sewage treatment plant to be located at the eastern boundary of the Plan area with intent of using the grey water on the nearby park and golf course facilities. Alternatively, with the cooperation of the City of Albuquerque, the Westland Master Plan area has two outfalls available for intercepting the sewage flowing from the site, the 64th Street interceptor and the 98th Street interceptor. Those flows unable to get to the 98th Street interceptor by gravity can be fed to the 64th Street interceptor. The far west portion of the Plan area can also be accommodated either through a 24" line that exists at Ladera, or through an alternate route in 98th Street to the south that would be predicated on overall densities in the western portions of the Plan area.

## **Visual Analysis**

### **Vegetation**

The Westland Plan area has flat grasslands at the eastern and western portions and is bisected by the moderate slopes of the Atrisco Terrace down the middle. Several varieties of native grasses are found within the Plan area, including mesa dropseed, Indian ricegrass, giant dropseed, spike dropseed, black grama, blue grama, sand dropseed, bush muhly, sacaton, and galleta. Shrubs include sand sagebrush, broom snakeweed, four-wing saltbrush,

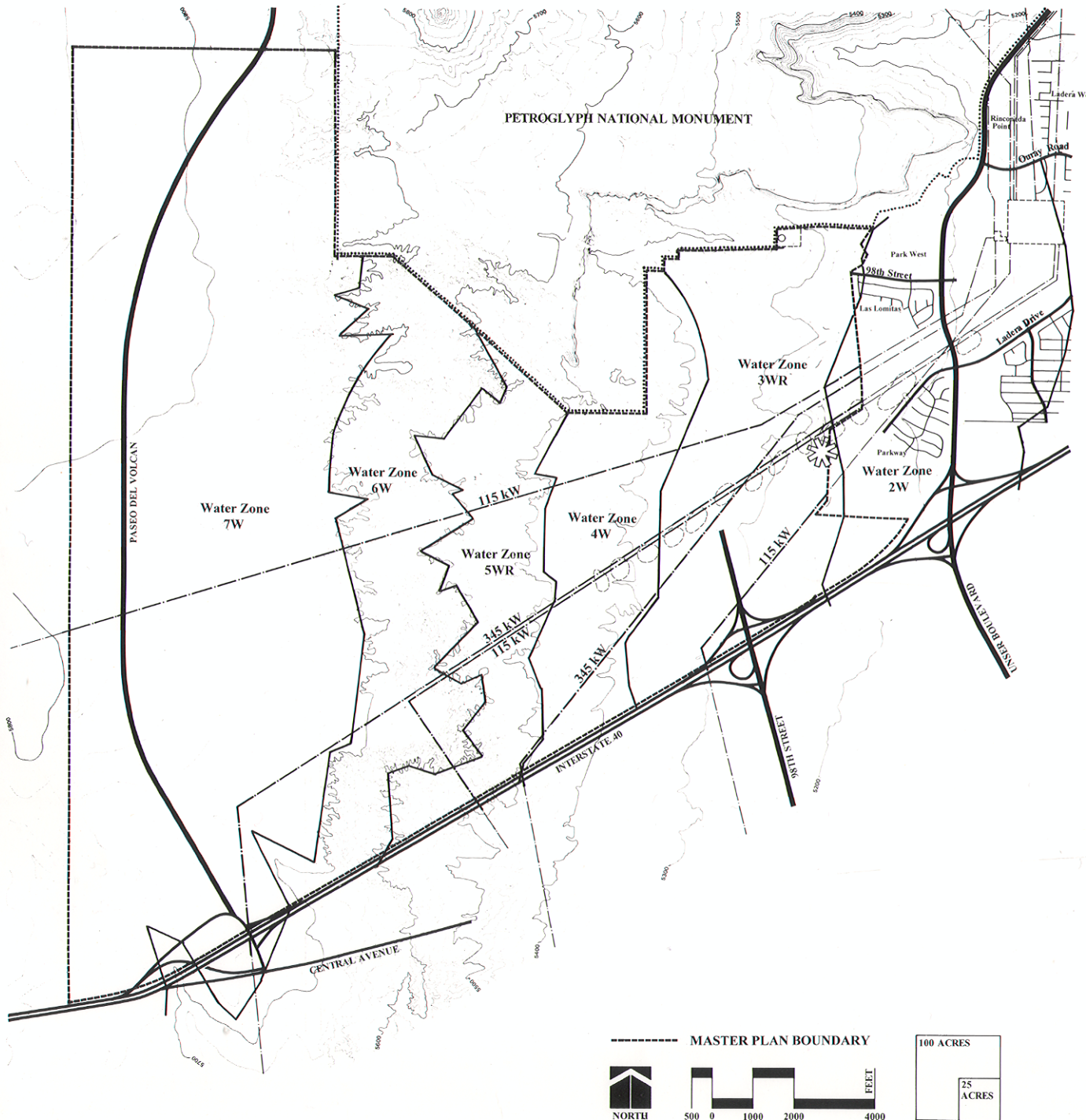


# Westland Master Plan

## UTILITIES



Future Wastewater Treatment Facility



Prepared For



Westland Development

Prepared By



CONSENSUS PLANNING, INC.



BOHANNAN-HUSTON INC.  
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS



TASCHEK  
Environmental  
Consulting

yucca, cholla, mormon tea, and winterfat. Wildflower species include chamisa, purple astor, butterfly weed, paperflower, gum weed, globe mallow, bush penstamen, and desert zinnia.

This variety of native grasses and shrubs provides opportunities for “naturalized” open spaces, particularly in arroyos, drainage channels, and easement areas. The variety of wildflowers may be utilized in reseeding disturbed areas after construction.

### **Views**

Above the escarpment, excellent views of the Sandia, Manzanita, and Manzano Mountain ranges to the east and southeast characterize the majority of the Westland Plan area. The Rio Grande bosque is also visible as it winds its way south. The far western edges of the Plan area also have notable views of Mount Taylor to the west. To the north, the major volcanos in the Petroglyph National Monument offer a glimpse into geological history. Views of the City lights at night are also a defining urban feature from the Plan area.

The basalt escarpment to the north and the Rio Grande Valley to the east are the primary views at the eastern edge of the Plan area. This area is lower in elevation than the rest of the Plan area and thus does not share the full range of views that are present in the western portions of the site.

### **Visual Impacts**

Much of the Westland Plan area falls within the View Area of the Northwest Mesa Escarpment Plan. This View Area extends for 5000 feet from the southern tip of the escarpment and is subject to design regulations which affect views from a distance. The height of structures within the View Area may not exceed 40 feet.

The Northwest Mesa Escarpment Plan also has Conservation and Impact Areas. Conservation Area boundaries are to be coterminous with the National Park Service boundaries and this designation does not preclude a property owner's right to develop subject to the land use planning provisions and the design overlay zone of the Northwest Mesa Escarpment Plan. The Impact Area is 350 feet immediately adjacent to the eastern alignment of the Conservation Area; the Impact Area is not present south of the Petroglyph National Monument in the Westland Plan area.

Tremendous potential exists for creative planning utilizing natural slopes and drainage ways and channels in order to preserve view corridors to the escarpment, bosque, Sandias, etc.

In addition to spectacular views of Albuquerque, the Rio Grande Bosque, and the Sandia Mountains from the Westland Master Plan area, the plan area itself is the subject of views from the far Northeast Heights and Sandia foothills. The integrity of the volcanic escarpment is protected via policies in the Northwest Mesa Escarpment Plan and via the creation of the Petroglyph National Monument. South of the escarpment, the Atrisco Terrace is identified in the Comprehensive Plan as Major Public Open Space and is scheduled for acquisition by the Open Space Division as a result of the passage in January, 1997 of the 1/4 cent Open Space and Park Development Acquisition Tax. Even with the combined transportation, drainage, utility, and trail corridors that will cross the Terrace, the integrity of the Terrace's visual continuance of the escarpment shall be maintained.

Power lines belonging to the Public Service Company of New Mexico, El Paso Electric, and Plains Electric dominate views to the north and northeast from the Plan area. These lines extend northwest from the West Mesa Switching Station near the intersection of Unser Boulevard and Ouray Road through the Petroglyph National Monument.

## Physical Analysis

### Geology and Soils

The geologic and soils conditions in the Westland Plan area pose few development restrictions on the property (Exhibit 5 - Soil Analysis). All of the soils have been noted in the Soil Survey for Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (Table 6) as suitable for community development. The only area which may be subject to development constraints is the area with slopes steeper than 15 percent found in parts of the Atrisco Terrace. This area is an amorphous extension of the escarpment that has also been prioritized for Major Public Open Space acquisition in the draft Open Space Facilities Plan. Slopes in this area are generally above 10 percent.

Approximately half of the plan area has soil in the Bluepoint-Kokan association, a loamy fine sand which is found in hilly areas with slopes ranging from 5 to 15 percent. Approximately one-third of the Plan area along the Paseo del Volcan corridor is the Madurez-Wink association.

The remainder of the Plan area consists of Madurez loamy fine sand on slopes from 1 to 5 percent and Wink fine sandy loam, on slopes from 0 to 5 percent. Both of these soil associations are on the far western portions of the Plan area.

### Animal Life

Wildlife found in the West Mesa area near the escarpment includes scaled quail, mourning dove, jackrabbits, cottontail, kangaroo rats, prairie dogs, deer mouse, and a variety of reptiles and invertebrates. Table 7 (page 24) shows the potential for kinds of rangeland wildlife based on soil types.

In the Soil Survey for Bernalillo County, soils have been rated according to their suitability for improving, maintaining, or creating specific elements of wildlife habitat as well as for general kinds of wildlife. This document states that “ratings are based on potential rather than present land use. Poor means that a particular habitat can be improved, maintained, or created, but soil limitations are severe. Habitat management can be difficult and expensive and can require intensive efforts. Results are questionable.” (Soil Survey for Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, p. 55)

**Table 6 - Potential for Wildlife: Rangeland**

| Soil | Suitability |
|------|-------------|
| BCC  | Poor        |
| BKD  | Poor        |
| LtB  | Poor        |
| MaB  | Poor        |
| MWA  | Poor        |
| PAC  | Poor        |
| WaB  | Poor        |

Source: Soil Survey for Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, United States Soil Conservation Service, Department of Agriculture)

A report entitled The Petroglyph National Monument: A Survey of the Biological Resources by the University of New Mexico Department of Biology was prepared in 1996. The purpose of this survey was to develop species lists for terrestrial plants, lichens, vertebrates, and common species of invertebrates of the Petroglyph National Monument.

**Table 7 - Soil Survey**

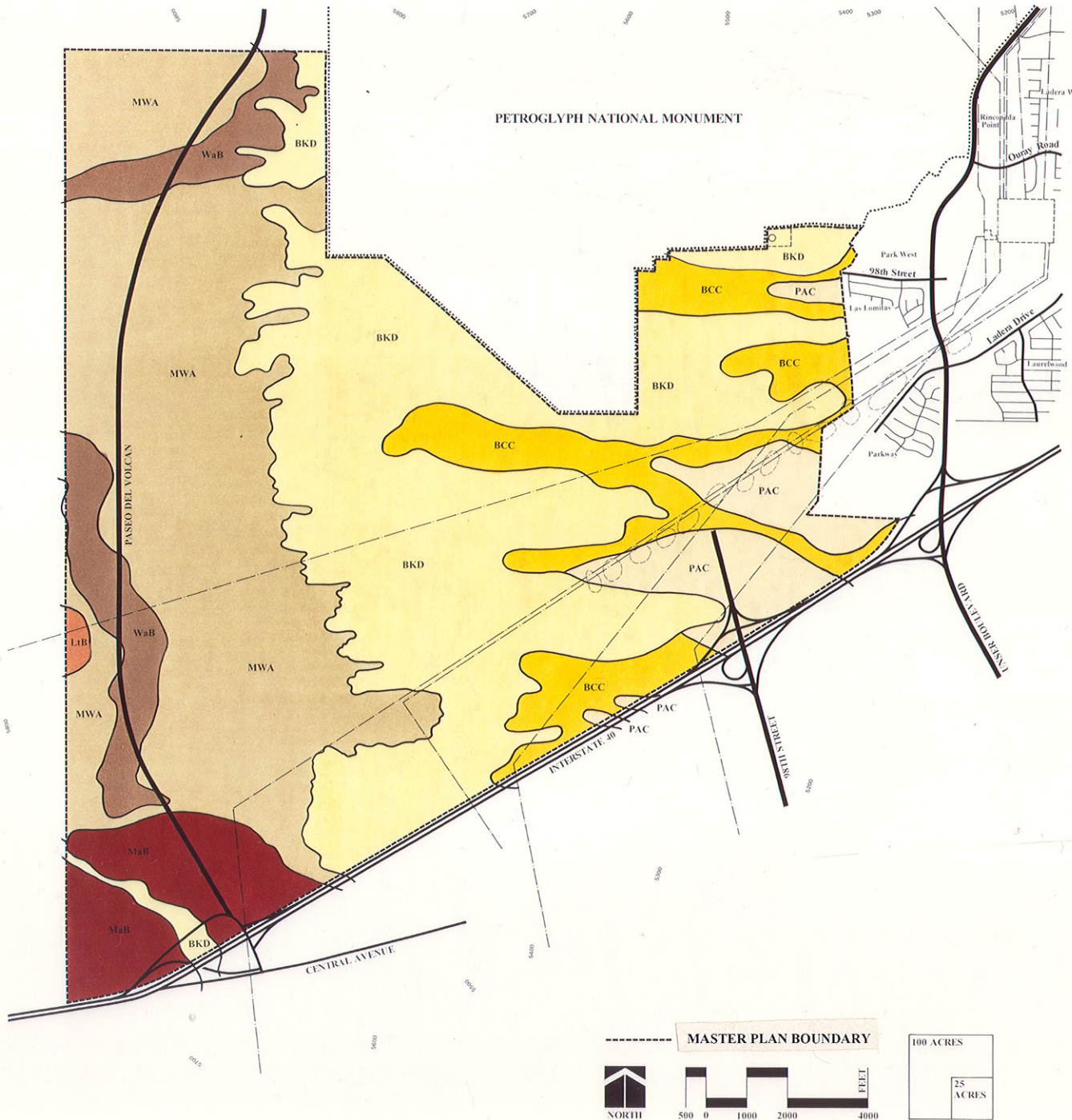
|                                                 | Bluepoint - BKD                        | Bluepoint - BCC                        | Latene - LIB                                    | Madurez -MWA                                                    | Wink - WaB         | Madurez - MaB                                                      |
|-------------------------------------------------|----------------------------------------|----------------------------------------|-------------------------------------------------|-----------------------------------------------------------------|--------------------|--------------------------------------------------------------------|
| <b>Building Site Development</b>                |                                        |                                        |                                                 |                                                                 |                    |                                                                    |
| Shallow Excavations                             | Severe: Cut Bank Caves                 | Severe: Cut Bank Caves                 | Moderate: Small Stone                           | Slight                                                          | Slight             | Slight                                                             |
| Local Roads and Streets                         | Slight to Moderate                     | Slight to Moderate                     | Slight                                          | Moderate                                                        | Slight             | Moderate                                                           |
| Dwellings without Basements                     | Slight to Moderate                     | Slight to Moderate                     | Slight                                          | Moderate Shrink Swell                                           | Slight             | Moderate Shrink Swell                                              |
| <b>Sanitary Facilities</b>                      |                                        |                                        |                                                 |                                                                 |                    |                                                                    |
| Septic Tank Absorption Fields                   | Slight to Moderate                     | Slight to Moderate                     | Moderate: Percs slow                            | Slight                                                          | Slight             | Slight                                                             |
| Sewage Lagoon Areas                             | Severe: Seepage                        | Severe: Seepage                        | Moderate: Small Stone                           | Moderate: Seepage                                               | Severe: Seepage    | Moderate: Seepage                                                  |
| Sanitary Landfills                              | Moderate: Too Sandy                    | Moderate: Too Sandy                    | Slight                                          | Slight                                                          | Severe: Seepage    | Slight                                                             |
| <b>Construction Materials</b>                   |                                        |                                        |                                                 |                                                                 |                    |                                                                    |
| Roadfill                                        | Good                                   | Good                                   | Good                                            | Moderate                                                        | Fair               | Moderate                                                           |
| Sand                                            | Fair: Excess Fines                     | Fair: Excess Fines                     | Poor: Excess Fines                              | Unwuted                                                         | Unsuited           | Unsuited                                                           |
| Gravel                                          | Unsuited                               | Unsuited                               | Poor: Excess Fines                              | Unsuited                                                        | Unsuited           | Unsuited                                                           |
| Topsoil                                         | Poor: Too Sandy                        | Poor: Too Sandy                        | Poor: Excess Lime                               | Poor                                                            | Good               | Poor                                                               |
| <b>Water Management</b>                         |                                        |                                        |                                                 |                                                                 |                    |                                                                    |
| Pond Reservoir Areas                            | Seepage                                | Seepage                                | Seepage: Small Stones                           | Slope if > 3%                                                   | Seepage            | Slope if > 3%                                                      |
| Drainage                                        | Excessively Drained                    | Excessively Drained                    | Well Drained                                    | Well Drained                                                    | Well Drained       | Well Drained                                                       |
| Hydrologic Group                                | A                                      | A                                      | B                                               | B                                                               | B                  | B                                                                  |
| <b>Engineering Index Properties</b>             |                                        |                                        |                                                 |                                                                 |                    |                                                                    |
| USDA Texture                                    | (0-60") Loamy Fine Sand and Loamy Sand | (0-60") Loamy Fine Sand and Loamy Sand | (0-15") Sandy Loam (15-60") Gravelly Sandy Loam | (0-21") Fine Sandy Loam and Shady Clay Loam (21-60") Sandy Loam | (0-60") Sandy Loam | (0-9") Loamy Fine Sand (9-21") Sandy Clay Loam (21-60") Sandy Loam |
| Liquid Limit (%)                                | Non-Plastic                            | Non-Plastic                            | 15-35                                           | 15-35                                                           | Non-Plastic        | 0-35                                                               |
| Plasticity Index                                | Non-Plastic                            | Non-Plastic                            | 10-Jan                                          | 0-15                                                            | Non-Plastic        | 0-15                                                               |
| Slopes (%)                                      | 5-40%                                  | 1-9%                                   | 1-5%                                            | 1-7%                                                            | 0-7%               | 1-5%                                                               |
| <b>Physical and Chemical Properties of Soil</b> |                                        |                                        |                                                 |                                                                 |                    |                                                                    |
| Permeability                                    | Rapid                                  | Rapid                                  | Moderate                                        | Moderate                                                        | Moderately Rapid   | Moderate                                                           |
| Available Water Capacity (inch)                 | 4-5.5"                                 | 4-5.5                                  | 6-7"                                            | 7.5-9                                                           | 5-5.8              | 7.5-9                                                              |
| Soil Reaction (Ph)                              | 7.4-8.4                                | 7.4-8.4                                | 7.9-8.9                                         | 7.9-8.4                                                         | 7.9-8.9            | 7.9-8.4                                                            |
| Salinity (Mmhos/cm.)                            | 0-1                                    | 0-1                                    | 0-1                                             | 0-1                                                             | 4-Jan              | 0-1                                                                |
| Shrinks/Swel Potential                          | Low                                    | Low                                    | Low                                             | Moderate                                                        | Low                | Low to Moderate                                                    |
| Water Erosion                                   | Moderate to Severe                     | Moderate to Severe                     | Moderate                                        | -                                                               | Slight to Moderate | -                                                                  |
| Soil Blowing                                    | Severe                                 | Severe                                 | Moderate                                        | Moderate to Severe                                              | Moderate           | Severe                                                             |
| Run-off                                         | Slow                                   | Slow                                   | Moderate                                        | Slow                                                            | Moderate           | Slow                                                               |
| Depth to Bedrock                                | > 5'                                   | > 5'                                   | > 5'                                            | > 5'                                                            | > 5'               | > 5'                                                               |





# Westland Master Plan

## SOILS ANALYSIS



-  BKD Bluepoint-Kokan association, hilly
-  BCC Bluepoint loamy fine sand, 1 to 9 percent slopes
-  PAC Pajarito loamy fine sand, 1 to percent slopes
-  MWA Madurez-Wink association, gently sloping
-  WaB Wink fine sandy loam, 0 to 5 percent slopes
-  LIB Latene sandy loam, 1 to 5 percent slopes
-  MaB Madurez loamy fine sand, 1 to 5 percent slopes

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While no full-scale biological study of the Westland Master Plan area is required or planned in order to secure approval from Bernalillo County, it is assumed that this UNM report contains similar assessments of plant, animal, and insect species that would be found in the Master Plan area if a study were undertaken. The significance of the biological survey for the Petroglyph National Monument and the West Mesa is acknowledged, and serves as a valuable resource for any future biological inquiries associated with development of the Master Plan area. The report and/or the National Park Service should be consulted for specific details about species, research methods, and conclusions.

### **Elevation**

The elevation of the Westland Plan area gradually rises from 5250' at the eastern boundary to approximately 5920' at the far northwestern boundary in the Paseo del Volcan corridor (Exhibit 6 - Elevation Study). The intervening elevation lines are roughly consistent in width as they extend north to south, with the exception of the elevation between 5800' and 5900' which covers a wide swath over one mile wide in certain locations at the far western boundary of the Plan area. This gradual change in elevation across the property provides several developmental benefits to the property including:

- Creative Planning - creative design can be stimulated by the variations in topography and elevation.
- Views - the upper elevations where the plan area is relatively flat area has excellent views looking in all directions.
- Water Pressure Zones - the potential exists for gravity-based water systems at higher elevations to serve the lower elevations without expensive pumping systems.

### **Slope**

Approximately half of the Westland Plan area has slopes between 0-5 percent, which is very suitable for development (Exhibit 7 - Slope Analysis). These areas are concentrated on the far western boundary near Paseo del Volcan and at the eastern boundary of the property between Unser Boulevard and 98th Street. North of the Ladera drainage ponds at the eastern edge of the Plan area is where the greatest diversity of slopes are found. The middle of the Plan area has slopes ranging from 5 to 15 percent and above. The highest percentage slopes are found in the area of the Atrisco Terrace and immediately to the east and west. A slope of 3 to 5 percent is ideal for site development and major development constraints do not occur on slopes of less than 15 percent.

Site development standards which address slope and grading will ensure that the steeper slope and grading are utilized as an integral part of the site planning process. Sensitivity to the natural topography of the Westland Plan area will enhance the value, appearance, and function of the entire property.

### **Drainage**

Several arroyos traverse the property from west to east as they flow from the mesa top downslope. These arroyos form a drainage basin that enters the Westland Plan area and is managed through a series of drainage detention ponds known as the Ladera Detention Facility. These detention ponds are underneath the PNM power line easement and carry runoff east to the Ladera Golf Course.

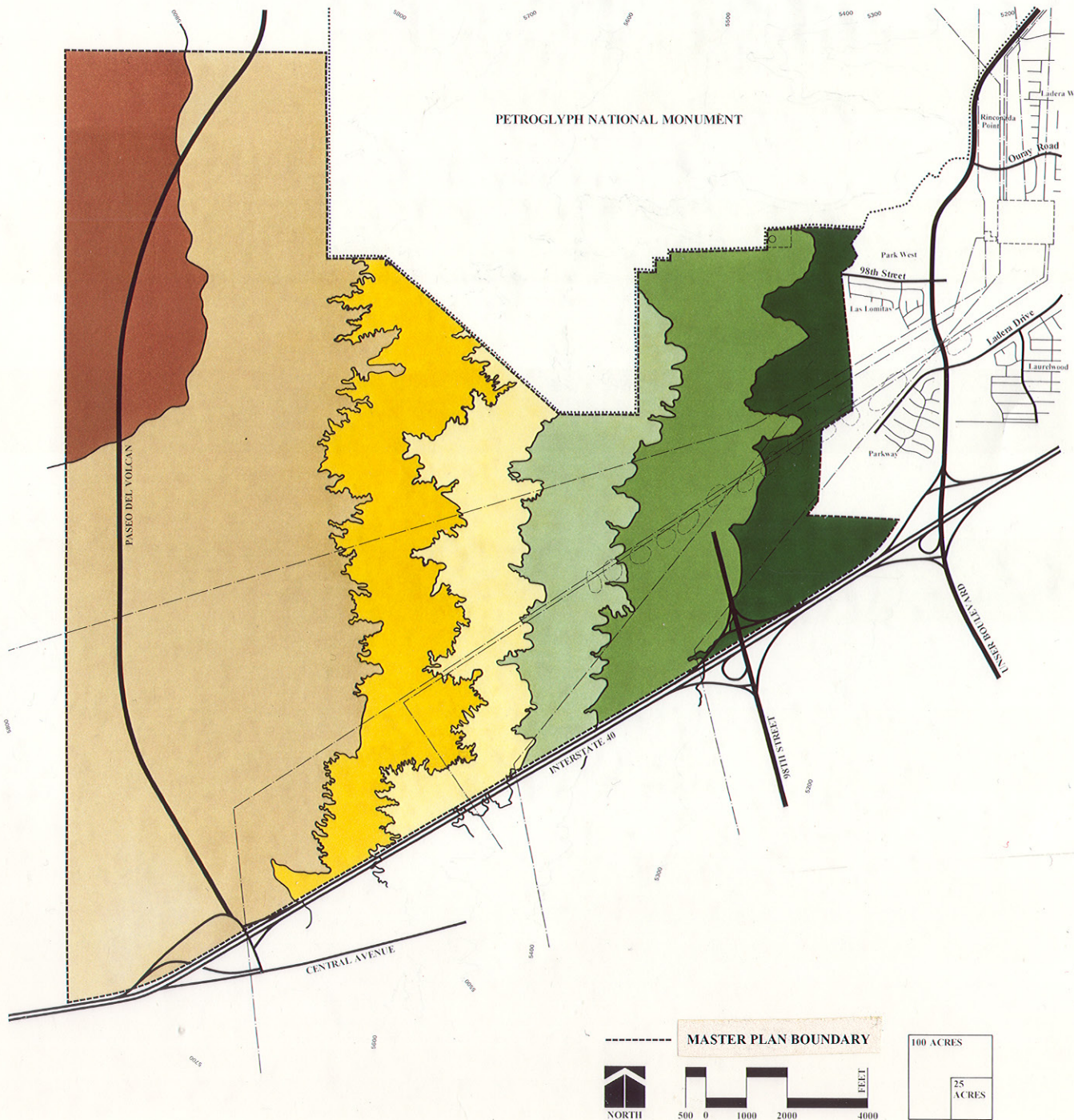
The far southwestern corner of the Plan area near Paseo del Volcan and Interstate 40 currently drains into the Amole Arroyo where runoff is then directed to the Westgate Dam south of the Interstate. However, the Westbluff drainage study prepared for the Albuquerque Metropolitan Area Flood Control Authority





# Westland Master Plan

## ELEVATION STUDY



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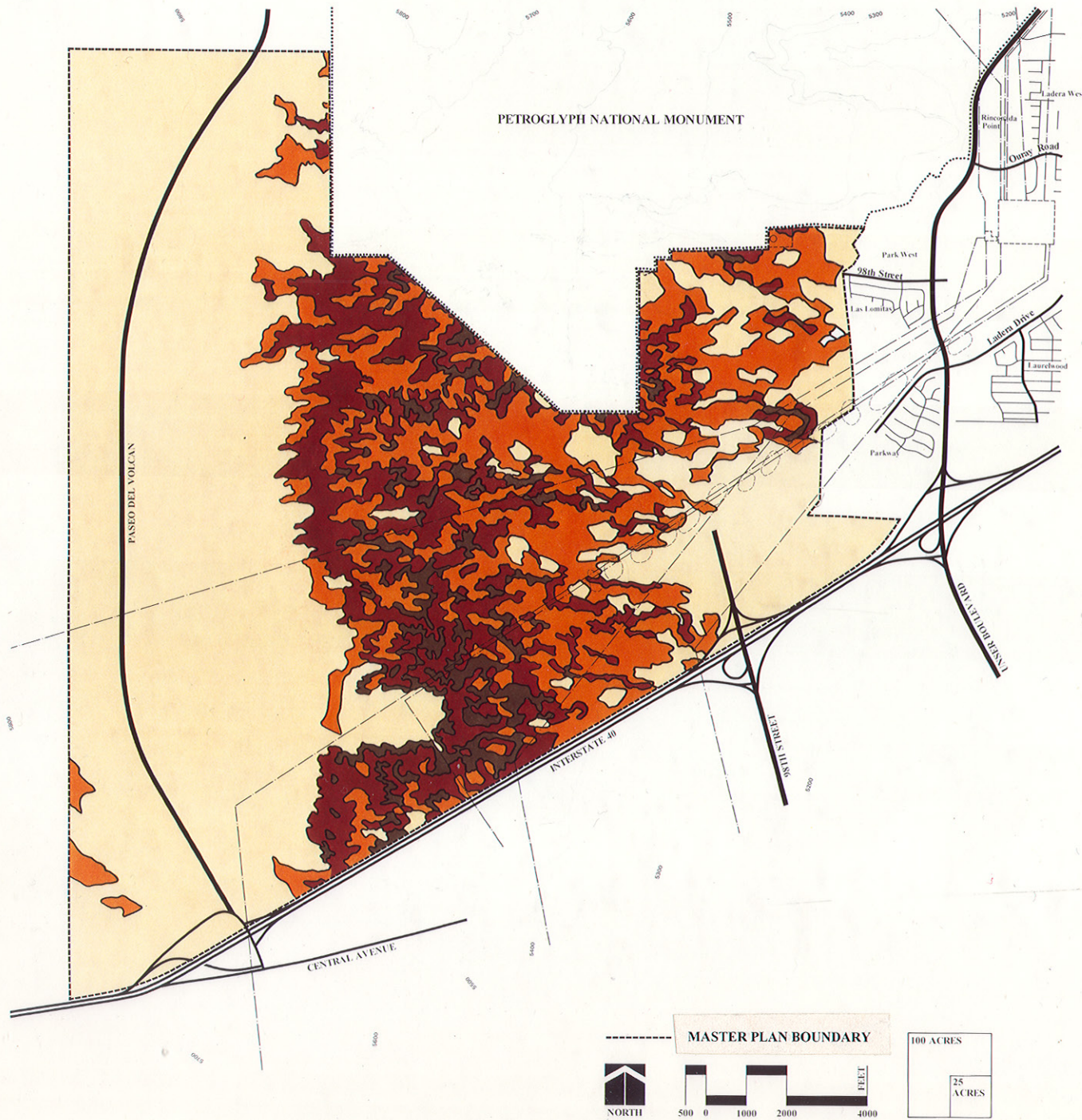
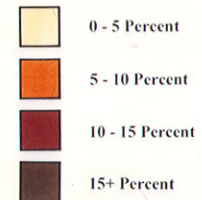


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# Westland Master Plan

## SLOPE ANALYSIS



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(AMAFCA) proposes to divert this basin as well as the area between I-40 and the Ladera Detention Facility to the proposed West -40 Diversion Facility.

AMAFCA is currently preparing the scope of services for this “Interstate 40 Interceptor Drainage Management Plan” (DMP) for the area north of Interstate 40, including the Amole Arroyo, the Ladera System, and the proposed Interstate 40 Interceptor. Runoff from the Amole Arroyo and the basins between the Ladera Detention Facility and Interstate 40 will be collected and discharged to the City’s Westbluff Outfall, which currently exists at the Rio Grande.

### **Closed County Landfill**

The old Bernalillo County landfill is located just north of Interstate 40 approximately 1/2 mile east of Paseo del Volcan. It is at the southwestern base of the Atrisco Terrace. This landfill operated until the late 1970's. The property is still owned and controlled by Bernalillo County.

### **Archaeological Resources**

Pursuant to the Level B *Planned Communities Criteria*, a Class I literature search and a Class II sample of archaeological features was conducted by Cibola Research Consultants. The survey consisted of a records search and an archeological reconnaissance of the Plan area. The records search involved a review of the New Mexico Cultural Resource Information System (NMCRIIS) files and consultation with the New Mexico State Inventory of Cultural Properties and the National Register of Historic Places (National Register). The archeological reconnaissance consisted of a random sample survey and statistical sample of the Master Plan area indicating the density of cultural resources within various physical landforms.

Previous archaeological investigations within the Plan area are limited and few cultural resources have been identified. Only two archaeological sites (LA 8678 and LA 26999) have been documented within the Plan area. Previous archaeological surveys, however, are limited to a corridor study for the proposed Paseo del Volcan extension (Marshall 1995), a limited inspection of areas adjacent to Interstate 40 (Dittert and Allen 1966), and the 98th Street overpass and extension (Maxwell, Timothy and James W. Lancaster 1984). Some archaeological reconnaissance of the area was probably made in 1969 as part of a Middle Rio Grande Paleoindian survey (Judge 1973), but specific site locations from the study, if any were found in the area, are unavailable. Other transect surveys may have been completed for powerline corridors which cross the Plan area, but if so, they have not resulted in the location of archaeological or historical sites.

The most extensive archaeological survey which has been completed in the vicinity is within the adjacent Petroglyph National Monument and the proposed extension of the National Monument on the Westland property outside the Plan area. The entire area within the Monument, including Westland's property at the Monument's southern boundary, has been subject to an archaeological survey (Schmader and Hays 1987). Numerous cultural resources were documented on the west mesa escarpment as a result of this survey. The data base for this survey remains on file at the Petroglyph National Monument. The National Monument study, while important to an understanding of prehistoric and historic land use in the area, is outside of the boundaries of the present Master Plan.

However, three cultural properties located along the southern boundary near Interstate 40 appear to extend into the Master Plan area. These sites were identified during cultural resource surveys within the I-40 and Paseo del Volcan right-of-ways. Most of the sites are within these public rights-of-way, though small areas may extend into the Westland property.

A review of the New Mexico State Inventory of Cultural Properties and the National Register of Historic Places indicates that no nominated properties are located within the boundaries of the Westland Master Plan.

### Archaeological Reconnaissance: The Sample Survey

An archeological reconnaissance and sample survey of the Plan area was conducted by Cibola Research Consultants to provide an estimate of the type, density, nature and location of the cultural resources within the area.

The Plan area is a large tract of approximately ten square miles located on the western slope of the Ceja Mesa escarpment and on the upper grassland plains of the Ortiz Pediment. Outcrops of the Santa Fe formation, blankets of eolian sand, and extensive alluvial deposits occur in the area (Kelley 1977).

To accomplish a representative sample survey, the Westland Master Plan area was subdivided into a series of five environmental zones based on the physiographic structure of the landform. Each of these environmental zones was subject to archaeological reconnaissance. All cultural resources found in the zones were located on maps of the area and briefly identified.

Only a preliminary definition of the sites encountered in the Plan area was made, as the purpose of the reconnaissance was to gain an overall perspective of the type and location of cultural resources. The cultural resources that were found were located on aerial and topographic maps, and briefly described according to cultural-temporal affinity, size, and content. The sites were also marked in the field with field number identification tags for continued reference. To provide an adequate sample of each of the environmental zones, approximately five percent of the area was subject to the reconnaissance.

Most of the cultural resources that occur in the study area are a-ceramic encampments of probable Late Archaic Period affinity. Anasazi sites in the study area are apparently rare and none were found in the reconnaissance. Historic localities including abandoned roads and livestock related features also occur. The density of cultural resources within the various environmental zones varies significantly. A description of these zones and the results of the reconnaissance are provided in the following discussion and summarized in Table 8.

**Table 8 - Environmental Zones within the Plan Area and Estimated Sizes**

| Environmental Zone     | Zone Size    | % of Area | Site per Square Mile | Est.* Total Sites |
|------------------------|--------------|-----------|----------------------|-------------------|
| Upper Plains           | 4.5 sq. mi.  | 45%       | 3                    | 14                |
| Escarpment Edge        | .5 sq. mi.   | 5%        | 30                   | 15                |
| Upper Escarpment Slope | 1.0 sq. mi.  | 10%       | 10                   | 10                |
| Lower Escarpment Slope | 1.5 sq. mi.  | 15%       | 70                   | 105               |
| Lower Plains           | 2.5 sq. mi.  | 25%       | 12.5                 | 31                |
| TOTAL                  | 10.0 sq. mi. | 100%      | 17.5                 | 175               |

\*This estimate is based on a five percent reconnaissance of the area and should only be considered an approximation.

### Preliminary Results

The reconnaissance sample survey indicated that the overall site density in the Master Plan area is low to moderate. An estimate of approximately 17.5 sites per square mile in the Master Plan area is indicated. This estimate is similar to densities determined elsewhere in the Albuquerque area (Marshall 1995).



The distribution and density of cultural resources within the Master Plan area varies significantly according to environmental zone. The reconnaissance study indicates that most of the sites in the area are located in the sandy ridges along the lower escarpment slope. The reconnaissance sample in this zone indicates a probable density of 70 sites per square mile and an estimated total of approximately 105 sites (60 percent of the total inventory) within the Plan area.

The site density on the upper plains is extremely low. An estimated three sites per square mile occur in this area. Site density on the upper escarpment slope and the lower plains is also low. This density is between ten and 12.5 sites per square mile.

The density on the escarpment edge is moderate, estimated at 30 sites per square mile. The total area of this zone is only five percent of the Master Plan area (Table 8).

### **Potential Importance of Cultural Resources**

All of the sites that have been identified to date in the Westland Master Plan area are a-ceramic components of probable Late Archaic-Early Formative Period affinity. There is a curious absence of Anasazi components suggesting that the Plan area was for the most part outside of the primary Anasazi hunting-gathering sphere. Most of the a-ceramic sites are small encampments or limited activity areas, with or without hearth structures. These sites have low to moderate research value and are unlikely to contain cultural stratigraphic deposits. For these sites, it is probable that survey documentation and limited testing would determine that they are not eligible for nomination to the National Register.

There are a few sites, however, that have multiple hearths and hearth middens containing stratigraphic deposits. These sites may have good potential research value and are probably eligible for nomination to the National Register. These sites are all located

along the sandy ridges in the lower escarpment zone (Exhibit 8 - Archaeological Zones). The cultural remains have the potential to yield date samples, cultural-biological subsistence remains, and large numbers of artifact material.

Table 9 provides a preliminary evaluation of the research value of the sites in the Plan area. The sites are rated on a scale that progressively indicates their potential importance on a scale from 1 to 5. As already discussed, most of the sites are in the lower range of 1 to 2; however, several sites are in the mid-range, with a rating of 3. None of the sites in the Plan area are likely to be in the upper range of 4 to 5. None of the sites identified at this time are likely to be of such importance that they would warrant preservation in place. However, the sites with a "3" rating would probably require data recovery and mitigative treatment, in coordination with the State Historic Preservation Division, if they were affected as part of State or Federal action.

### **Preliminary Management Concepts**

The archeological survey represents an effort to identify cultural resources within the Plan area that may require additional study or consideration of management measures. Since the Master Plan is located on private property, the requirements of Section 106 of the Federal National Historic Preservation Act (36 CFR 800), the State of New Mexico Prehistoric and Historic Sites Preservation Act, and other related historic preservation legislation only apply within certain limits. Full compliance with these laws is required for activities that have state or federal involvement or funding, such as roadway construction or housing projects that anticipate federally guaranteed mortgages. The management concepts for the Westland Master Plan are intended to ensure compliance with these laws where applicable and also provide a reasonable opportunity to achieve local cultural resource preservation goals.



The determination of importance of cultural resources and any necessary mitigative treatment will be established for those sites that will be impacted by development or activities with state or federal involvement. These site evaluations and treatments will be made on a stage by stage basis as the development proceeds under the guidelines of the applicable legislation. The specifics of this treatment will be determined in continued consultation with the state, federal, and local agencies involved in cultural resource preservation.

**Table 9 - Preliminary Evaluation of Research Value of the Known Cultural Resources in the Westland Master Plan Area**

| Site No. | Size* | Hearths | Middens | Zone** | Research Value*** |
|----------|-------|---------|---------|--------|-------------------|
| WLR #1   | 100   | 1       |         | EE     | 1                 |
| WLR #2   | 100   | Unknown |         | EE     | 1                 |
| WLR #3   | 100   | Unknown |         | EE     | 2                 |

|           |       |         |         |     |                        |
|-----------|-------|---------|---------|-----|------------------------|
| WLR #4    | 600   | Unknown |         | EE  | 2                      |
| WLR #5    | 2,000 | Unknown |         | EE  | 2                      |
| WLR #6    | 800   | Unknown |         | EE  | 2                      |
| WLR #7    | 800   | Unknown |         | EE  | 2                      |
| WLR #8    | 100   | NO      |         | EE  | 1                      |
| WLR #9    | 10    | NO      |         | EE  | 1                      |
| WLR #10   | 100   | NO      |         | EE  | 1                      |
| WLR #11   | 2,500 | 5+      |         | LES | 3                      |
| WLR #12   | 2,500 | 2+      |         | LES | 2                      |
| WLR #13   | 100   | Unknown |         | LES | 1                      |
| WLR #14   | 1,200 | 2+      |         | LES | 2                      |
| WLR #15   | 3,600 | YES     | 1 (10m) | LES | 3                      |
| WLR #16   | 225   | Unknown | 1 (15m) | LES | 3                      |
| WLR #17   | 1,000 | YES     | 1 (10m) | LES | 3                      |
| WLR #18   | 400   | 1       |         | LES | 2                      |
| WLR #19   | 400   | Unknown |         | LES | 1                      |
| WLR #20   | 400   | NO      |         | LP  | 1                      |
| WLR #21   | 900   | 6+      | 2 (5m)  | LES | 3                      |
| LA 103051 | 3,000 | Unknown |         | UP  | 2                      |
| LA 8678   |       | Unknown |         | LP  | Unknown                |
| LA 26999  |       | Unknown |         | LP  | Site Already Mitigated |

\*Measured in Square meters

\*\*Zone location: EE=Escarpment Edge; UP=Upper Plains; LES=Lower Escarpment Slope; UES=Upper Escarpment Slope; LP=Lower Plains.

\*\*\*Research Values: 0=none; 1=minor; 2=fair; 3=good; 4=excellent; 5=exceptional.

## Traditional Cultural Property

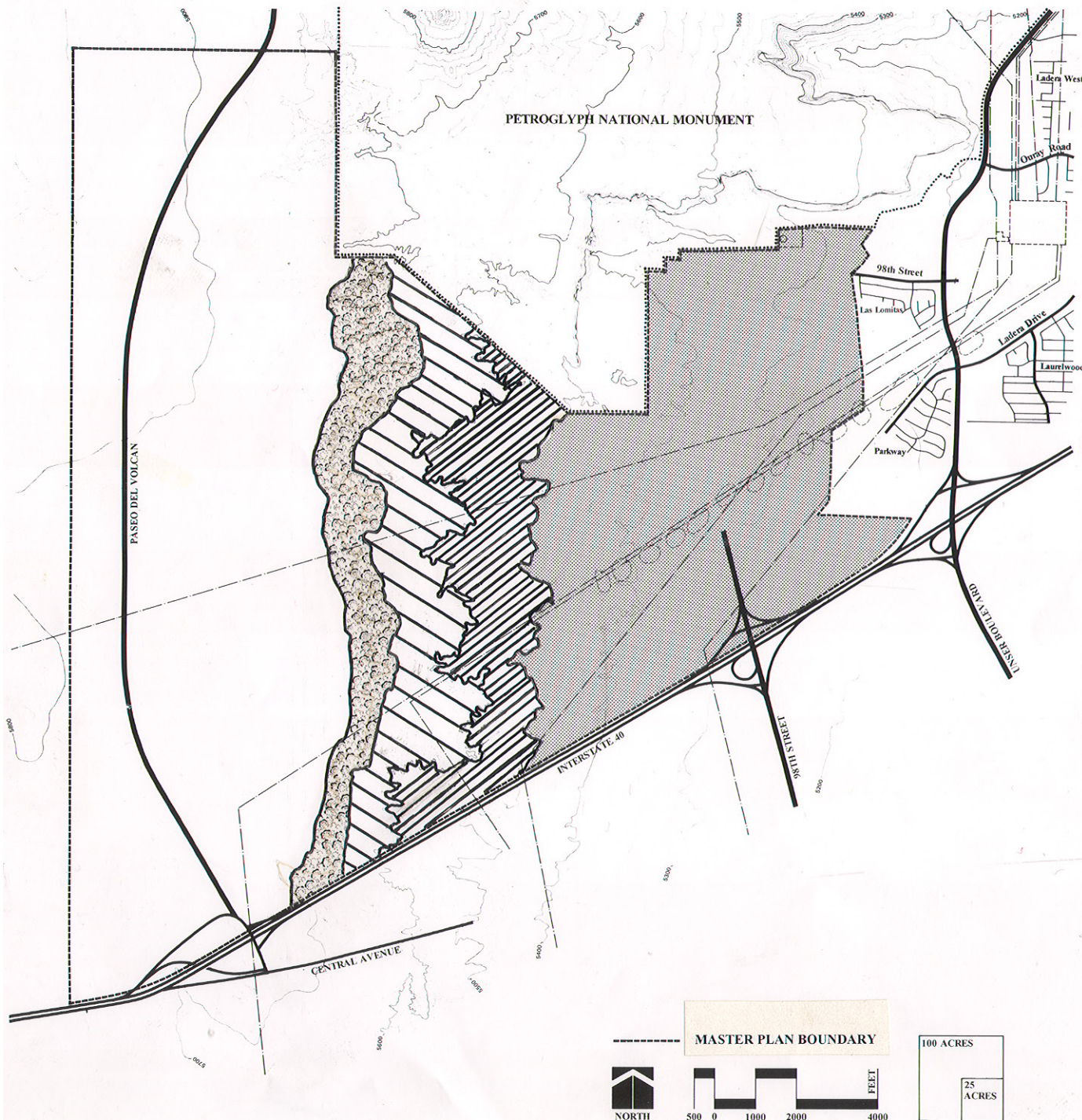
In July, 1995, SWCA, Inc. Environmental Consultants conducted an initial traditional cultural property study (TCP) of the Westland Master Plan property. Data gathered from this study will be utilized



# Westland Master Plan

## ARCHAEOLOGICAL ZONES

-  UP - Upper Plain
-  EE - Escarpment Edge
-  LP - Lower Plain
-  UES - Upper Escarpment Slope
-  LES - Lower Escarpment Slope



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in the consideration for preservation or mitigation of impacts to traditional cultural properties and other cultural resources located within the study area.

SWCA contacted groups with potential traditional interests in the Westland property in order to gather information concerning traditional use areas in the vicinity of the parcel, including cultural and religious purposes. SWCA also reviewed existing documentation pertaining to the study area. The results of the literature review indicated the presence of various cultural resources on the West Mesa, with the heaviest incidence being within the boundaries of the Petroglyph National Monument. No traditional cultural properties were documented in the Westland Master Plan area during the course of consultation. Consultation with traditional groups disclosed that, with the exception of the Atrisco Land Rights Council (ALRC), they do not have concerns regarding cultural resources within the Plan area. Numerous unsuccessful attempts were made over a period of several months by SWCA to elicit comments from the ALRC for submission to the final report. SWCA, however, was unsuccessful in obtaining any comments from ALRC.

SWCA concluded that for a cultural resource to be eligible to the National Register, it usually must be at least 50 years old, maintain its integrity, and meet the criteria listed in 36 CRF 60.4. Past and present research and consultation by SWCA indicate the presence of various cultural resources on the West Mesa, with the majority of these resources being documented within the boundaries of the Petroglyph National Monument. Although the ALRC indicated verbally that traditional practices did occur within the Westland Master Plan area, SWCA was unable to document this claim and is therefore unable to identify any TCPs within the current study area. SWCA believes the current project has constituted a good faith effort by Westland to identify such TCPs.

### **Groundwater Quality and Quantity Analysis**

As a key element to the environmental analysis for the Westland Master Plan, Westland Development Co., Inc. contracted with Dr. Tim E. Kelly, Geohydrology Associates, Inc. to prepare a reconnaissance investigation of the property and ascertain the groundwater potential for the property and its environs. The report and figures prepared by Geohydrology Associates, Inc. are contained in Appendix F.

Geohydrology Associates, Inc. prepared their investigation based on a field evaluation and a comprehensive review of published and file data. They reviewed the records of wells in the State Engineers Office, and have studied the recent reports prepared by the United States Geological Survey in cooperation with the City of Albuquerque. The study reviewed the geologic conditions of the area, location and thickness of the Upper Santa Fe Formation, water level data, and chemical quality data for all of the wells in the immediate vicinity.

There are two major faults through and adjacent to the Westland Master Plan area. The Upper Santa Fe Formation is relatively thick beneath the eastern two-thirds of the Westland Master Plan area. The Upper Santa Fe Formation is the principal source of ground water in the Albuquerque Basin. The thickness is generally more than 750 feet and exceeds 1,000 feet at the north boundary of the property. Water-level data from the State Engineer and other records indicate that the depth to water is about 300 feet near Unser Boulevard and increases to approximately 800 feet at the western boundary.

On the basis of their investigation, Geohydrology Associates, Inc. believes that there is potential for development of ground water on the property. The area with the greatest ground water potential is indicated (Exhibit 9 - Geohydrology) by the cross



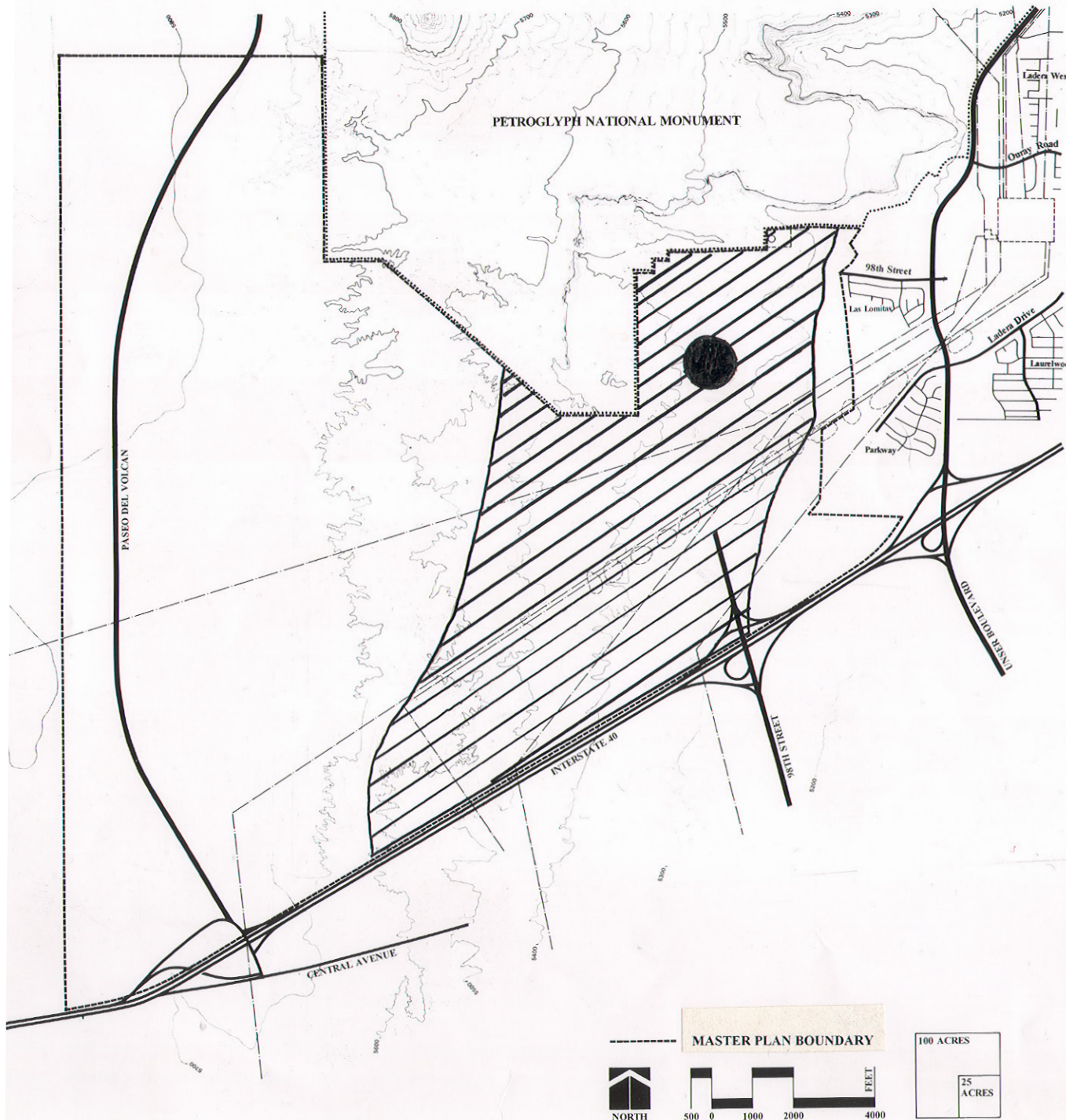
# Westland Master Plan

## GEOHYDROLOGY



Area of Greatest Groundwater Potential

Preferred Exploration Well Site



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hatched area. This exhibit also indicates the preferred location for an initial exploratory well. In this area a well should penetrate the upper Santa Fe Formation and have the production capacity similar to wells in the West Mesa Field. Wells on the Westland property would produce water from the saturated portion of the upper Santa Fe formations, and lesser quantities of water would be produced from the underlying middle member of the formation. Depth to water in this area would be reasonably shallow.

The chemical quality of water is always considered an integral part of the well design. There are indications that arsenic exists in wells in this region, though it tends to be stratified horizontally. Arsenic levels at any well location can vary depending on the location and depth of well screens. Individual wells can be optimized to pump only from desired stratigraphic levels where low arsenic levels exist in order to ensure water quality.

Three wells near the Plan area have been analyzed; Tierra West, American R.V. Park, and P.G. Corp.. Water quality analyses took place in March 1995 and have been found to have arsenic levels well within safe drinking water standards.

Geohydrology Associates, Inc. has recommended that a specially-designed exploration well be drilled to test the production capacity and water quality within the Plan area. This method is recommended based on concerns about arsenic levels in some City wells. Geohydrology Associates, Inc. has designed a number of municipal wells which sample water quality prior to final completion of the well. This technique requires that zones of high permeability are selectively sampled for water quality from the pilot hole. After the analyses are available, the pilot hole is reamed to production diameter and the well screens are selectively placed opposite those zones of high permeability and acceptable water quality. Zones of poor water quality are cased off. While this technique may somewhat reduce the production capacity of the well, water quality is assured.

## **IV. MASTER PLAN**

### **Introduction**

The Westland Master Plan proposes a variety of land uses to take advantage of the area's regional importance and strategic location on Albuquerque's growing West Side. A variety of housing densities, commercial and employment centers, and innovative open spaces are offered in order to create a cohesive community which will be an identifiable western entrance to the Metropolitan Area.

Innovative standards on allowed uses, gross densities, lot coverage, floor area ratio, major landscaping features, building massing, flood water management, and provisions for transportation are provided as per Comprehensive Plan goals. This Plan seeks evaluation based on special area-wide requirements and its conduciveness to flexibility rather than restrictive zoning classifications.

### **Land Uses**

A mixed-use community is envisioned for the Westland Plan area where maximum opportunities for living, working, shopping, and playing will be offered (Exhibit 10 - Land Use and Zoning Plan). Comprehensive planning for the full 6,424 acres will allow the most appropriate and beneficial land uses to be developed. Natural topography and proximity to transportation access will be important guidelines in determining the locations and intensities of the mixed land uses. Table 10 shows the breakdown of land uses. Design guidelines for all land uses are presented in Chapter VIII. Until specific development projects begin, interim land uses will continue to be agricultural and grazing activities that are currently taking place. These activities will remain valid until site plan and subdivision applications are submitted.

### **Residential**

The Westland Plan area will provide for a diversity of housing types to accommodate a broad socioeconomic range of future residents. Residential areas will provide opportunities for entry level housing. Large areas for future residential neighborhood development have been designated at a variety of densities. Each of these areas will incorporate a range product types and densities, in addition to small-scale neighborhood commercial centers, schools, parks, churches, etc.

Bernalillo County, as well as the growing West side, needs additional choices in the types and prices of housing. It is anticipated that the housing market will continue to have cycles similar to what has been experienced over the past 15 years on Albuquerque's West Side. The residential, Town Center, and Neighborhood Center land uses are representative of the village concept promoted in the *Planned Communities Criteria*.

### **Residential Resort**

The Westland Master Plan has provided a specific area for the development of residential resort. The residential resort is designed to accommodate a wide range of residential development in conjunction with active recreational uses. While the overall density for this area is relatively low (2.5 du/acre), it is anticipated that these residential uses may be clustered around large open space areas including golf course, irrigations ponds, and natural open space areas. The residential resort will also allow the development of a resort hotel, recreational amenities, and related conference/meeting facilities.

The focus of the active recreation within the resort residential area will be a golf course, driving range, tennis facilities, and the clubhouse. The golf course development will provide open green areas

Table 10 - Land Use

| Land Use                                       | Total Acreage | % of Total    | Average du/ac | Min. Density | Total DUs       |
|------------------------------------------------|---------------|---------------|---------------|--------------|-----------------|
| Residential - 2.5 du/ac average*               | 177           | 2.7%          | 2.5           | 2            | 293             |
| Residential - 4.0 du/ac average                | 443           | 6.8%          | 4             | 2.5          | 1,592           |
| Residential - 5.5 du/ac average                | 2316          | 35.7%         | 5.5           | 3.0          | 13,068          |
| Residential - 15 du/ac average                 | 33            | .5%           | 15            | 8            | 495             |
| Residential - 12 du/ac average/TCV             | 86            | 1.2%          | 12            | 5            | 1,032           |
| <b>RESIDENTIAL SUBTOTALS</b>                   | <b>3,055</b>  | <b>47.2%</b>  |               |              | <b>16,480</b>   |
| Neighborhood Commercial                        | 109           | 1.6%          |               |              |                 |
| Highway Commercial                             | 57            | .0%           |               |              |                 |
| Town Center - 20% @ 30 du/acre***              | 147           | 2.3%          |               |              |                 |
| <b>COMMERCIAL SUBTOTALS</b>                    | <b>313</b>    | <b>4.8%</b>   |               |              | <b>882</b>      |
| Education K-12 (APS)/TCV                       | 50            | 0.8%          |               |              |                 |
| Corporate Office                               | 90            | 1.4%          |               |              |                 |
| IP Uses                                        | 695           | 10.7%         |               |              |                 |
| <b>CORPORATE, EDUCATION &amp; IP SUBTOTALS</b> | <b>835</b>    | <b>12.9%</b>  |               |              |                 |
| Regional Park/SU-1 Regional Sports Complex     | 81            | 1.3%          |               |              |                 |
| Athletic Complex (APS)/TCV                     | 110           | 1.7%          |               |              |                 |
| <b>RECREATION/PARK TOTALS</b>                  | <b>191</b>    | <b>3.0%</b>   |               |              |                 |
| Atrisco Terrace Major Public Open Space        | 837           | 13.0%         |               |              |                 |
| Trail Network/Open Space                       | 590           | 9.1%          |               |              |                 |
| <b>OPEN SPACE SUBTOTALS</b>                    | <b>1,427</b>  | <b>22.1%</b>  |               |              |                 |
| Road/Drainage Trail Corridors                  | 657           | 10.3%         |               |              |                 |
| <b>ROAD/DRAINAGE TRAIL CORRIDOR SUBTOTALS</b>  | <b>657</b>    | <b>10.3%</b>  |               |              |                 |
| <b>TOTAL</b>                                   | <b>6478</b>   | <b>100.0%</b> |               |              | <b>17,362**</b> |

\*The Westland Master Plan has a goal that 20 percent of the housing units shall be affordable based on federal established criteria.

\*\*The original 2000 Master Plan established a maximum of 17,842 dwelling units within the Plan area. The amendments to the Sector and Master Plans shall not allow any increase in residential uses or residential housing units above that allowance unless those units are placed at the second story or above.

\*\*\*Dwelling units are calculated for the Town Center; the Town Center is a Community Activity Center and pursuant to the C-2 Zone, high density residential is a permissive use. It is estimated that up to 20% of the Town Center could develop with high density housing with a potential for 882 units.

Note: The acreages have been revised to reflect the latest platting and updated mapping for the property.

# Westland Master Plan

## LAND USE/ZONING PLAN

AMENDED NOVEMBER 2025

CITY OF ALBUQUERQUE

ZONING (LAND USE)

ACREAGE

|  |                                                                 |        |
|--|-----------------------------------------------------------------|--------|
|  | PDA (Residential 2.5 du/ac average)                             | 8 ac   |
|  | PDA (Residential 4 du/ac)                                       | 443 ac |
|  | RLT (Residential 5.5 du/ac)                                     | 376 ac |
|  | TC (Mixed Use)                                                  | 147 ac |
|  | TCV (Mixed Use)                                                 | 86 ac  |
|  | PDA (Education)                                                 | 50 ac  |
|  | (Athletic Complex)                                              | 110 ac |
|  | Trails/Drainage Corridors /Open Space                           | 232 ac |
|  | RSC (Regional Park)                                             | 81 ac  |
|  | This corridor is restricted to utilities, drainage, and trails. |        |

BERNALILLO COUNTY

ZONING (LAND USE)

ACREAGE

|  |                                                     |          |
|--|-----------------------------------------------------|----------|
|  | SD-W-RL (Residential 2.5 du/ac average)             | 169 ac   |
|  | SD-W-RM (Residential 5.5 du/ac average)             | 1,934 ac |
|  | SD-W-RH (Residential 15 du/ac average)              | 33 ac    |
|  | SD-W-C-1 (Neighborhood Commercial)                  | 109 ac   |
|  | SD-W-C-2 (Highway Commercial)                       | 57 ac    |
|  | SD-W-O-1 (Corporate Office)                         | 90 ac    |
|  | SD-W-C-LI (Commercial/Light Industrial)             | 380 ac   |
|  | SD-W-M-1 (Industrial Park)                          | 806 ac   |
|  | SD-W-OS (Open Space)                                | 360 ac   |
|  | SD-W-ATOS (Atrisco Terrace/Major Public Open Space) | 837 ac   |

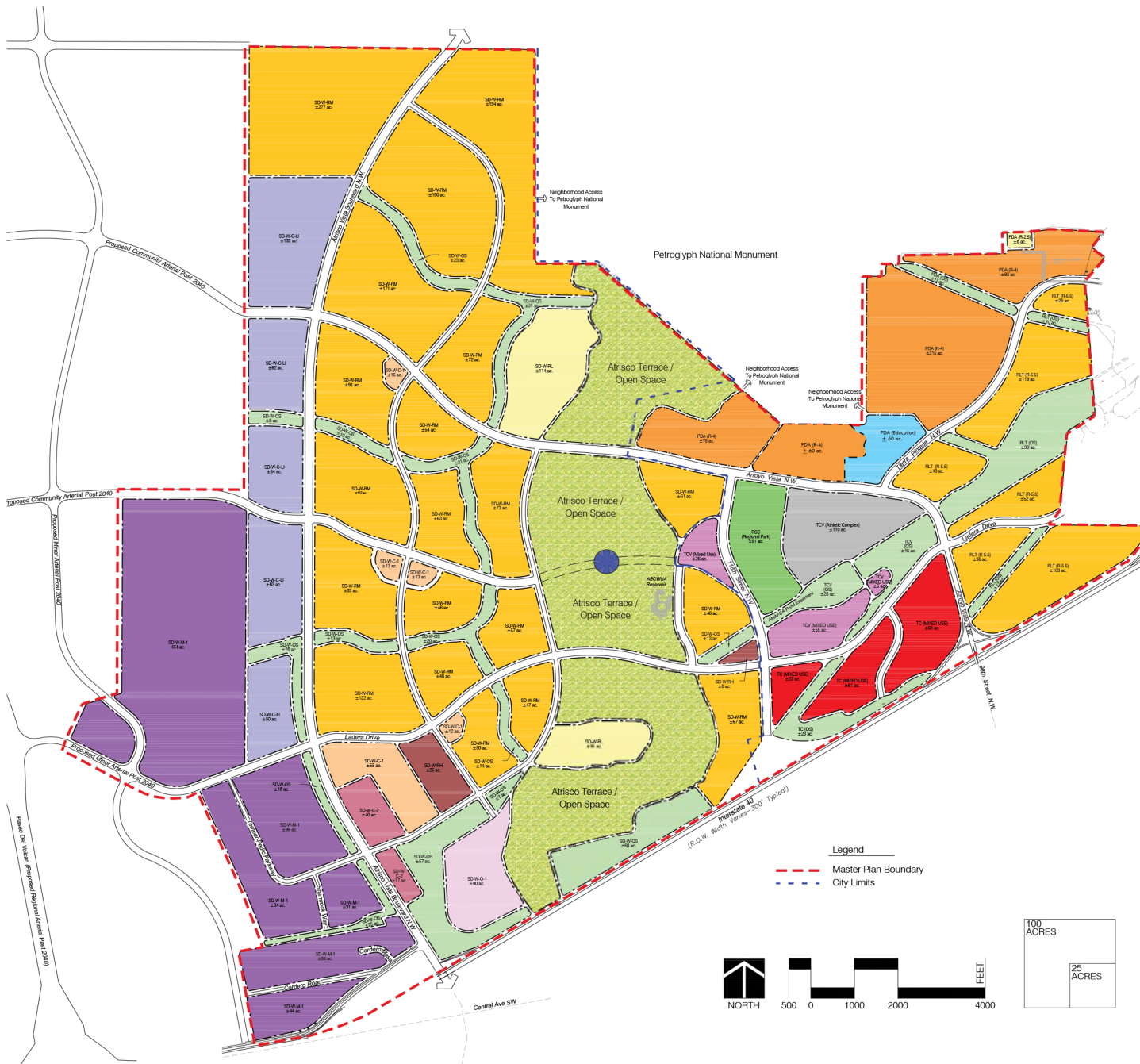
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WESTERN ALBUQUERQUE LAND HOLDINGS LLC  
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Consensus Planning, Inc.



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that will separate and buffer clusters of residential development from one another and provide an open character to the development. Other recreational uses anticipated will be tennis facilities, swimming pool, trails, etc..

In the event that this portion of the Master Plan area does not develop as a residential resort with associated recreational uses, the development of high-density apartment units within the proposed SU-PDA zone shall be prohibited. The permissive uses within the R-2 zone as specified on page 43 shall be revised to state a maximum density of 15 du/ac in conjunction with the residential resort. A maximum density of 5.0 single family units per acre will be allowed if the residential resort does not develop.

Much attention has been focused recently on the land use/job mix on the West Side. This discussion has surfaced in the context of the number of lanes crossing the Rio Grande to get West Side residents to employment areas east of the river. The Westland Master Plan area will contain approximately 1,100 acres of nonresidential land uses that will have employment opportunities via commercial, corporate office, and industrial park uses. Based on Urban Land Institute standards as seen in Table 11, there are projected to be approximately 23,620 jobs.

**Table 11 - Land Use/Job Mix**

| Land Use              | Acres        | Employee per Acre Multiplier | Employees (Jobs) |
|-----------------------|--------------|------------------------------|------------------|
| Residential Resort ** | 5            | 18.7                         | 94               |
| Commercial            | 246          | 18.7                         | 4,600            |
| Corporate Office      | 153          | 37.4                         | 5,722            |
| Industrial Park       | 695          | 19                           | 13,205           |
| <b>TOTAL</b>          | <b>1,099</b> | <b>21.7***</b>               | <b>23,621</b>    |

\*Source: Urban Land Institute

\*\*Total acreage is 467. It is assumed that five (5) of these acres will be commercially-oriented to provide services to the resort.

\*\*\*Average based on all employment-oriented acreage.

The ratio of persons to jobs is expected to be approximately 2.07, which is nearly identical to the city-wide ration of 2.08 persons per job. Further, other major employment centers are near the Westland Master Plan area, including the Atrisco Business Park east of Unser Boulevard and the future industrial parks associated with the Double Eagle II Airport and the Black Ranch.

### Hierarchy of Commercial Centers

#### Town Center

Purpose: To Provide the primary focus, identity, and sense of character for the entire Plan area in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the Plan area. Land uses within the Town Center may include, but are not limited:

- Specialty and Service Commercial
- Retail Power Centers
- Offices
- Medical Offices, Urgent Care Center, and Clinics

- Public and Quasi-Public Uses such as library and/or sheriff/fire
- High Density Residential
- Churches
- Urban Park/Plaza

Park and ride facilities can be co-located at appropriate locations within the Town Center.

Wildlife corridors are discouraged within the Town Center Site as the planned density of the site would not be conducive to wildlife populations.

### **Neighborhood Center**

Purpose: To provide for the daily service needs and focal point for all residents and employees within the neighborhoods. Land uses in the Neighborhood Centers may include, but are not limited to:

- Neighborhood Scale Commercial Services, including but not limited to a grocery with liquor sales, and/or drug store anchor center
- Public and Quasi-Public uses such as a branch library, post office, and/or sheriff /fire
- Medium Density Residential
- Garden Offices
- Medical Offices and Clinic
- Churches

### **Highway Commercial**

Purpose: To provide easy access to and from Interstate 40 for commercial and automotive needs. Seventeen total acres are envisioned for Highway Commercial uses near the Paseo del Volcan

interchange with Interstate 40. Examples of land uses may include, but are not limited to:

- Gas Station
- Automotive Center
- Fast Food Restaurant
- Convenience Store

### **Corporate Office/Industrial Park**

Access to Interstate 40 has also influenced the location of corporate office and industrial park parcels. A total of 848 acres have been set aside for these land uses along the southwest portion of the Plan area along Interstate 40 and Paseo del Volcan. Maximum visibility from these important transportation facilities will be achieved and substantial employment opportunities are associated with the corporate office and industrial park development. These land uses are separated from residential land uses in order to avoid the potential for groundwater contamination and toxic air emissions impacts on nearby residential or sensitive areas.

### **Zoning**

Zoning for the Westland Master Plan in the City of Albuquerque jurisdiction is regulated per the Westland Sector Plan. The Sector Plan can be found in Appendix A of this document.

### **Government and Public Services**

Community facilities and public services are provided in a variety of ways within the Westland Master Plan area (Exhibit 11- Community Facilities Plan). Public schools will be the responsibility of Albuquerque Public Schools while libraries, sheriff/police, and fire protection will be provided by the City of Albuquerque and Bernalillo County. The needs projected in the following sections are to be

used as a guide only. Future changes in technology, demographic trends, and the way that services are provided by various agencies will affect these needs, requirements, and the exact locations of facilities.

Useable public open space and public facilities (libraries, parks, elementary schools, middle schools, high schools, trails, etc.) shall not be located within the PNM easements for overhead power lines. Each facility should be located at a prudent distance away from these easements.

### Schools

The property owner/developer will continue to meet with Albuquerque Public Schools as to proper size, amount and location of schools in the Westland Master Plan area as it becomes necessary for schools to be provided in the area. Albuquerque Public Schools recently purchased a 110 acre property north and west of Tierra Pintada and Arroyo Vista for the purpose of locating a future K – 12 education campus. APS also purchase a separate 110 acre property for the purpose of developing an athletic complex that includes a stadium. The stadium is currently under construction. Additional school sites will be determined as growth of the community requires.

### SU-2/SU-1 Open Space

Reserved

### SU-2/SU-1 for Major Public Open Space (MPOS)

The SU-2/SU-1 for MPOS zoning category will be used for the Atrisco Terrace that is currently owned by the City of Albuquerque if and when this area is annexed into the City.

### Parks

Public parks are an integral component to the open space network and provide essential passive and active recreational opportunities. According to level of service standards set by Bernalillo County, approximately 11 separate park facilities of varying sizes and functions would be needed to service the Plan area. Parks servicing the Plan are envisioned to be a mixture of neighborhood and community park facilities.

Extra park credits not utilized in the immediate area of a residential subdivision may be applied toward other park credits elsewhere within the Master Plan area, or may be purchased by Bernalillo County. The provision of these facilities should be greatly aided and expedited by the County Development Impact Fee Ordinance.

Neighborhood Park: Neighborhood parks may vary up to five acres and serve residences within a radius of ½ mile. They are ideally co-located with elementary schools and libraries and are adjacent to the open space trail system.

An urban park/plaza is a specialized type of Neighborhood Park that would be specifically located in the Town Center. This facility would be surrounded by the community services and facilities, along with perimeter and would be modeled after plazas or zocalos found throughout Mexico and Latin America. View corridors and building placement are sensitive to solar access, building use compatibility, and pedestrian usability. A gazebo or similar open aired yet covered structure is typically in the center of this facility with paths and benches radiating out toward the perimeter and reinforcing pedestrian corridors. These spots are ideal for small outdoor concerts, social gatherings, lunches, and picnics.

**Community Park:** Community Park facilities are typically greater than five acres and serve a population within a two-mile radius. These parks usually have more developed facilities, such as ball-fields, pools, locker rooms, etc. and are oriented to active recreation. They are also ideally co-located with middle or high schools, adjacent to a regional trail facility, and located on a minor arterial in order to handle larger-than-average traffic volumes.

**Regional Park:** A regional park is proposed to be located adjacent to the APS Athletic Complex south of Arroyo Vista and east of the realigned 118th Street. The purpose of this regional park is primarily to accommodate the communities need for a soccer complex. The voters approved a bond issue to purchase an 81 acre site in 2012 and the property is currently being platted for sale to the City.

### **Libraries**

Exhibit 11 indicates the general locations for A community library that could be integrated into a joint use facility with a police/sheriff and fire station.

### **Sheriff and Fire Protection**

Sheriff and fire protection will come from Bernalillo County and the City of Albuquerque. Based on current level of service thresholds of one new fire station per 21,842 residents and one deputy for every 1,000 population, approximately two new fire stations and sheriff sub-stations are well-suited to being co-located with community parks, the Town Center, and middle and high schools. The location of police sub-stations along with other community facilities is conducive to and reinforces the concept of a community-based policing model.

### **Development Phasing**

Development phasing is represented graphically on Exhibit 12. The phasing plan acknowledges those areas that are currently developed (Phase 1) and those areas that are currently being planned for development (Phase 2). Beyond phase 2 the plan represents the “best guess” as to how development is likely to progress in the future. Phases 3 through 5 are anticipated to follow utility expansion corridors and water zone boundaries. Land uses and market needs were also taken into consideration. The proposed phasing plan is meant to be a living document and respond to market conditions in the future, but also to represent a logical expansion of urban land uses to meet projected needs as our community grows. The Town Center is anticipated to grow over a long period of time and will meet the expanding needs of the community as population and employment uses develop over time.

### **Environment and Open Space**

#### **General Open Space**

Open spaces and their associated amenities will be one of the defining features of the Westland Plan area. From the Petroglyph National Monument to the north, to the Atrisco Terrace, and the Ladera Detention Facility bisecting most of the Plan area, future residents will have several open spaces that can provide recreational opportunities as well as visual relief from development. The Westland Master Plan has allocated extra right of way for its major east-west arterials in order to consolidate roadway, drainage, and trail functions. These corridors will offer substantial links between the eastern to the western portions of the Plan area and will be connected to regional and neighborhood parks within the Plan area. These links will be developed in the context of the Parks, Open Space, and Trails (POST) network which will require coordinated



and cooperative planning efforts with the National Park Service and Bernalillo County.

The southern boundary of the Petroglyph National Monument is adjacent to the northern boundary of the Westland Plan area. The southern tip of the basalt escarpment lies approximately 2000 feet from the Plan boundary in this area, which provides adequate buffering to development in the Plan area and excellent views of the volcanos to the north.

Two alternative access points into the Petroglyph National Monument are shown on the Community Facilities Plan on page 45. Either of these access points are generally consistent with the Petroglyph National Monument General Management Plan. The 98th Street alternative access will be via a road within the Atrisco Terrace Major Public Open Space. This roadway would be contained entirely within the Major Public Open Space and the responsibility for building, maintaining, and operating this facility shall be arranged between the Open Space Division, Bernalillo County, and the National Park Service. Westland Development Co., Inc. will bear no responsibility for the construction or use of this facility. It has been provided via a series of meetings with the National Park Service and is intended to foster positive relations between the two landowners.

### **Atrisco Terrace**

The Comprehensive Plan indicates that a bank of steep lands that cross the Master Plan area, known as the Atrisco Terrace, shall be acquired by the public as Major Public Open Space. In January 1997, voters approved a 1/4 cent increase to the local sales tax to fund the purchase of the Atrisco Terrace, other Major Public Open Spaces in the City and County, and to develop neighborhood parks. The Land Use Zoning Plan on page 39 shows a revised version of the Atrisco Terrace that was developed between Westland Development Co., Inc., City of Albuquerque Open Space, and County

staff after numerous meetings, field trips, and resource evaluation. This version is slightly modified from the Comprehensive Plan version by softening the eastern and western edges and making the overall configuration easier to discern, while still preserving the Comprehensive Plan's intent to preserve the property as visual and recreational Major Public Open Space.

It is the intention of the Westland Master plan for there to be full access to the Atrisco Terrace. Non-vehicular access is depicted on the land use map to show conceptual trail access points that will connect in order to form linkages between the Petroglyph National Monument to the north, the neighborhoods on either side of the Terrace, and the proposed Regional Park near the southern end of the Terrace. Vehicular access in an east-west direction will be via the three arterials that are shown in the land use map. These rights-of-ways shall combine transportation, utilities, drainage, and additional trails and shall be considered outside of the Atrisco Terrace so that they won't constitute extraordinary facilities. These rights-of-way are not included in the 824 acres that comprise the revised Atrisco Terrace.

In the event that the Atrisco Terrace is not purchased by July 1, 2002 or is not under a purchase contract by that date, the land use shall revert to low density residential (2.5 du/ac.).

It is anticipated that exact locations of access points will be determined by Bernalillo County and Open Space Division after the Atrisco Terrace has been purchased.

It is acknowledged that since the revised version differs slightly from the adopted version in the Comprehensive Plan, a Comprehensive Plan amendment is necessary. Bernalillo County, the City of Albuquerque Open Space Division, and Westland Development Co., Inc. shall jointly (Open Space as the lead agency) request an amendment to the Comprehensive Plan at an appropriate time.

## **Additional Open Space**

Additional open space areas are provided in the Ladera Detention Drainage System and in drainage corridors and buffers throughout the Plan area. This open space totals 625 acres separate from the Atrisco Terrace, or nearly 10 percent of the entire Plan area and provides the critical need to link all open space as planned for in the Bikeways and Trails Facilities Plan. These varied open spaces along with the Atrisco Terrace combine to create over 1,400 acres of open space, or approximately 22 percent of the entire Plan area. This exceeds the open space requirements of the *Planned Communities Criteria*.

Additional open space areas shall meet the open space requirements of adjacent developments. However, due to some encumbrance of the power utility easements, it will be credited at 50 percent. These additional open space areas will be allowed to meet off-site open space requirements of developments within 1/2 mile of the easement. Open space credits from individual, high-density residential developments will be allowed to be met from contiguous, low-density projects.



# Western Albuquerque Land Holdings Master Plan

## COMMUNITY FACILITIES PLAN

AMENDED NOVEMBER 2025

- General Location for Elementary School
- General Location for Middle School
- General Location for APS Athletic Complex & Stadium
- General Location for Neighborhood Park
- General Location for Community Park
- General Location for Trail Network
- General Location for Library
- General Location for County Sheriff / Police
- General Location for Fire Station

Note: These access points are generally consistent with the Petroglyph National Monument General Management Plan. The non-vehicular access points will be via the Atrisco Terrace Major Public Open Space from 98th Street. Responsibility for building, maintaining, and operating this facility shall be arranged between the Open Space Division, Bernalillo County, and the National Park Service. Western Albuquerque Land Holdings LLC will bear no responsibility for construction, maintenance, operation, nor use of this facility.

Prepared For  
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By  
 CONSENSUS PLANNING, INC.

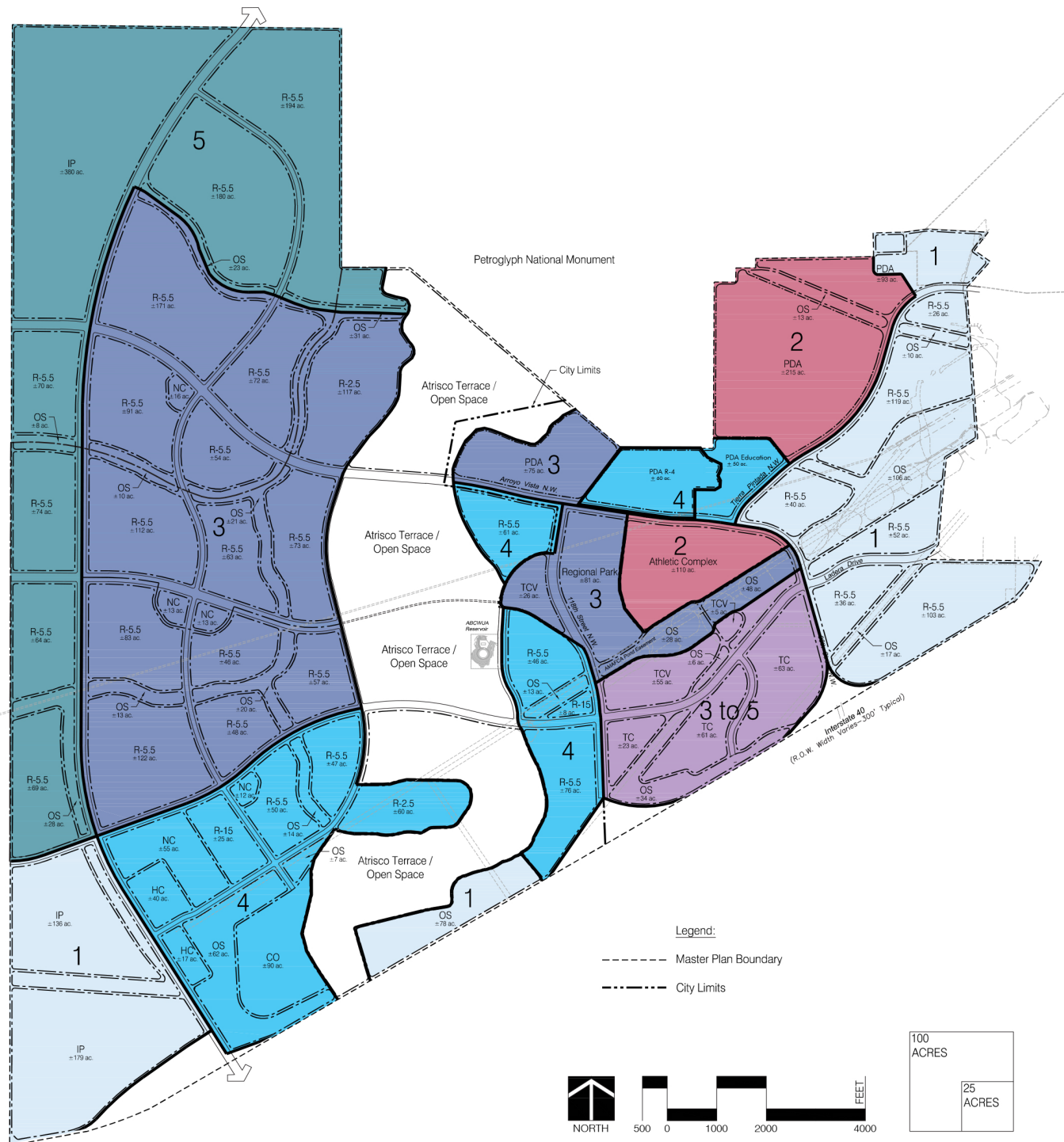
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# Western Albuquerque Land Holdings Master Plan

## PHASING PLAN

AMENDED NOVEMBER 2025

- Phase 1 - Existing Development
- Phase 2 - APS Athletic Facilities & Residential
- Phase 3 - City Park, Residential, & City Center
- Phase 4 - Residential, Office, & Commercial
- Phase 5 - Residential & Industrial
- Phase 3 to 5 - Town Center



Prepared For  
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By  
 **CONSENSUS PLANNING, INC.**

 **BOHANNAN-HUSTON INC.**  
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## **V. TRANSPORTATION AND AIR QUALITY ANALYSIS**

### **Transportation**

It is recognized that a comprehensive and visionary transportation system is critical to the success of the Master Plan. Transportation components of the Plan are comprehensive from the standpoint of providing vehicular, pedestrian, and alternative modes of traffic options.

The road network as depicted in this plan is different than the currently adopted Long Range Major Street Plan. Westland agrees to participate in efforts by Bernalillo County to have the Urban Transportation Planning Policy Board (UTPPB) amend the Long Range Major Street Plan to show the reconfigured road network within the Westland Master Plan area.

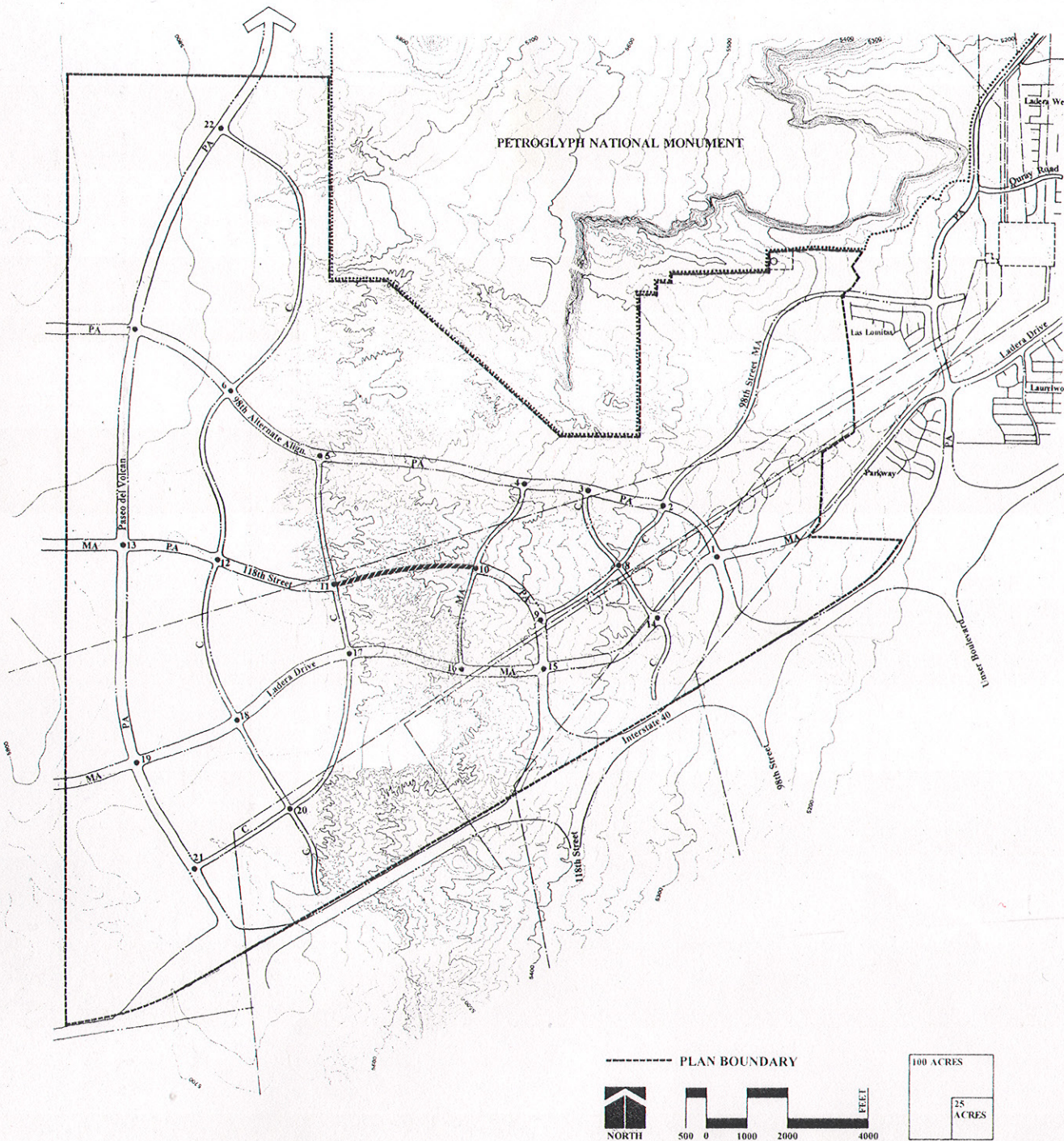
### **Major Street System and Related Components**

The major arterial street system in the Master Plan area can be generally developed as:

1. Connection of existing 98th Street from the existing Interstate 40 exchange that will head north and then split to the east and west (see Number 2 below) at the Town Center. The eastern extension will align with the 98th north of the Las Lomitas subdivision as shown on the Long Range Major Street Plan.
2. The extension of 98th Street (renamed) westbound from the Town Center, intersecting with the existing Paseo del Volcan (also known as the Airport Haul Road).
3. A proposed new 118th (renamed) interchange on Interstate 40 approximately 1.25 miles west of the existing 98th (renamed) interchange. Federal and state regulations and processes to secure this interchange will be followed. The Master Plan will outline the need for this interchange and provide the basis from which to proceed.
4. A new thoroughfare connecting with the proposed interchange in #3 above and the existing Airport Haul Road.
5. The extension of Ladera Drive westward to Paseo del Volcan from its current termination 1/2 mile west of Unser Boulevard. Ladera Drive will be the southernmost east-west arterial in the Plan area.
6. The continuation of the existing Paseo del Volcan to be designated at least as a north-south principal arterial.
7. The third (middle) crossing of the Atrisco Terrace is restricted to utilities drainage and trails, however, roadway and other transportation facilities may be added to this corridor at a future date if the City Council determines that they are required to serve the area's transportation needs and the City Council expressly approves the expansion of the corridor for transportation needs.
8. Wildlife and pedestrian trail crossing corridors shall be located at the Atrisco Terrace roadways. These corridors shall be a minimum of 30 feet. A minimum of two crossings per roadway shall be provided. (see Exhibit 10, page 39)

The arterial street system described above will be supplemented with major street access limitation concepts. Cross-sections of typical principal and minor arterials can be found in the Design Guideline section on page 84.





# Westland Sector Plan

## PROPOSED AMENDMENT TO THE LONG RANGE MAJOR STREET PLAN

- 18 Numbered Intersection Node
- PA Principal Arterial 180' R.O.W.
- MA Minor Arterial 152' R.O.W.
- C Collector 86' R.O.W.
- Restricted to Utilities, Drainage, and Trails. Roadway and other transportation facilities may be added with future City Council approval.

July 8, 1999

Prepared For  
Westland Development

Prepared By  
CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.  
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

TASCHEK  
Environmental Consulting



While the above represents the major arterial system, a minor arterial system has been developed connecting with the larger thoroughfares. A frontage road system adjacent to Interstate 40 and the proposed West Bluff Drainage outfall between the Paseo del Volcan interchange and the 98th Street interchange will also be considered as part of the network. Exhibit 13 shows the proposed transportation network, street classifications, and intersections in the Plan area.

### Strategies for Street Construction and Dedication

The unencumbered nature of the area provides excellent opportunities for new approaches to street construction and right-of-way dedication. Right-of-way dedications shall be in accordance with City of Albuquerque standard policies, procedures, and ordinances. Westland Development Co., Inc. will dedicate right-of-way above the standard widths. For example, the principal arterial street classification is defined by a 180 foot right-of-way, above the standard 156 foot width. The advantage of such an approach is that the traveling lanes, a bike path, landscaping, and opportunities for future expansion can be provided without dramatically impacting development. This future expansion can be for both additional lane construction or provisions for bus bays and transit and/or HOV lanes. Bus bays, park and ride locations, and transit transfer stations will be located according to parking restrictions, uses, and densities. The extra right-of-way widths also permit the construction of double lefts in the future at the major intersections. The minor arterial right-of-way width is also expanded to 152 feet from the standard 86 feet in order to incorporate many of the same features in the principal arterials as noted above.

Medians and median treatments and the type and approximate location of pedestrian, bicycle, and transit elements accompany the roadway cross-sections described above and found in the traffic study in Appendix A. Performance objectives for increasing

transit ridership and strategies for achieving a target mode split at level of service D or better will be submitted. Public and private responsibilities for on and off-site improvements will be specified in a development agreement, which is presented in Chapter IX.

Another major strategy which has been discussed is the incorporation of drainage features in the street cross-section. This approach would potentially allow for some alternative treatment approaches for arroyo flows since the excess right-of-way width will allow more area to reduce flow depths and velocities.

### Transportation Analysis

The purpose of the Transportation Evaluation Study (Appendix A) is to provide the necessary analysis of transportation issues in support of the Westland Master Plan. An extensive effort has been undertaken to develop recommendations relating to all transportation elements of the Master Plan area. From the outset, it has been recognized that the term “transportation” represents more than single occupancy vehicle use. The analysis has addressed other modes of travel such as pedestrian, bicycle, and transit opportunities.

This analysis has been developed through a series of coordinated steps with various governmental agencies. These include the City of Albuquerque (City) Traffic, Air Quality, and Transit Divisions, the Middle Rio Grande Council of Governments (MRGCOG), the New Mexico State Highway & Transportation Department (NMSHTD), and Bernalillo County. The key steps in the development of the document included pre-scoping meetings, traffic forecasts scoping requests, traffic forecasts, and recommendations for future transportation system in the Master Plan area.

At the time the Traffic Study was being scoped and prepared, Westland Development Co. was pursuing annexation by the City



of Albuquerque. The initial scoping meetings were coordinated with the MRGCOG. Since that time, copies of the studies and all relevant correspondence have been transmitted to the Bernalillo County Public Works Department for their review. The Project Team feels that the Traffic and Air Quality studies remain relevant and appropriate for development within Bernalillo County.

The study attempts to provide information and analysis necessary to define a transportation system by addressing six key points, which are summarized below. A recommendation matrix for key subjects follows the summary.

- 1. Define the study area characteristics regarding locations, surrounding features, and a definition of the area's existing and planned transportation system.**

Interstate 40 provides the major transportation link to the Master Plan area. Unser Boulevard on the east boundary will also serve as a major thoroughfare. Paseo del Volcan provides direct access to the area at this time and will serve as a main thoroughfare as development occurs. The area is accessed by existing interchanges along I-40 at Unser Boulevard, 98th Street, and Paseo del Volcan. Other principal and minor arterial streets serving the area are Ladera Drive and Central Avenue.

- 2. Provide an overview of the study process which includes the planning required to submit the scoping letter requests from the City to the MRGCOG and an overview of the agency interaction to date.**

Significance discussion between the study team and various public agencies has occurred during the Master planning process. This communication has taken place primarily through various meetings with staff. Whenever possible, meetings have been held with all key members to facilitate communication and input.

Early discussions with the City of Albuquerque and MRGCOG staff resulted in the transmittal of a formal request from the developer to prepare traffic forecasts. On July 28, 1994 this letter was sent to the city who has served as the agency of record regarding the request for forecasts from MRGCOG. The letter highlighted the various network alternatives and land use development levels for the years 2000, 2005, and 2015.

Following the July 26, 1994 correspondence, a series of meetings were held to discuss the modeling criteria and assumptions. One of these meetings included representatives from the Albuquerque Air Pollution Control Division. The significance of this dialogue was the recommendation to include the year 2005 as a forecast scenario so that the air quality could be evaluated for this timeframe. These meetings resulted in the City's formal request to MRGCOG dated September 22, 1994.

Significant coordination with impacted agencies has occurred since June, 1994. Eight different meetings have been held with various agencies to discuss assumptions, issues, and review results. This fact reinforces the perspective that interaction has occurred to ensure that a thorough and comprehensive transportation evaluation study was prepared for the proposed Master Plan.

- 3. Describe the proposed forecast scenarios and associated assumptions.**

Traffic assignments for both the 2015 buildout year and 2005 midpoint year were produced by MRGCOG. A series of socioeconomic and data set assumptions was also derived by the development team, City staff, and MRGCOG staff prior to commencing the forecasting effort. One key forecast assumption is that the Master Plan area was assumed to be at full buildout in the year 2015. This strategy is conservative in nature and points to the desire of all parties to assess the full impact of development on the proposed street network and surrounding system.

To develop an adequate road system, a series of street configurations and associated land uses was developed for the Master Plan area. The year 2005 was selected as an intermediate year along with the horizon year 2015 analysis. The analysis also needed to consider various options at the 118th Street alignment in the vicinity of I-40. This locations is approximately midway along I-40 between the 98th Street and Paseo del Volcan interchanges. Table 12 contains the analysis years and scenarios evaluated in this study.

**Table 12 - Scenarios for Analysis**

| Years | Analysis Scenarios                                                                    |
|-------|---------------------------------------------------------------------------------------|
| 2005  | No Build                                                                              |
| 2005  | Build - No Interchange at 118th St. - minimal development between Volcan and 98th St. |
| 2015  | No Build                                                                              |
| 2015  | Full Build - No interchange a 118th St. - No 98th t. Alternate Alignment              |
| 2015  | Full Buildout - Interchange at 118th St. - No 98th St. St. Alternate Alignment        |
| 2015  | Full Buildout - Interchange at 118th St. - No 98th St. St. Alternate Alignment        |
| 2015  | Full Buildout - Interchange at 118th St. - Revised 98th St. Alternate Alignment       |
| 2015  | Full Buildout - Grade separation at 118th St. - Revised 98th St. Alternate Alignment  |

**4. Provide a summary of forecast results including Average Week-day Traffic (AWDT) along major streets and turning movements at key intersections.**

Based on the assumptions and strategies defined, the MRGCOG staff produced Average Weekday Traffic (AWDT) Volumes for the various roadway configurations and associated land uses. This material is highlighted in detail in the separate transportation study document.

**5. Provide a discussion of the analysis conducted and conclusions reached from the forecast results.**

This section summarizes key points and conclusions relating to the forecast results. Each is described in more detail below:

- **Configuration with 98th Street Alternate Alignment** - Two options for handling traffic flow on 98th Street were initially evaluated. The first tied 98th Street into an extension of 118th Street which connected to Paseo del Volcan to the west. The second approach, referred to as the 98th Street Alternate Alignment, separated traffic on both a 98th Street and 118th Street extension. Under this scenario, both major streets were connected to Paseo del Volcan. After considerable discussion and review, it has been determined that the 98th Street Alternate Alignment provides the following advantages:
  - a. It is expected to improve utilization of the existing I-40/98th Street interchange.
  - b. It will provide arterial service to both the eastern and western portions of the higher intensity Town Center proposed in the Master Plan area.
  - c. It will improve future opportunities for travel through the Master Plan area.

- d. It is expected to have better traffic flow along both 118th and 98th Streets, with moderate volume changes at major street intersections and total volumes increasing by small increments at the various intersections from Paseo del Volcan to Interstate 40.
- e. It will provide a desirable spacing of east/west principal arterials in the vicinity of Paseo del Volcan.
- **Drainage and Utility Impacts on Proposed Street Network** - Because of unique topographic features in the area, utility and drainage impacts must be considered when developing the proposed street network. From a drainage standpoint, several major arroyo systems convey runoff from the mesa top to the west across the steeper Atrisco Terrace slopes, and to the outfall along I-40. It is a long established City strategy to combine transportation and utility corridors whenever possible to effectively utilize the required right-of-way. Both the proposed 98th Street and 118th Street extensions closely follow major drainage flow paths. From a utility standpoint, the north/south connecting streets on the mesa top (east of Paseo del Volcan), also match future water zone boundary lines.
- **Principal and Minor Arterial Street Classifications** - Utilizing both local and national data and planning tools, laneage requirements for the street network were made. In addition, proposed street classifications utilized in the Long Range Major Street Plan (principal arterial, minor arterial; and collector) were designation for the network.
- **118th Street Interchange Proposal** - Based on the forecast volumes, a comparison can be made regarding the impacts of the various interchange options on traffic flow. The forecast values indicate that the full interchange option impacts the distribution of flow to I-40. This distribution provides a lessening

of impacts to the various streets feeding the I-40 interchanges. In summary, a full interchange strategy compared to the other options analyzed for the following reasons:

- a. Reductions in the Average Weekday Trips (AWDT) ranging from 10-20 percent are realized at the Paseo del Volcan, 98th Street and Unser Boulevard interchanges when comparing scenarios. Therefore, the distribution of traffic along the arterials and interchanges is more balanced and impacts are reduced at any one facility.
- b. Without the 118th Street interchange, a heavier travel burden is placed on the existing 98th Street and Paseo del Volcan interchanges.
- c. This location also provides for improved access south of I-40.

Forecasts for the option of a grade separated interchange at 118th Street and the 98th Street. Alternate Alignment were also obtained from the MRGCOG. A principal arterial along the 118th Street extension does benefit the overall street network by distributing the traffic flow to existing interchanges as well as providing necessary access to the proposed land uses. The forecasts figures also indicate that both an interchange and grade separation have similar effects on the traffic flow patterns. From a planning standpoint, the Master Plan development can move forward with either a full interchange or grade separation option. The full interchange proposal will follow a formal approval process through the NMSH&TD. The applicant must dedicate or acquire all right-of-way for the new interchange.

- **I-40 Interchange Impacts** - Utilizing a planning methodology approach (this analysis tool evaluates total peak hour volumes and typical laneage capacities), an evaluation has been made

regarding expected impacts to the interchanges at I-40 from full buildout in the Plan area. The forecasts were utilized for the 2015 year AM and PM peak hours for the 98th Street Alternate Alignment and full interchange at the 118th Street extension. Based on the existing laneage of the facilities, an evaluation was made regarding the operational upgrades at the interchange ramp locations which may be required to handle expected traffic volumes. Because the forecasts were developed based on partial buildout of the Westland Master Plan by the year 2015, the operations of the interchanges should be evaluated over time to determine the actual conditions as development occurs. Since the scenario analyzed represents a figurations will function satisfactorily for 10-15 years before upgrades are required.

- **Residential Streets** - Residential streets shall not be more than 32 feet in width.
- **Typical Street Cross-Section** - Since beginning the study effort, Westland Development Co., Inc. has recognized the unique opportunity to develop a set of policies for future planning for this entire area. As a developer sensitive to both the existing geographic features and progressive land use strategies, they have worked to develop unique approaches to solving a variety of challenges. One such issue deals with the dedication of right-of-way for major thoroughfares in the area.
- It is recognized that sufficient right-of-way for vehicular, pedestrian, utilities, and future intermodal facilities is a requisite of sound planning. All too often, the County is encumbered with insufficient right-of-way along its major streets, especially at key intersections. This situation leads to costly solutions that often fall short of a comprehensive strategy which meets immediate and long-term needs.
- To address this issue, Westland Development Co., Inc. has agreed to dedicate right-of-way in excess of the standards established by current County policy. For the principal arterial street, an 180 foot right-of-way width is recommended. A 152 foot width is proposed for the minor arterial street. This extra width above typical standards will allow for future roadway expansion (if required) pedestrian paths, utility corridors, and transit features. This approach will help prevent the conflicts created with a smaller right-of-way defined at the outset.
- The proposed arterial street right -of-way widths shall be considered minimal, subject to being varied for actual conditions. Drainage ways will have separate rights-of-way or easements that may be adjacent to street rights-of-way. The maintenance responsibility of the rights-of-way for such purposes as trails, drainage, and visual relief, and the annual maintenance costs must be identified. The applicant shall fund the construction of major streets in accordance with established policies and procedures.
- **Paseo del Volcan Access Strategy** - As stated previously, Paseo del Volcan is a critical link in the Plan's transportation network proposal, as well as Albuquerque's West Side system in general. Recognizing that a decision has not been make regarding Paseo del Volcan's final alignment, the roadway network has been established around the one mile intersection spacing strategy. In the event the primary Paseo del Volcan facility is shifted to the west, it is proposed that intersections be allowed at 1/2 mile intervals if the final land use plans warrant such access.
- **Development Impact on Daily Vehicle Miles Traveled** - forecast results also yield total daily vehicle miles traveled in the Albuquerque urban area. The figures in Table 13 compare a no-build condition in the Master Plan area with the recommended land use and street network including the full 118th



Street Interchange and 98th Alternative Alignment.

**Table 13 - Scenarios and Total Daily VM**

| Condition                                                                 | Total Daily VMT |
|---------------------------------------------------------------------------|-----------------|
| No Build                                                                  | 13,570,000      |
| Recommended land use within full 118th St. Interchange and 98th Alignment | 13,436,000      |

The reasons for the reduction include:

- The Master Plan area is an efficient location in relation to access to major transportation infrastructure such as I-40.
- Residents of the area will travel less distance to key destination points such as the Downtown area than if they resided further north.
- **Intermodal Opportunities** - A variety of intermodal opportunities exist for the Master Plan area. From a transit standpoint, it is recognized that increased transit service to the area will help reduce dependence on the single occupancy vehicle. The proposed roadway cross-sections provide the right-of-way for the standard strategy of bus bays located at key pick-up and delivery points. The development team is also open to transit strategies dealing with improved routing in the town center area.

For pedestrian and bicycle trails, two major strategies will ensure a progressive approach for pedestrian and bicycle travel. The first deals with the proposed street cross-sections and the fact that ample a opportunity exists to construct a bike and walking path. This approach is similar to the strategy utilized

so effectively along Tramway Boulevard. The second strategy deals with a proposed network of trails in the proposed open space and Atrisco Terrace areas. These internal systems can be linked with the similar system on the arterial network, thus providing ample opportunities for these modes of travel.

The purposed cross-section also provides for the opportunity to construct an additional lane for high occupancy vehicles along the major arterials. Absent of any Metropolitan area-wide policy, the planning at this point can only provide the right-of-way necessary for such a strategy. A similar statement can be make about future park-and-ride lots adjacent to I-40. Based on the proposed land uses at these interchange locations, incorporating park-and-ride facilities feasible. It is recognized, however, that such strategies will required the formulation of County policy and an openness to the concept during the planning of these, or other sites, that are strategically located in the Master Plan area.

- **Phasing of Improvements** - Because the Plan is being viewed as a single unit, the possibility exists that development may occur at various locations throughout the area at any one time. Market conditions will also effect what projects move forward and when. Any future development will require a supporting phasing plan which will specifically define:
  - Required Permanent Improvements
  - Required Temporary Improvements
  - Construction Timetables
  - Financial Responsibility

It is envisioned that such phasing plans will explore these issues in smaller geographic units of 150-500 acres in size.

- **Future Processing and Approval Requirements** - The previous section outlined a primary requirement for processing future development plans. The foundation of the phasing plan is the development of appropriate traffic data and analysis to support the recommendations. Each analysis will ensure the incorporation of necessary right-of-way widths and opportunities for other modes of travel, such as transit, pedestrian, and bicycle. The proposed full interchange at the 118th Street extension will require processing for approval through the SSM&TD. It is also recommended that the upcoming Conformity Analysis include the proposed system is evaluated from the standpoint of area wide air quality impacts.
  - **Financial Responsibility** - It is recognized that significant private sector and public investment will be necessary to provide the transportation infrastructure for the Plan area. A series of strategies linking the various processing steps expected in the future and associated requirements relating to dedicated right-of-way, financial guarantees, and a traffic impact study is also being developed. At this time, the proposals for cost sharing closely follow existing public policy and regulations.
- 6. Provide recommendations for street layout configuration, classification, and cross-sections; intermodal opportunities; phasing of improvements; future processing and approval requirements; and financial responsibility.**

The recommendations in Table 14 have been developed utilizing the forecast figures, basic transportation analysis tools, and intermodal strategies in an attempt to ensure a comprehensive and proactive approach to the dealing with transportation needs in the Master Plan area.

**Table 14 - Transportation Recommendations**

| Subject                                     | Recommendation                                                                                                           |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Basic Street Network                        | Provides street system with separate major arterials along Unser, 98th, 118th and Paseo del Volcan.                      |
| Basic Street Network                        | Streets of lesser status will support the proposed major arterial network.                                               |
| 118th St. Interchange                       | Construct a full interchange at the 118th extension.                                                                     |
| Existing Interchange Impacts                | Monitor demand as existing interchanges and program required upgrades as necessary.                                      |
| Street Cross-Section                        | Incorporate transit pathway and drainage features into street cross-section.                                             |
| Paseo del Volcan Access Strategy            | Provide access to sector plan development with more mile intersections pacing for major arterial streets.                |
| Transit                                     | Provide bus bays and shelters on major and minor arterial system.                                                        |
| Transit                                     | Design town center to accommodate transit service.                                                                       |
| Transit                                     | Pursue options for park and ride opportunities at I-40 interchange roads such as Volcan, 98th, and Unser.                |
| Pedestrian Bike Trails                      | Provide trail opportunities in proposed major and minor street cross-sections.                                           |
| Future Processing and Approval Requirements | Process in near future request for the approval and future construction of full interchange at the 118th St. extension.  |
| Future Processing and Approval Requirements | Process in near future a request for the approval and future construction of full interchange at the 118th St. extension |
| Future Processing and Approval Requirements | Include proposed street system in upcoming Conformity Analysis prepared by MRCOG.                                        |
| Financial Responsibility                    | Continue discussions regarding financial responsibility in light of upcoming adoption of development impact fees.        |

Westland supports the development of a trail along the I-40 corridor from 98th Street to Eubank, and agrees to cooperate and assist in this planning effort. It is anticipated that this trail will also be coordinated with any necessary drainage improvements on the north side of I-40. Specific right-of-way discussions between Westland, AMAFCA, Bernalillo County, the City of Albuquerque, and consultants preparing the corridor study shall take place at an appropriate junction in the future once the corridor study is underway.

Bernalillo County is concerned about the Master Plan's contingency in the event that the projected person per job ration of 2.07 is not realized, and the negative effect this would have on a macro scale on the regional transportation system. The County wants to avoid a situation whereby the need for additional lanes crossing the river, particularly on I-40, becomes acute as residential development proceeds as planned, but employment center development and/or job creation does not.

First and foremost, the Westland Master Plan recognizes that the success of the Atrisco Business Park bodes well for the 6,424 acres to develop as planned. The 640-acre Business Park is well-located and situated to take advantage of many industrial and business needs in the Metropolitan Area, and its future success appears solid because of the shortage of large industrial and business park land elsewhere in Albuquerque. Commercial real estate experts predict that the Atrisco Business Park, as well as locations in Rio Rancho, will see most of the new industrial/business park development activity in the next few years. This optimism is supported by projections by the New Mexico Department of Labor that have Albuquerque experiencing job growth rates well above national averages.

Ideally, future residents of the Master Plan area will be able to work at the Atrisco Business Park, industrial parks associated with Double Eagle II Airport and areas along Unser north of I-40, as well as at identified industrial parks and corporate office areas

within the Westland Master Plan area. These planned West Side employment centers elsewhere in Albuquerque can be minimized. It is also hoped, and anticipated, that transit opportunities for intra-West Side commutes as well as cross-river commutes will increase, thereby providing a palette of transportation options to the West Side resident and worker. This sentiment is also expressed for other non-single occupancy vehicle modes of travel such as car pools, van shuttles, and bicycle trails. For future Westland Master Plan area residents who will need to cross the river in single-occupancy vehicles for employment purposes, the Plan area will have easy access to major transportation facilities other than I-40 to cross the river.

For example, Paseo del Volcan to Rio Bravo or Bridge will allow efficient access to employment areas near the airport and Gibson Boulevard (KAFB, Lovelace, Sandia Labs, etc.) Unser Boulevard to Paseo del Norte will also provide direct access to the popular and diverse, yet nearly built-out, North I-25 employment area. Unser Boulevard to Central Avenue also provides good access most direct route to the Uptown employment center. Nevertheless, east side employment centers are evenly dispersed, and existing and future transportation facilities strategically located, that options other than the I-40 river crossing are available.

If the Atrisco Business Park and other West Side employment centers fail to develop as planned, then the phasing plan can be modified at an appropriate time as a contingency to address the rate of development.

**Long Range Major Street Plan** - The *Westland Master Plan* network of arterial streets shall be proposed (by the City and/or County as sponsor for the applicant) as a modification of the Long Range Major Street Plan (LRMSP), following the procedure administered by Middle Rio Grande Council of Governments and its Urban Transportation Planning Policy Board. This modification shall be

accomplished prior to the approval of any specific development actions for the plan area. Should the modification not be approved, the matter will return to the EPC for further consideration of the transportation system. Furthermore, in the earliest appropriate update of the LRMS, funding sources for the plan area's roadway system shall be identified (e.g., public funds, private funds) and the timing of implementation will be determined. In addition, this roadway system will be incorporated in the Transportation/Air Quality Conformity Finding prepared by the MRGCOG for the LRTP. Arterial roadway elements will also be included in the Transportation Improvement Program (TIP) where appropriate.

## Air Quality Analysis

Clean air is closely related to the availability of an efficient transportation system with the minimum congestion and opportunities for multimodal travel. An air quality analysis was prepared for the Westland Master Plan to evaluate reducing pollutant emissions and optimizing the operation of the street network. The plan also identifies a trail system and land use concepts that will help to reduce reliance on single occupancy vehicle travel.

Because the development of the total Plan area will occur over many years, a sketch planning approach was taken to the analysis of the transportation system and air quality impacts. The transportation analysis focused on the spacing, number, and laneage of street facilities needed to handle future traffic. As already discussed, several different street networks were defined to serve proposed development within the Plan area, and year 2015 traffic forecasts were prepared for each alternative by the Middle Rio Grande Council of Governments (MRGCOG). The air quality analysis evaluated total street system emissions resulting from the different network alternative, and compared these to each other and the no-build condition.

The air quality analysis for the Master Plan (Appendix B) relied on data from the land use plan and MRGCOG forecasts to calculate carbon monoxide (CO) emissions from each transportation alternative. Environmental Protection Agency (EPA) computer models were used, with baseline data and assumptions from the City of Albuquerque's Environmental Health Department to predict total CO emissions per day for each link in the transportation system. These are summarized in Table 15 for each of the network alternatives.

**Table 15 - Transportation Alternatives  
Carbon Monoxide Emissions**

| Alternatives                 | CO Emissions* |
|------------------------------|---------------|
| 118th St. Grade Separation   | 8.48          |
| 118th St. Interchange        | 8.51          |
| 98th St. Alternate Alignment | 8.44          |

\*measured in tons per day

The results from the analysis show very little difference between the network alternatives. However, the 98th Street Alternate Alignment shows the lowest total emissions, amounting to an estimated 8.44 tons of CO per day. The 118th Street alternatives are only slightly higher with emissions of 8.48 and 8.51 tons of CO per day respectively. Although all of the alternatives are reasonable close in the amounts of CO generated, the 98th Street Alternate Alignment appears to be the most efficient alternative.

The 2015 projected emissions of about 8.4 tons of CO per day compare to total 2015 Bernalillo County-wide CO emissions of approximately 180 tons per day (MRGCOG, 1995), or about 4.5% of the total. The County-wide estimate includes the assumed development in the Westland Master Plan area distributed throughout the urban area.



If the Westland Master Plan was not implemented, the development proposed in the Plan area would locate elsewhere in the County and would contribute to total CO emissions. The locations of the proposed development in relation to other major land uses has important implications on air quality, however, that are related to the amount of total travel required between trip origins and destinations.

As part of the transportation forecasting process, the MRGCOG generates total urban area transportation system-wide vehicle miles of travel (VMT). Total VMT were generated for each of the alternatives and the no-build conditions, in which development planned for the Westland property in the build alternative would be distributed throughout the urban area. The results of the VMT forecast are shown in Table 16.

**Table 16 - Transportation Alternative Total Vehicle Miles of Travel (VMT)**

| Alternative                  | Total Urban Area VMT |
|------------------------------|----------------------|
| 118th St. Grade Separation   | 13,474,146           |
| 118th St. Interchange        | 13,475,995           |
| 98th St. Alternate Alignment | 13,435,903           |
| No Build Condition           | 13,571,681           |

These data supports the conclusion that the amount of travel and resulting CO emissions are similar with each alternative. The 98th Street Alternative Alignment appears to be slightly more efficient than the others, with less travel and emissions. The 118th Street Grade Separation Alternative appears to result in a very small decrease in total daily travel compared to the 118th Street Interchange Alternative. The MRGCOG's no-build forecast shows the highest total VMT. The data indicate that CO emissions from the Westland Master Plan development would be lower than if the same level of development was to occur in other locations distributed

throughout the urban area. The Westland property is located in a strategic location with direct access to the major transportation system and centers of activity in the urban area. The transportation system in the Westland Plan area has more reserve capacity and the Plan area is located closer to existing and future centers of employment and economic activity than many other comparable areas that could be developed in the future.

Within the Plan area, efforts were made to reduce the need for automobile travel and thus reduce air pollution. Pedestrian and bicycle trails are planned along the arterial streets and power transmission line corridors, providing connections to the regional trail system. Connections are also proposed from the interior neighborhoods in the Plan area through the network of open space to the regional trail facilities. The Master Plan would serve to implement the Trails and Bikeways Facility Plan, and enhance it through a well-conceived internal network of additional trails. The trail connections would create opportunities for multimodal travel and reduced reliance on the single occupancy vehicle.

The Master Plan includes multiple-use land development concepts that promote reduced travel. A mixture of residential development, employment, retail outlets, services, and institutional uses are proposed in conformance with the guidelines for Planned Communities and Master Plans. These mixed land uses will encourage reduced travel time and distance by allowing people to live near their places of employment, shopping, schools, and other facilities. The Plan is intended to encourage a self-reliant community with reduced travel demand and lower regional emissions.

Multimodalism, community self-reliance, and lower regional air emissions can all be facilitated by compatible subdivision design. An interlocking road system design minimizing, but not prohibiting, cul-de-sacs will reduce out-of-the-way trips, and promote non-vehicular, transit, and pedestrian oriented development. Access to

the regional trail system should be enhanced by subdivision designs which will allow cul-de-sacs and perimeter walled subdivisions, as long as they have non-vehicular connections.

Appropriate, site-specific Traffic Impact Studies and Air Quality Impact Assessments shall be prepared for individual development proposals as required. Approval of these studies by the appropriate authority shall be required prior to subdivision. Major changes in land use which increase trip generation or change distribution may trigger the need to update the Air Study based upon conformity.

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## **VI. UTILITY SERVICE STRATEGY**

Westland Development Co., Inc. has been working closely with the Bernalillo County Public Works Department over the last several months regarding utility services for the Master Plan area. Bernalillo County hired Leedshill-Herkenhoff in 1995 to prepare a Water and Wastewater Feasibility Study, which was completed in April, 1996 and adopted by Bernalillo County Commission. This study demonstrates the feasibility for the County to provide water and sewer services to the Westland Master Plan area. Rather than duplicate these studies here, these documents outline the service strategy and should be considered as a supplement to this Master Plan.

There are three volumes to the feasibility study. Volume I is the Feasibility Analysis, Volume II is the Technical Appendices, while Volume III is the Action Plan. Each volume was completed in April, 1996 by Leedshill-Herkenhoff, Inc.

Exhibit 12 on Page 49 shows the phasing plan for the Westland Master Plan area that shall be followed for utility development. Both the water and sanitary sewer system shall be developed by Bernalillo County according to City of Albuquerque standards and in a manner that is compatible with the City water and sewer systems to the east.

### **Water Utilities**

#### **Existing Conditions**

The Master Plan area encompasses all of Zones 3WR, 4W, 5WR, 6W and portions of 2W and 7W, lying west of Paseo del Volcan (see Exhibit 4 - Utilities). The eastern boundary of the Master Plan is approximately the eastern boundary of Zone 3WR. The Plan area is included in the area to be serviced by the College Trunk.

With the advent of the Petroglyph National Monument and the Volcano Park, the area to be serviced by the College Trunk is much smaller than anticipated.

#### **Proposed Conditions**

The Master Plan proposes several service options. These include the following:

- An expansion of Zone 6W south to Interstate 40 be included.
- All of new Zone 7W from Interstate 40 north to the north boundary of the Master Plan area be included. Zone 7W would be bounded on the east by an elevation of 5715', and on the west by an elevation of 5830'. The zone would be serviced by an elevated reservoir with an overflow elevation of approximately 5945', and a companion ground storage reservoir with an overflow elevation of approximately 5830. The elevated tank would provide the pressure for servicing the zone. The ground storage reservoir would provide the major components of storage and would also provide the required storage and pressure for zones 6W and 5WR to the east.
- Due to the low densities of development within Zone 5WR, it is proposed that this zone remain a reduced pressure zone, serviced by the ground storage reservoir constructed within Zone 7W. Zone 5WR has always been considered a reduced zone. This concept would require only the ground storage reservoir within Zone 7W to provide permanent service to pressure zones 6W and 5WR by gravity and to zone 7W when used in conjunction with the elevated storage tank.
- An additional ground storage reservoir would be constructed within Zone 5WR to service Zone 4W and 3WR.



- Ultimately, the future reservoir in Zone 5WR and Zone 7W would be required to service the ultimate build out of the Master Plan area. Associated pump stations at the College Reservoir, the Zone 5WR reservoir and the Zone 7W reservoir would be needed. Major trunk lines connecting these facilities as well as north/south upper and lower zone lines along each pressure zone boundary would be required. A phasing plan for these facilities has been developed along with the Master Plan.
- In the event that water supply to the plan area is not provided by the City's water system, but by a system that requires arsenic removal treatment, all costs of arsenic treatment shall be borne by the applicant, the water provider, or the eventual customers of the water system serving the plan area. These costs shall not be subsidized by the City of Albuquerque taxpayers and water rate payers.

### **Phasing Considerations**

Due to the elevations of the property, it may be more advantageous to begin development within the upper portions of Zone 3WR and all of Zone 4W, as well as extensive industrial development within Zone 7W along the corridor defined by the Double Eagle Airport Access Road. In order to allow for development across the entire Master Plan area, the proposed phasing scheme for the water system should allow this and not jeopardize the integrity of the uses proposed in the Plan. This approach will also maximize gravity flow of water resources within the Plan area.

The phasing scheme would consist of constructing the ultimate elevated storage reservoir and ground storage reservoir within Zone 7W. The east/west trunk lines would be constructed as required across the Master Plan area through all of the zones. Appropriate pressure reducing stations along the trunk line would feed the individual zones requiring service. These PRV Stations

would be equipped with flow meters and data recording and transmission devices that would allow the usage in each of the zones to be closely monitored so that the demands in each zone can be observed over time and recorded for use in determining the timing of future expansion needs within the water system.

Once the demands within Zone 3WR through 7W have reached that capable of being serviced by the reservoir in Zone 7W, the reservoir in Zone 5WR would then be constructed. All initial wells would be drilled and completed in the area defined by Geohydrology Associates (see Exhibit 9 - Geohydrology) and pumped directly to the ground storage reservoir within zone 7W through the required series of pump stations. After the construction of the 5WR reservoir, pumping requirements will more closely mirror those in other parts of the City, and water sources presently being studied and defined by on-going County efforts can be incorporated in plans for servicing the Master Plan area. The Master Plan process will define the maximum densities within each zone that will allow for the master planning and phasing schemes to be developed along the College trunk for service to Zones 3WR through 7W.

### **Water Conservation Concerns**

As required by code, all of the fixtures and facilities to be constructed within the Plan area will meet existing water conservation standards. Landscaping guidelines have been developed (Chapter VIII) that will provide guidance to ensure that conservation is a major element in the design of the aesthetics of the project. Other water conservation techniques that are developed and adopted by the County will be incorporated into the Master Plan criteria as they are adopted. Until this happens, City of Albuquerque water conservation policies will apply to development in the Westland Master Plan area.

Per capita water consumption within the Westland Master Plan are targeted at 150 gallons per day, a figure consistent with the City of Albuquerque's goal. This represents a 32 percent reduction from the assumptions made in the feasibility study for the amount of acre feet needed to serve the project annually.

## **Sewer Utilities**

### **Existing Conditions**

An existing 48" City of Albuquerque line located east of the Plan area could be utilized with the cooperation of the City. This system has been sized to accept the flows up to approximately 98th Street and potentially farther east along Interstate 40. An analysis of this system was prepared by the City of Albuquerque in the recent past and is available as base data to view the impacts of the Plan.

### **Proposed Conditions**

Based on the densities developed within the Plan area, the County's feasibility study proposes that a waste water treatment facility be located at the east boundary of the Master Plan area with the ability to use the grey water effluent to irrigate nearby parks and golf course facilities.

If and when annexation to the City of Albuquerque occurs, wastewater treatment shall be pursuant to a development agreement approved by the City.

## **Phasing Considerations**

As stated previously, the market forces and configuration dictated by the transportation elements within the Master Plan would indicate that the eastern portion of the Plan area between Unser Boulevard and 98th Street, and the area along the Double Eagle Airport access road will be the first areas of the plan to develop. It is proposed that all of the sanitary sewage be directed to the waste water facility.

Another option may be available that would utilize the existing private sewer outfall for the Tierra West development south of Central Avenue and east of Paseo del Volcan. Westland Development Co., Inc. would have to limit land uses for areas that can be serviced by the outfall to allow sewage flow from north of Central to go into it. This would allow development in the Paseo del Volcan/I-40 area .

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## **VII. DRAINAGE MANAGEMENT PLAN**

### **Project Overview**

The Westland Plan area lies within the Amole and Ladera Watershed, which includes the Ladera Drainage system that consists of 15 detention ponds. These ponds divert flows to the east toward the Rio Grande. Previous studies by AMAFCA and the City of Albuquerque have determined that the Ladera Drainage System is deficient for existing and developed conditions.

The intent of the Westland Drainage Management Plan is to evaluate drainage alternatives and make recommendations to AMAFCA that will allow AMAFCA to identify the most economically feasible drainage solutions for the involved watersheds. The soil types and hydrological conditions dictate the need for hardlined channel treatments in some areas. AMAFCA is the lead agency on the current detailed drainage management plan that will be reviewed and adopted by the AMAFCA Board of Directors and will cover an area larger than the Plan area boundaries.

This Plan is evaluating several alternatives including upgrading the deficient dams in the existing Ladera system, constructing a new drainage diversion along Interstate 40, constructing the Ladera West Dam in the Petroglyph National Monument, and providing diversions from the Ladera System to the West Bluff Outfall. A coordinated effort will take place with AMAFCA for basin-wide alternatives in the Drainage Management Plan which include areas outside of the Plan area. AMAFCA has contracted with Bohannon-Huston, Inc. to prepare the Drainage Management Plan. The Westland Master Plan shall comply with the results of this effort.

This plan will also be subject to “Westland Sector Development Plan - Appendix D, Drainage” with Engineer’s stamp dated June, 1995 as approved by City Hydrology correspondence dated July 31, 1995, and by AMAFCA correspondence dated August 8, 1995.

### **Previous Drainage Studies**

The watersheds of West Bluff, Ladera, and Amole have been previously evaluated by a number of drainage studies and master plans. The following lists the major drainage studies performed in the affected watersheds:

- Design Report for the Ladera Storm Drainage Diversion and Detention System, June 1979 by Boyle Engineering Corp.
- West Bluff Drainage Plan, January 1987 by Andrews, Asbury, and Roberts.
- Feasibility Report of Alternatives, West Bluff Storm Sewer Outfall, September 1987 by Bohannon-Huston, Inc.
- Northwest Mesa Drainage Management Plan, October 1989 by Scanlon & Associates, Inc.
- Ladera Diversion to West Bluff Outfall Drainage Study, July 1989 by Bohannon-Huston, Inc.
- Far Northwest Drainage Management Plan, March 1986 by Bohannon-Huston, Inc.
- Amole Arroyo-Westgate Dam Drainage Management Plan, October 1993 by Scanlon & Associates.



The Ladera Diversion to West Bluff Outfall Study assembled an AHYMO model of both the Ladera and West Bluff Watersheds. This report favorably evaluated the possibility of diverting a portion of the flows from the Ladera System to the West Bluff System. At present the Ladera System outfalls from Dam 15 (Ladera Golf Course) through a storm drain into the San Antonio Arroyo where outfall is severely limited. The impact of the new hydrology and unaccounted for drainage areas upstream has shown that the Ladera System is under capacity.

The Amole Arroyo-Westgate Dam Drainage Management Plan determined that the Westgate Dam and the Interstate 40 crossing structures were under capacity for developed conditions. AMAFCA's adopted recommendation from this report was to add two additional detention ponds upstream of Interstate 40 and outflow these ponds to the proposed Interstate 40 Interceptor. The amount of flow to be diverted is to be determined by the AMAFCA study.

The Interstate 40 Interceptor Drainage Management Plan will need to assemble into one AHYMO model the Amole, Ladera, and West Bluff Watersheds. The separate models developed from previous studies (Amole Arroyo-Westgate Dam Drainage Management Plan and Ladera Diversion to West Bluff Outfall Drainage Study) can be supplied by AMAFCA. The models can be updated to reflect the hydrology methodology currently adopted by the community in the DPM Section 22.2 Hydrology, January 1993. The Interstate 40 Interceptor Study is expected to be undertaken beginning in May 1995 and completed in approximately one year.

### Conceptual Drainage Management Plan: Summary

The drainage study prepared for the Westland Master Plan (Appendix D) included a comprehensive hydrologic AHYMO output of the Plan area that identifies peak flows, channel sizes,

and drainage rights of way as per the DPM. Maximum flows from off-site and on-site basins have been identified and the types of drainage system improvements are recommended. Appendix D contains tables with the results of the model, including:

- Land treatment types;
- Summary of treatment types, time to peak, runoff volume, and peak discharge for each basin;
- Summary of runoff volume, peak discharge and drainage area for existing and developed conditions; and,
- Listing of runoff, volume and peak discharge at key analysis points in the Ladera Watershed.

Conclusions from the hydrology analysis include:

- Detention pond #12 would be severely over capacity for the fully developed conditions with a peak flow of approximately 6390 cfs. This flow needs to be attenuated either upstream or at Dam #12 by increasing the size of detention storage.
- The total flow from the portion of the Amole System in the Plan area at Interstate 40 is approximately 2650 cfs. This flow will be reduced and slowly released when the proposed AMAFCA detention facilities are constructed.
- The four drainage basins between the existing Ladera System and Interstate 40 combined produce a peak flow of approximately 1500 cfs. This combined flow will exceed the capacity of the proposed Interstate 40 Interceptor, and combined with other downstream flows, exceeds the capacity of West Bluff Outfall structure. These flows will need to be attenuated prior to outfalling into the proposed Interstate 40 Interceptor.

Potential drainage solutions include:

- Ladera West Dam - Construct a dam within the Petroglyph National Monument behind the southern tip of the escarpment.
- Ladera Diversion to the West Bluff - Construct a diversion facility to divert a portion of the flow from the Ladera System to the proposed Interstate 40 Interceptor.
- Amole Diversion to West Bluff - Construct a diversion facility to divert a portion of the flow from the Amole System to the proposed Interstate 40 Interceptor.
- Amole Detention Ponds - Recommend the ultimate size of the proposed dams recommended from the Amole Arroyo-Westgate Dam Drainage Management Plan.
- Ladera Dams 11 & 12 - Combine and upsize these existing Ladera Dams.

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## VIII. DESIGN GUIDELINES

### Introduction

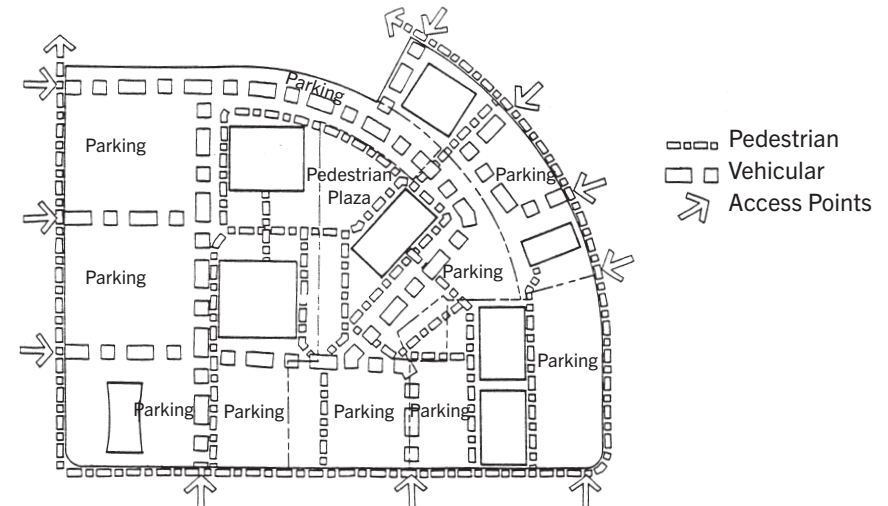
The Westland Master Plan recognizes the importance of creating design guidelines that promote and foster a sense of cohesiveness within the community while remaining consistent with affordable housing efforts City-wide. The purpose of these design guidelines is to provide a flexible framework for community design with specific objectives that encourage innovative and creative solutions, rather than setting a rigid set of requirements that all site development plans must adhere to. The desired character of design features common to the community such as grading, landscape, signage, lighting, walls, and architecture are expressed in these guidelines. A Design Review Committee selected by Westland Development Co., Inc. will evaluate how well each site development plan submitted for approval meets these objectives. Bernalillo County and/or COA will have final review per site standards.

The design guidelines listed below have been established to set standards for development of community systems and private land uses within the Plan Area. These guidelines will be administered by the Design Review Committee.

### A. Site Design

A primary focus in site design will be the creation of a community that is pedestrian oriented. Site development plans shall include circulation diagrams that illustrate pedestrian circulation within the site, pedestrian connections from adjacent sites, and coordination with vehicular circulation systems with the intent of minimizing potential conflicts.

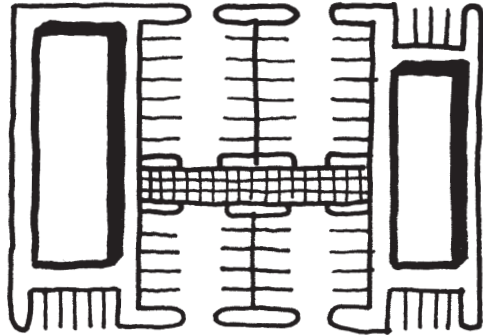
The relationship of building to street contributes to how the environment is perceived and experienced and as such is an important design issue to consider in site planning for all types of land uses.



Example of a circulation diagram illustrating pedestrian and vehicular circulation on a commercial site.

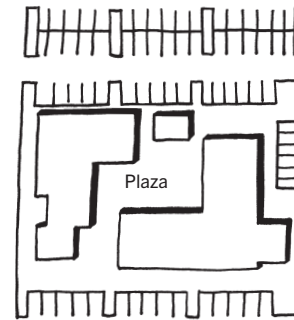
### 1. Commercial and Industrial

- All buildings shall be oriented to pedestrian movement and the public right-of-way except in cases where the development creates an interior pedestrian plaza. At least one continuous pedestrian walkway shall be provided between the sidewalk adjacent to the roadway and building entry. Providing enhanced paving treatments connecting parking areas to main building entries is encouraged for visually denoting crosswalks to approaching vehicles.
- With the exception of shopping centers, the use of the front yard area for primary off-street parking is discouraged. Locating primary parking, service, storage, and loading area to the rear of buildings is encouraged. If located in the front yard area, these uses shall be screened from view with landscaping and/or walls designed to be compatible with the building's architectural style, color, and materials.

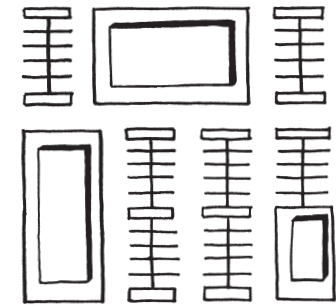


Enhanced paving treatments connecting parking to main entries.

- Structures should be clustered whenever possible. Clustering of structures creates pedestrian plazas and other types of “outdoor rooms” that are particularly well-suited to New Mexico’s temperate climate. These “outdoor rooms” should provide pedestrian amenities such as shade, benches, fountains, bike racks, trash receptacles, etc.
- Entries to the site from major arterials should be located on side streets in order to minimize pedestrian/vehicular conflicts. Whenever possible, shared entries to commercial businesses are encouraged. The number of vehicular access points to parking lots should be limited to the minimum necessary to provide adequate circulation.
- Expansive areas of asphalt or concrete paving in parking lots should be avoided. In large developments, dividing the parking into a series of smaller connected lots is preferred over one expansive parking lot.



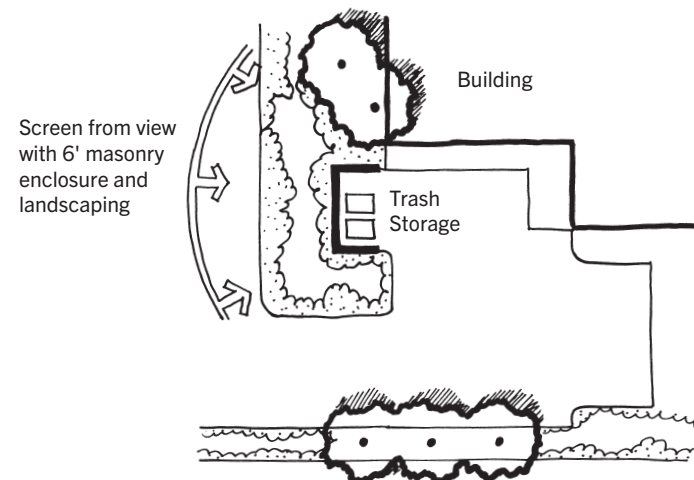
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Not This

Structures clustered to form outdoor rooms or plazas.

- No refuse storage/collection areas will be allowed to be sited between any street or building front. Refuse collection areas shall be enclosed within a six (6) foot tall masonry enclosure which is large enough to contain all refuse generated between collections. The design of the enclosure shall be compatible with the architectural theme of the site.



Trash collection and storage areas enclosed and screened from view.



- A variety of building and parking setbacks should be provided in order to avoid long, monotonous building facades.
- Buffers shall be provided where industrial uses are adjacent to non-industrial uses. Buffering techniques using a combination of setbacks, landscaping, walls, and grade changes will help mitigate the negative impact of industrial operations. Plant materials used for buffering should be predominantly evergreen species.
- Large commercial parking fields shall be shared with other users such as government uses, churches, etc.

## **2. Town Center**

The design guidelines for the town Center includes the commercial design guidelines in the preceding section and the guidelines detailed below.

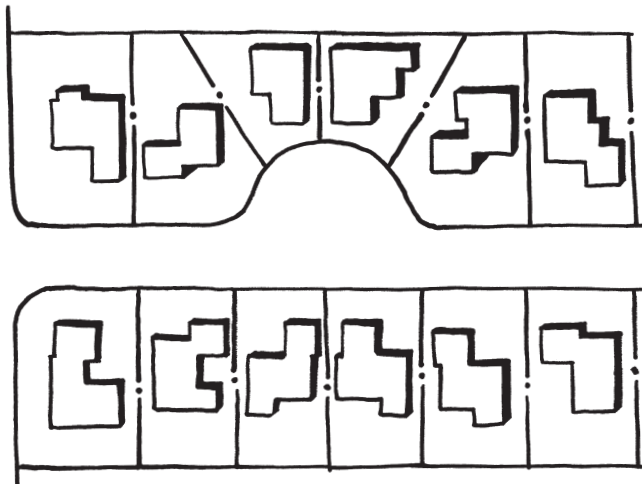
The Town Center will be the heart of the Westland community. The most positive aspects of the development will be focused into this centralized area. Mixed use housing shall be encouraged in the Town Center. Residents living in the Town Center will not need to travel far to satisfy many of their basic needs. Civic services including a library, post office, schools, churches, synagogue, and meeting hall should be located in the Town Center. Medical facilities including an urgent care center, grocery stores, financial institutions, and daycare centers should be located close by. Restaurants, theaters, and a small outdoor amphitheater will offer evening entertainment to the residents and other visitors.

- Power centers and stand alone retail boxes shall be discouraged in the Town Center. These uses are more appropriate in an I-P zone.
- Drive-thru services shall be discouraged in the Town Center.

## **Plaza**

The Town Center will be developed with a traditional Spanish plaza area. This area is intended to be an enjoyable place to visit for residents and visitors alike. It will be developed on an eight to ten (8-10) acre site, with one (1) acre dedicated to a centralized plaza/park. The plaza should be heavily vegetated and provide opportunities for small gatherings and outdoor performances. The buildings in this area should be oriented inward towards the plaza.

- The design of the plaza area shall be very pedestrian oriented. The goal is to separate pedestrians from vehicular circulation and parking. Sidewalks in the main pedestrian corridors shall be a minimum of eight (8) feet in width. Courtyards, placitas, cafes, and other types of passive outdoor spaces should be provided.
- Streets should be laid out with one predominant orientation, perpendicular to the main pedestrian corridors. Narrow, irregular street alignments is one technique to help slow traffic flow through this area.
- The buildings in the plaza area should be small scale and predominately one (1) and two (2) stories. Residential uses on the second floor of retail buildings are encouraged. Building fronts should incorporate portals for pedestrian comfort. Interior walkways between buildings should also be created through careful site planning.
- The plaza area shall be densely vegetated with thirty percent (30%) of the net site area allocated to landscaping.



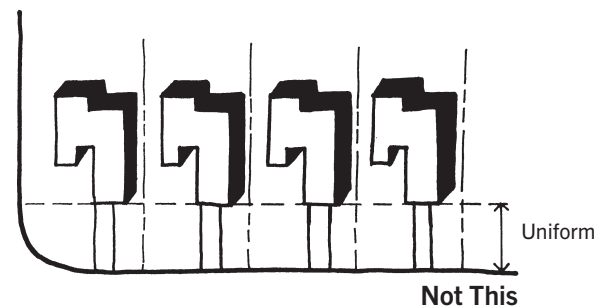
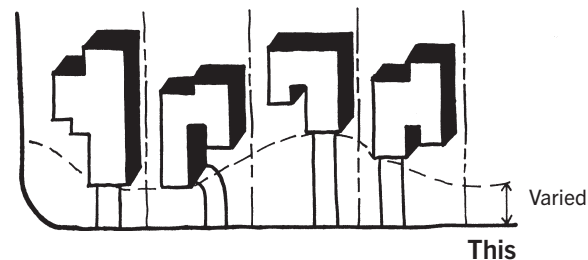
Knuckles provide variety and visual interest in the streetscape.

### 3. Residential

Site plans for residential subdivisions should provide variety and visual interest in the streetscape. Pedestrian connections between neighborhoods should be planned for efficient pedestrian movement.

- On long, straight roads, knuckles or cul-de-sac are encouraged to provide variety and visual interest in the streetscape.
- Uniform front yard setbacks in residential areas should be avoided. Varied setbacks add visual interest and avoid creating a tunnel effect. No more than three (3) structures in a row should have the same front yard setback.
- Varying the placement and orientation of garages also helps to avoid the creation of a monotonous streetscape visually

dominated by garage doors. The visual impact of garage doors may be minimized by placing them even with the house fronts, rather than projecting out from the house. Side-entry garages may be used for wide lots (including corner lots) or on narrow lots if the garage is extended in front of the home creating an ell shape. No greater than three (3) houses in a row should have the garage doors parallel to the street.



Use varied setbacks to avoid creating a tunnel effect.

- Pedestrian openings at the end of cul-de-sacs or openings in perimeter walls are simple techniques that can be used to achieve connection between subdivisions or commercial areas.

## **B. Views**

The Westland properties offer spectacular views of the Sandias, the Rio Grande Bosque, and the Volcanic Escarpment. Significant visual features, identified in this Plan, should be retained and enhanced through the methods described below.

- The visual impact of built forms on the natural landscape should be minimized. Though not required, buildings with flat roofs are encouraged because they will help preserve views in addition to being more Southwestern in style. Rooftop mechanical equipment shall be screened from streetview (See Architectural Style section for specific guidelines).
- On-site utilities, including electrical, telephone, and communication wires and equipment shall be installed and maintained underground. Transformers, utility pads, cable TV, and telephone boxes shall be located out of view from public rights-of-ways or visually screened with vegetation, fences, or walls.

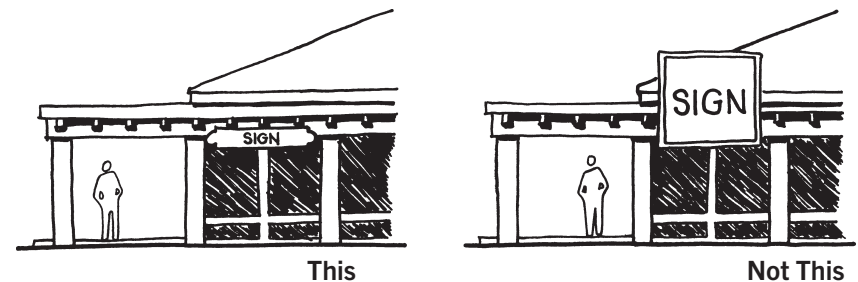
## **C. Signage**

Signage should enhance the overall attractive character of the community, as well as provide information and direction to residents and visitors. A common design theme for signage in the Plan Area will enhance the Westland Community image.

Application for sign approval to the Design Review Committee shall be accompanied by scaled, dimensioned drawings. The drawings shall delineate the size, shape, color, lettering, lighting, and position in relationship to the structure or location where it will be displayed.

### **General Guidelines:**

- Pursuant to the condition placed on development within the Westland North Plan Area by the City Council, residential streets shall not be more than 32 feet in width.
- Avoid too many different colors on a sign. Too many colors can be confusing and usually fails to communicate the intended message.
- There should be a significant contrast between the background and the text. If the colors are too close in value or hue the sign will be difficult to read.



Signs should be compatible with the architectural features of the building.

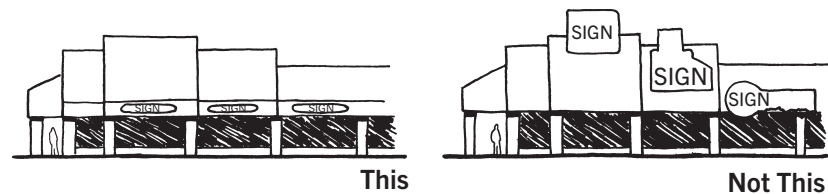
- Avoid overly ornate or intricate typefaces - they are difficult to read.
- Minimize the amount of words on a sign. A brief message is easier to read and is usually more attractive.
- Avoid signs with unusual shapes. The viewer's attention will tend to focus on the shape instead of the message the sign was intended to convey.

- Letters should not appear to occupy more than seventy five percent (75%) of the sign area. The sign is harder to read if the type takes up too much of the sign area.
- Pedestrian-oriented signs should be smaller than vehicle-oriented signs. A pedestrian oriented sign is usually read from a distance of fifteen (15) to twenty (20) feet.
- Building wall signs should be compatible with the predominant visual features of the building. Where there is more than one (1) sign, all signs should be complementary to each other in the following ways:
  - Type of construction materials
  - Type size and style
  - Shape of sign
  - Method used to support sign
  - Configuration of sign area

### 1. Commercial and Industrial

Monument-type signs are encouraged for business identification. Signage should be designed to blend with the surrounding landscape.

- Where several tenants occupy the same site, individual wall mounted signs are appropriate in combination with a monument sign identifying the development and address.
- Sign color, material, and placement shall be compatible with the building it identifies.



Avoid unusual shapes. Signs should complement the building's architecture.

- Signs that flash, blink, move, or have audible sound are not permitted. Portable or roof top signs are not permitted.



Directional signs should provide general public information and blend in with the landscape.

- No off-premise signs except the following exceptions are permitted in the Westland Plan Area. The exceptions are as follows:
  - Traffic safety signs
  - Street signs
  - Location markers or directory maps (limited in height)



Providing attractive entryway signage is one method for promoting a sense of neighborhood identity.

## **2. Residential**

Entryway signage shall be developed for each residential area to foster an unique sense of neighborhood identity.

- Monument-type signs are the preferred alternative for entryways. Landscape materials should be provided at the base of monuments.

## **D. Lighting**

One of the attributes of the West Side most appreciated by residents is its “dark sky”. The objective of the lighting guidelines therefore is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area.

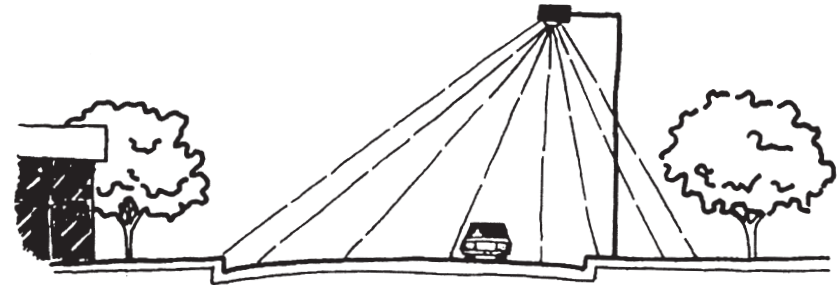
Careful attention to lighting detail will contribute to the sense of a cohesive community image. Lighting design and features will differ according to the land use. In all cases, light fixtures and standards shall conform to state and local safety illumination standards.

### **1. Street Lighting**

- Lighting should be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Light shall be concentrated at intersections and pedestrian crosswalks. The maximum height of street light fixtures shall be thirty (30)

feet, unless otherwise required by the County and/or Engineer.

- Excessive light spillage on adjacent properties shall not be allowed. Light fixtures shall be recessed or shielded.



Street lights should be designed for vehicular and pedestrian safety while preventing excessive light spillage onto adjacent properties.

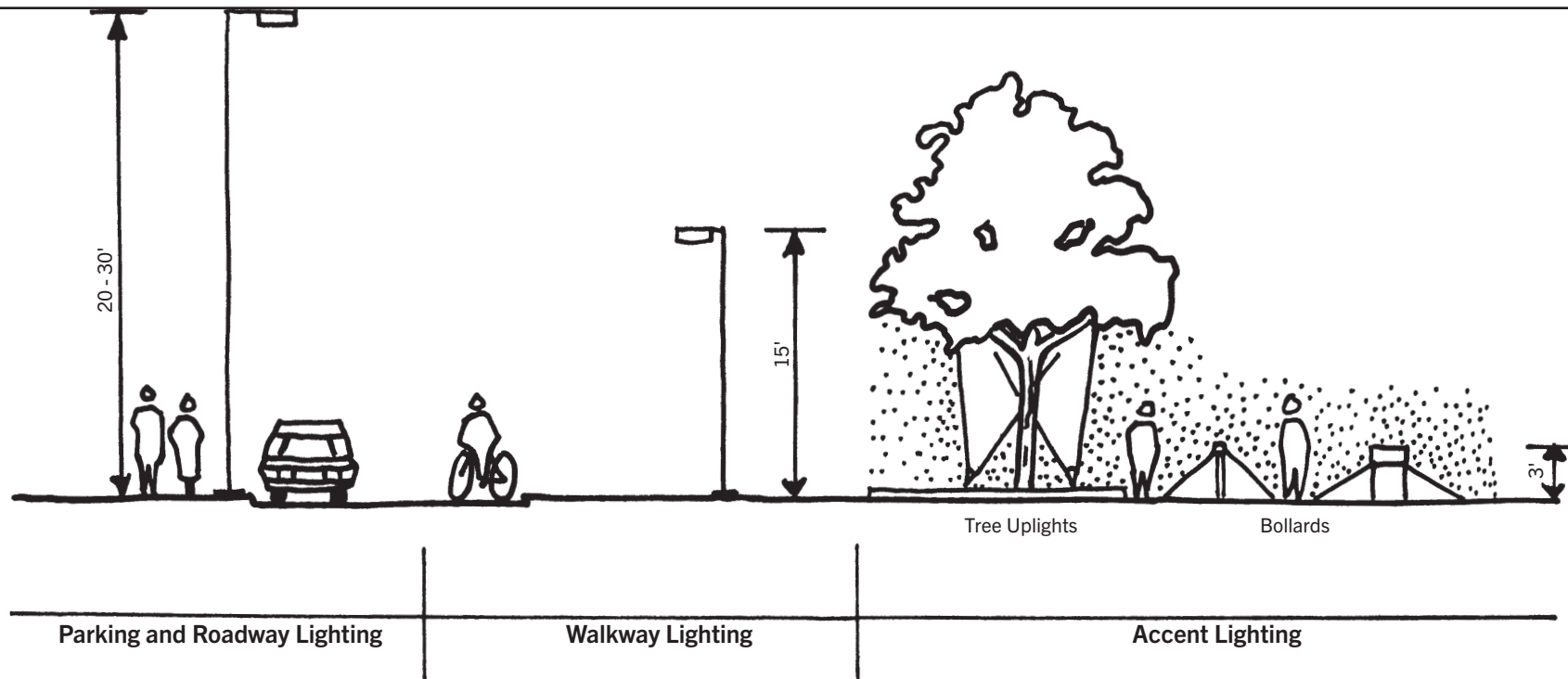
- Cobra head fixtures should not be used for street lighting. Metal halide or low-pressure sodium lights are recommended.

### **2. Parking Lot and Building Exterior Lighting**

Lighting shall be used to provide illumination for the security and safety of on-site areas such as parking, loading, service, and pathways. Providing attractive lighting for building exteriors is an effective, yet subtle way to enhance the design of the structure.

- The design of the lighting fixtures should be compatible with the architectural features of the main structures on-site.
- Lighting fixtures shall be recessed or shielded to prevent light spread outside of the site boundary. The maximum height of parking lot lights shall be twenty to thirty (20-30) feet.
- Building entrances should be well lit.





### 3. Pedestrian Lighting

Lighting should be pedestrian oriented in districts with high pedestrian movement, such as the Plaza area. Bollard or wall pocket lighting is encouraged along Plaza sidewalks and other public areas.

- Pedestrian lighting should not exceed fifteen (15) feet in height.
- Bollard material and design shall be compatible with the adjacent buildings. Bollards should be no greater than three (3) feet in height. Shatter-proof coverings should be provided for bollards and other types of low-level lighting.

- Lighting may be used to accent certain landscape features. This type of lighting should be of a low-level intensity and only illuminate the intended landscape feature.

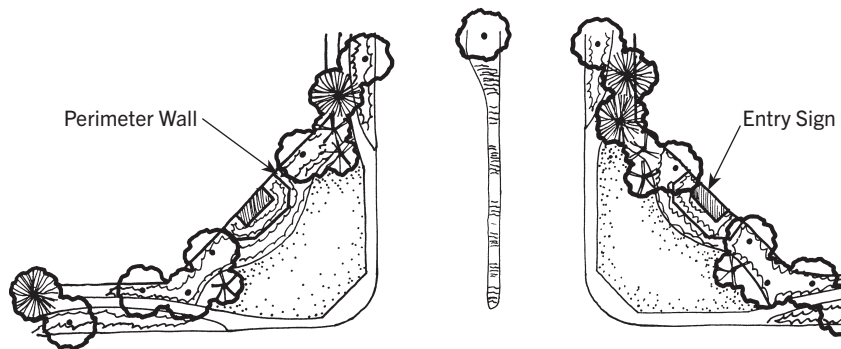
### E. Landscape and Streetscape

The key to creating a truly liveable and high quality environment will be the development of an overall landscape master plan. The environmental, as well as aesthetic, value of landscaping in an arid region can not be overestimated. Landscaping should be used to frame views, as a buffer from noise or undesirable views, to break up large expanses of parking, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety.

Recognizing the increased public awareness of water conservation, this Plan promotes the use of native and naturalized plant species that perform well in an arid environment. Major arterials shall be landscaped with native species and will serve as a demonstration project to the rest of the community. A Plant Palette and xeriscape principals of design are included in the appendices.

Special attention shall be given to landscaping the major entries to the Westland Community. Plant materials should be used to highlight these key areas with the intent of reinforcing the community image.

- Site development plans for commercial, industrial, office, and multi-family areas shall include a landscape plan that comprises twenty percent (20%) of the net site area.



Major entries should be highlighted with signage and landscaping.

- Proposed landscape plans should have a limited amount of turf area. Turf should be generally located in high pedestrian use areas. It should not be planted on slopes greater than 3:1. Turf shall not be allowed in any street medians within the Plan Area.

- If turf is to be used in non-pedestrian areas, it should be one or a combination of the drought tolerant grass species.

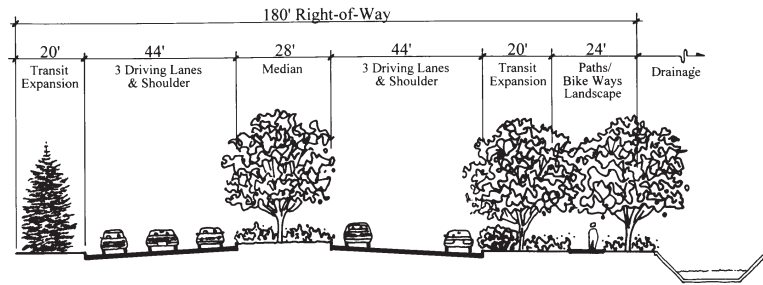
## 1. Streetscapes

Streetscape design is another key factor in determining neighborhood quality and liveability. Providing streetscape amenities such as landscaping and street trees, benches, bus shelters, bike racks, and trash receptacles will help create an attractive community for residents and visitors. Ideally, Bernalillo County and/or COA is the entity to maintain the streetscape and its assorted amenities. This will be handled on a case-by-case basis.

### A. Non-residential Streetscape

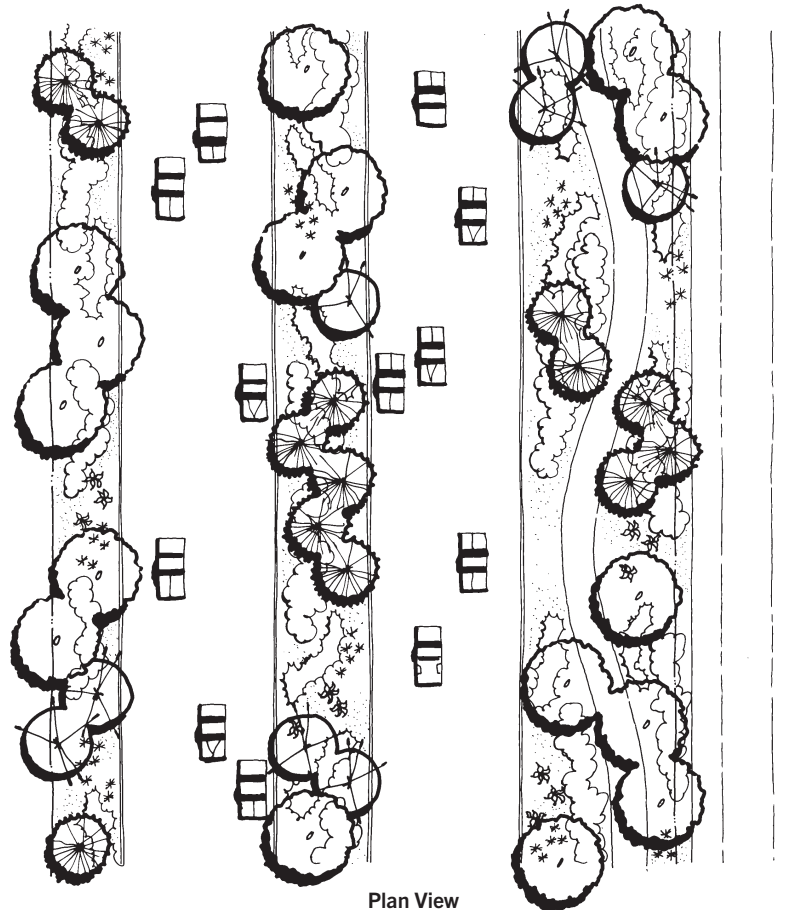
- Streets that are unduly wide serve as a barrier for pedestrian movement. Tapered intersections may be used as a technique to slow traffic as well as decrease the distance a pedestrian must cross to get from one side of the street to the other. In addition to increasing safety, this technique provides an opportunity for locating a cluster of street trees, benches, and other pedestrian amenities.
- Generally, sidewalks on residential streets shall be a minimum of four (4) feet wide. Sidewalks along arterials or adjacent to solid walls shall be a minimum of six (6) feet wide.
- A minimum landscaped area of ten (10) feet between the back of curb and the sidewalk shall be provided along all major arterials. The required landscaped area width may vary only where meandering sidewalks are planned. The landscaped area may be reduced to six (6) feet from the back of curb to the sidewalk if the sidewalk is designed to meander.

## Principal Arterial

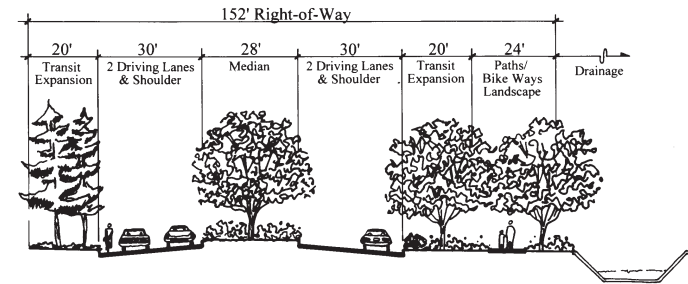


Cross Section

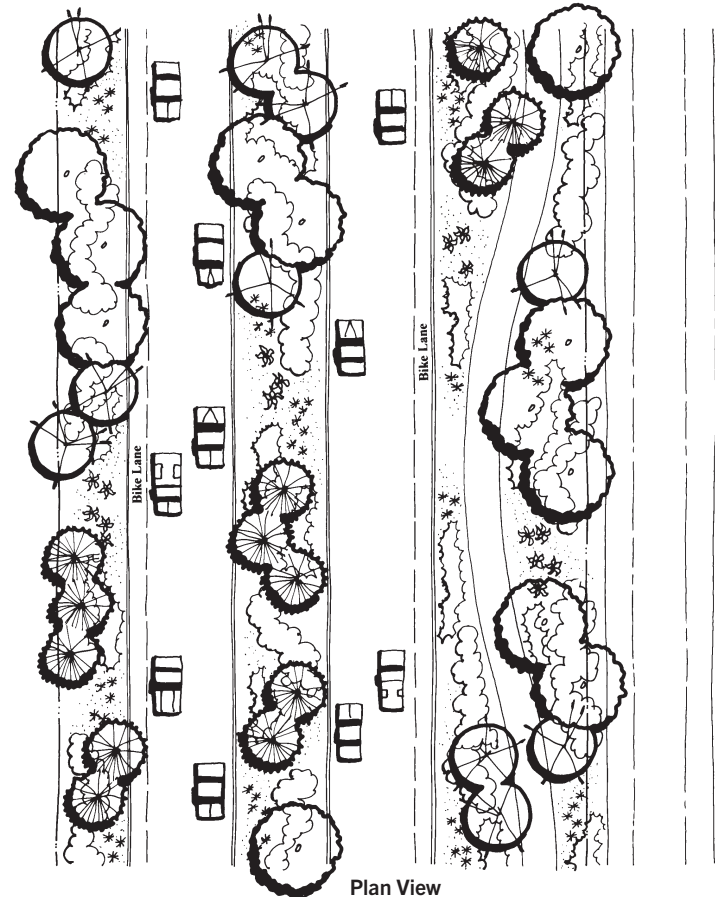
Note: Required width for drainage may vary based on actual conditions.



## Minor Arterial



Cross Section



- Benches shall be provided along certain designated public rights-of-way in the Town Center to encourage pedestrian activity. They shall be amply shaded with trees and/or trellising. Metal mesh or wrought iron are the recommended construction materials for benches because they discourage graffiti vandals.
- One (1) street tree shall be planted for every thirty (30) linear feet along public right-of-ways. Street trees may be planted either in random clusters or uniformly placed along the street edge. Gaps between street trees that exceed fifty (50) feet are discouraged.
- As development of the Westland Community progresses, an attempt should be made to coordinate new street trees with existing street trees.
- The use of bicycles as an alternative mode of commuter transportation is promoted. Striped bicycle lanes, four (4) feet wide, should be provided on all minor arterials and collector streets.

## **B. Residential Streetscapes**

A consistent landscape theme in residential areas will reinforce community identity. Providing large canopied street trees in residential areas will soften the streetscape and provide the feeling of an established neighborhood as the trees reach maturity.

- One (1) street tree per lot is required in all residential subdivisions (see Plant Palette for Street Trees in Residential Areas).
- Street trees shall be planted within twelve (12) feet of the curb.

## **2. Parking Lots**

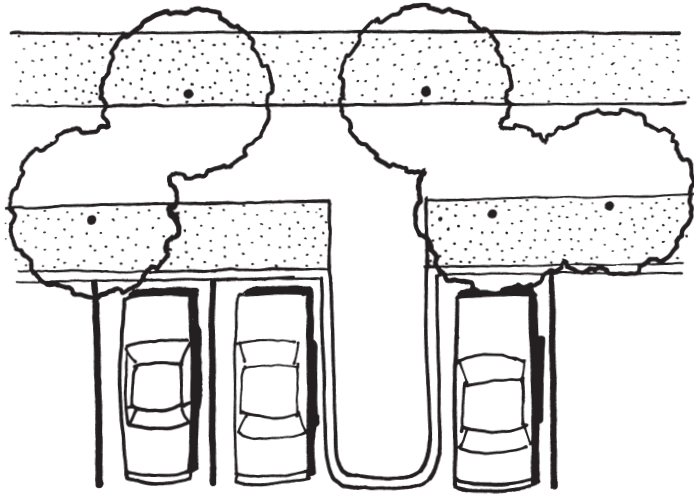
- Parking lots shall be screened from view by providing a landscape strip between parking lots and public rights-of-way. The landscape strip provided shall be at least ten (10) feet in width. For large scale commercial development, the landscape strip may be required to be wider than ten (10) feet.
- Screening material shall be one or a combination of plant materials, walls, or earthen berming and shall be a minimum of three (3) feet in height.



Screen parking lots with one or a combination of plant materials, walls, or berms.

- Where practical, lowering the grade of the parking lot from the existing street elevation may aid in screening views of automobiles while enhancing the view of architectural elements of the structures beyond.
- A landscaped island shall be provided for every ten (10) parking spaces. Six (6) feet is the recommended minimum width to provide adequate planting space for trees and shrubs or parking lot lighting.

- One shade tree shall be provided for every ten (10) parking spaces, with no space being more than one hundred (100) feet from a tree.



Provide pedestrian links between parking spaces.

- Seventy-five percent (75%) of the required parking lot trees shall be deciduous and have a minimum mature height and canopy of twenty-five (25) feet.

### F. Architectural Styles

The goal of the architectural guidelines are not to limit design creativity, but to provide the framework for high quality design. While architectural style is not restricted, certain common elements should be complementary to and enhance the community image. Generic franchise design shall be discouraged. Building design shall be contextual to land forms, adjacent buildings and the overall design guidelines of the master plan.

#### 1. Building Materials and Colors

- The use of similar roof materials and colors aids continuity. Compatibility in roof design with adjacent buildings is encouraged.
- Metal may be used as a roofing material for commercial and residential structures. Metal roof shall be corrugated or standing seam and non-reflective. Roof colors shall be in shades of red, green, or silver.
- Exterior building materials shall be predominantly contextual in nature. Stucco, natural stone, split face CMU, and other appropriate materials of earth tone colors should be required for sixty-five percent (65%) of the building surfaces. Wood, stone, or brick may be used to accent architectural features. Glass will not be considered a finishing material for the purpose of these design guidelines.
- Exterior colors shall predominantly be in warm desert earth tones. Other colors may be used to accent architectural features such as entryways, window trim, fascias, and other traditional southwestern architectural features. Metallic and high intensity colors will not be permitted.

#### 2. Residential

The prospective home buyer should be offered a choice in architectural styles. The use of a single style within neighborhoods is discouraged. Individual dwelling units should be distinguishable from each other.

- Residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat

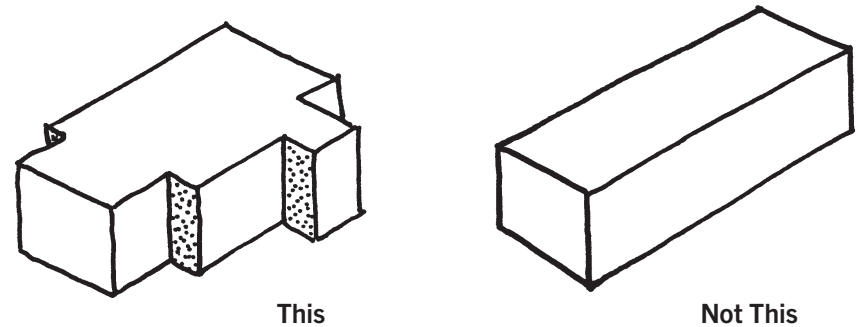


roof, the highest point on a pitched roof or to the average height between the plane and the ridge of a gable, hip, or gambel roof.

- The second story should be limited to sixty-five percent (65%) of the building footprint and set back from the first story to eliminate the appearance of a two (2) story wall.

### **3. Commercial and Industrial**

- Massive building forms are discouraged in favor of buildings which incorporate stepped floor elevations. Buildings should be designed that are more horizontal in nature than vertical.
- Rooflines visible from street view should not run in a continuous plane for more than fifty (50) linear feet without offsetting or jogging the roof plane. Mansard roofs should wrap around the entire perimeter of the structure.
- Long, uninterrupted exterior walls should be avoided on all structures. Staggering of planes along an exterior wall provides relief from monotonous, uninterrupted expanses of wall.



Staggered planes along exterior walls of buildings create pockets of light and shadow and provide relief from monotonous, uninterrupted expanses of wall.

### **4. Walls**

A consistent approach to wall design will provide an element of visual continuity in the Westland Community. Walls within a residential or commercial site shall be considered an integral part of the site/building design.

- The style, materials, and color of the wall should be complementary to the architecture of the building it is attached to.
- Masonry and stucco are the recommended primary building materials for walls in residential areas within public view from the roadway. Brick, wood, or ornamental iron may be used as an accent feature. Other fencing materials, such as chain link, welded wire, unfinished concrete, wood, and colored block may be used as long as they are not visible from the public roadway.
- To soften the horizontal mass of a continuous wall, the wall may be set back from the adjacent sidewalk with the space left between the wall and sidewalk used for landscaping. If this

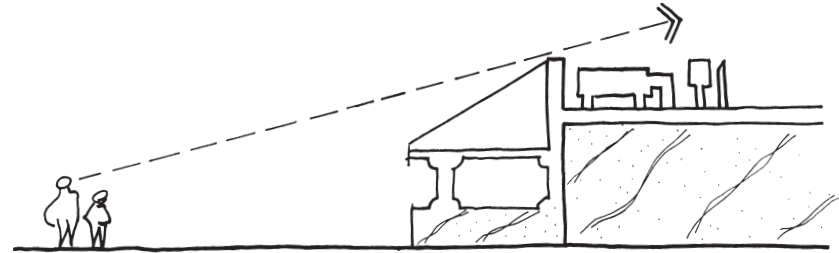
method is used, the wall should be set back from the sidewalk at a distance equal to its height. For example, if a six (6) foot wall is to be constructed adjacent to a sidewalk it should be set back from that sidewalk six (6) feet.

### 5. Undesirable Design Elements

- Large, blank, unarticulated wall surfaces
- Large, block like structures
- Chain link fencing parallel to a public street or in the front yard setback
- Concertina or barbed wire fencing
- Metal or aluminum siding
- Highly reflective materials and finishes
- Exposed, untreated precision block walls within street view
- Roofs that are illuminated or have highly reflective surfaces

### 6. Mechanical Equipment

- Mechanical equipment, including but not limited to cooling and heating systems, ventilation, antenna and other reception devices, shall be screened from street view through the use of parapets or other architectural elements of the same nature as the building's basic design, material, and color. The height of a screening element such as a parapet should be uniform around the entire structure.
- Mechanical equipment may be installed on the rear side of pitched roofs with the requirement that it is not visible from the roadway. The highest point of the equipment shall be equal to or below the roof ridge height.



Screen mechanical equipment from street view with an architectural element.

- Mechanical equipment mounted on the ground shall be screened from street view with landscaping or fencing materials.

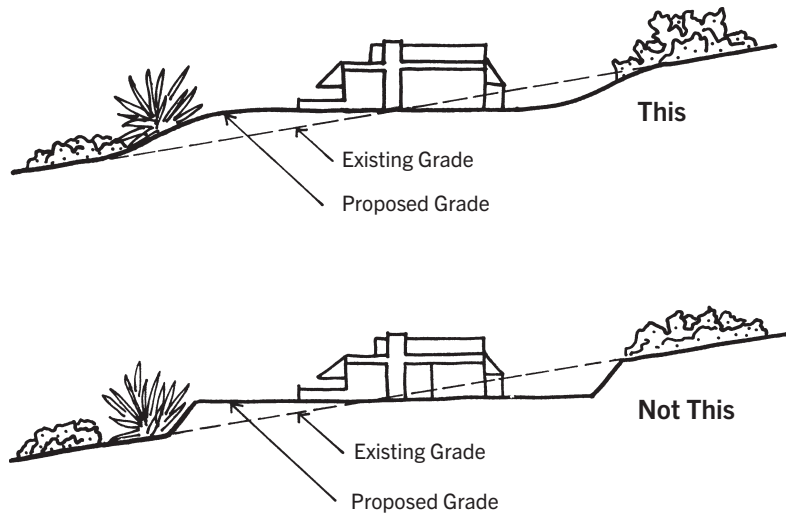
### G. Antenna and Towers

- Freestanding cellular antenna and cell towers shall be discouraged. Antennas shall be integrated with buildings, light poles, existing utility structures and other public facilities.

### H. Grading

The natural topography of the area and significant vegetation should be preserved and incorporated into the site plans whenever feasible to save in grading costs and provide variation in the landscape.

- The transition between new grades and the existing terrain shall be smooth and rounded. All graded slopes shall be revegetated to prevent soil erosion.
- Individual parcels shall be graded in such a way to direct runoff away from buildings and into drainage facilities.



The transition between new grades and existing terrain shall be smooth and rounded.

- Grading for new roads shall run with the existing contours whenever feasible. Natural drainage patterns should be maintained to prevent soil erosion.
- Graded slopes, in conjunction with landscape materials and walls, may be used to help screen parking lots.
- Retaining walls may be used as a technique to minimize grading and stabilize slopes. Terracing of walls is encouraged for retaining walls above six (6) feet.
- Rear-lot ponding on lots larger than one quarter (1/4) acre may be also be used to minimize grading and decrease street flows.

## I. Drainage

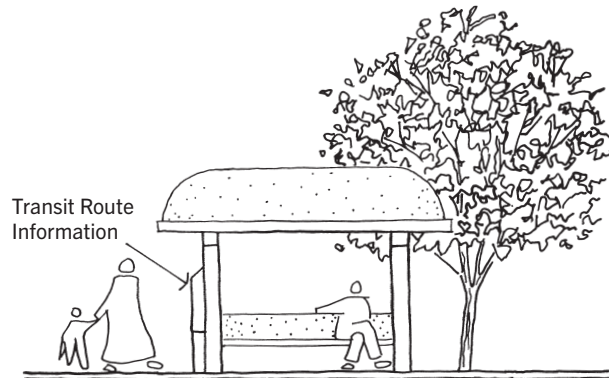
Due to their predominant west to east orientation, the arroyos in this area present an opportunity for their designated use as scenic corridors with spectacular views of the Sandia and Manzano Mountain Ranges. Arroyos should be viewed as a significant design feature to be incorporated into the site planning for new development. Joint development of drainageways and detention basins for open space and recreational use is encouraged.

- Arroyos and other natural drainageways should be preserved in their natural state, whenever possible. The use of rip-rap and native vegetation instead of concrete for lining drainageways is encouraged when feasible.
- On-site drainage, including rear-lot ponding, is encouraged for decreasing street flows and the need for large, unattractive drainage facilities. Detention ponds and other water harvesting methods can be utilized to supplement landscape irrigation. Pursuant to the City DPM, there will be no credit for rear lot ponding.
- The use of rear yard alleys and pedestrian ways may be used for the conveyance of drainage.
- Cut and fill required by drainage and detention facilities shall be rounded whenever possible to avoid steep unnatural slopes.

## J. Transit

Accessibility is the key to encouraging mass transit ridership. Transit stops that are centrally located and convenient to pedestrians should be provided. Pedestrian oriented mixed use developments, including conveniently located shopping, office

development, post offices, libraries, parks, recreational facilities, and residential uses, will help create an environment conducive to mass transit systems.



Transit stops should be centrally located and comfortably designed.

- Transit stops shall provide shelter, comfortable seating, and adequate lighting. Signage shall be provided to illustrate the routes that serve each transit stop.
- Trash containers and public telephones should be conveniently located. Safe and secure bike storage facilities are encouraged.
- The transit stop should be designed to blend with the architecture of the surrounding buildings.

### K. Plant Palette

The plant palette provided below includes recommended street trees for residential areas, street trees for arterials and non-residential areas, and a general plant materials list.

Xeriscape principles of design should be used in landscaped areas to conserve water and minimize maintenance requirements.

Indigenous species or appropriate species of vegetations of a minimum of 40% shall be encouraged at all new private development and shall be required at all public development to preserve habitat and plant area.

### Xeriscape Principles

- Plant materials with similar water and cultural requirements should be grouped together.
- Exotic plant species may be used sparingly. The majority of the plant materials selected should be native or naturalized species.
- Limit the amount of space designated for turf. Use native grasses as an alternative to exotic grass species.
- Mulches should be provided to reduce evaporation and watering requirements.
- Use water conserving irrigation equipment, such as bubblers and drip systems. Water deeply and less often rather than for short periods of time.

### Street Trees for Residential Areas

A minimum of one street tree per residential lot shall be planted within twelve (12) feet of the curb. Other areas within residential lots may be landscaped with plant material from the General Plant Palette list.

| <u>Scientific Name</u>         | <u>Common Name</u> |
|--------------------------------|--------------------|
| <i>Fraxinus</i> spp.           | Ash spp.           |
| <i>Gleditsia triacanthos</i>   | Honeylocust        |
| <i>Koelreuteria paniculata</i> | Golden Rain Tree   |
| <i>Pistache chinensis</i>      | Chinese Pistache   |
| <i>Platanus</i> spp.           | Sycamore spp.      |

## Street Trees for Arterials and Non-Residential Areas

The majority of these trees are drought tolerant species. The Ash and Honey Locust are included to provide variety and height in the landscape.

### Scientific Name

*Chilopsis linearis*  
*Forestiera neomexicana*  
*Fraxinus oxycarpa*  
*Gleditsia triacanthos*  
*Juniperus scopulorum*  
*Pistacia chinensis*  
*Pinus sylvestris*  
*Pinus edulis*  
*Robinia neomexicana*  
*Vitex agnus-castus*

### Common Name

Desert Willow  
 New Mexico Olive  
 Raywood Ash  
 Honey Locust  
 Rocky Mt. Juniper  
 Chinese Pistache  
 Scotch Pine  
 Pinon Pine  
 New Mexico Locust  
 Chaste Tree

## General Plant Palette

The following list of plants should be used in selecting plant material. Plants other than those listed below may be used subject to the approval of the Design Review Committee.

### Scientific Name

#### **Large Deciduous Trees**

*Carya illinoensis*  
*Catalpa speciosa*  
*Celtis occidentalis*  
*Fraxinus oxycarpa*  
*Fraxinus pennsylvanica*  
  
*Fraxinus texana*  
*Fraxinus velutina*

### Common Name

Pecan  
 Catalpa  
 Hackberry  
 Raywood Ash  
 Marshall, Summit,  
 Patmore Ash  
 Texas Ash  
 Modesto Ash

### Scientific Name

*Gleditsia triacanthos*  
*var. inermis*  
*Gymnocladus dioica*  
*Juglans major*  
*Juglans regia* 'Carpathian'  
*Maclura pomifera*  
*Metasequoia glyptostroboides*  
*Pistachia chinensis*  
*Platanus wrightii*  
*Populus acuminata*  
  
*Populus fremontii*  
*Quercus macrocarpa*  
*Quercus texana*  
*Robinia x ambigua*  
*Robinia pseudoacacia*  
*Tilia cordata*  
*Ulmus crassifolia*  
*Ulmus parvifolia*

### Common Name

Honey Locust  
  
 Kentucky Coffee  
 Arizona Walnut  
 Carpathian Walnut  
 Osage Orange  
 Dawn Redwood  
 Chinese Pistache  
 Arizona Sycamore  
 Lanceleaf Cotton-  
 wood  
 Cottonwood  
 Bur Oak  
 Texas Red Oak  
 Idaho Locust  
 Black Locust  
 Littleleaf Linden  
 Cedar Elm  
 Chinese Elm

### **Small Deciduous Trees**

*Albizia julibrissin*  
*Celtis reticulata*  
*Cercis canadensis*  
*Cercis occidentalis*  
*Cercis reniformis*  
*Chilopsis linearis*  
*Cotinus coggygria*  
*Crataegus ambigua*  
*Crataegus crusgallin*  
 'Inermis'  
*Crataegus laevigata*  
*Crataegus phaenopyrum*  
  
*Forestiera neomexicana*  
*Fraxinus cuspidata*

Silk Tree  
 Western Hackberry  
 Eastern Redbud  
 Western Redbud  
 Oklahoma Redbud  
 Desert Willow  
 Smoketree  
 Russian Hawthorn  
 Thornless Cockspur  
 Hawthorn  
 English Hawthorn  
 Washington Haw-  
 thorn  
 New Mexico Olive  
 Fragrant Ash



| Scientific Name                        | Common Name                | Scientific Name                     | Common Name                                         |
|----------------------------------------|----------------------------|-------------------------------------|-----------------------------------------------------|
| <i>Koelreuteria paniculata</i>         | Golden Raintree            | <i>Juniperus chinensis</i>          | "Spartan," "Hetzi Columnaris," "Keteleeri," Juniper |
| <i>Malus species</i>                   | Crabapple                  | <i>Juniperus deppeana</i>           | Alligator Juniper                                   |
| <i>Melia azedarach</i> 'Umbraciformis' | Texas Umbrella Tree        | <i>Juniperus monosperma</i>         | One-seed Juniper                                    |
| <i>Prosopis glandulosa</i>             | Honey Mesquite             | <i>Juniperus scopulorum</i>         | Rocky Mt. Juniper                                   |
| <i>Prosopis pubescens</i>              | Screwbean Mesquite         | <i>Juniperus virginiana</i>         | Hillspire Juniper                                   |
| <i>Prunus americana</i>                | American Plum              | <i>Picea pungens</i>                | Blue Spruce                                         |
| <i>Prunus armeniaca</i>                | Apricot                    | <i>Pinus aristata</i>               | Bristlecone Pine                                    |
| <i>Prunus cerastifera</i>              | Purpleleaf Plum            | <i>Pinus edulis</i>                 | Pinon Pine                                          |
| <i>Prunus virginiana</i>               | Chokecherry                | <i>Pinus flexilis</i>               | Limber Pine                                         |
| <i>Ptelea trifoliata</i>               | Hoptree                    | <i>Pinus nigra</i>                  | Austrian Pine                                       |
| <i>Pyrus calleryana</i>                | Ornamental Pear            | <i>Pinus sylvestris</i>             | Scotch Pine                                         |
| <i>Quercus gambelii</i>                | Gambel Oak                 | <i>Quercus turbinella</i>           | Shrub Live Oak                                      |
| <i>Rhamnus cathartica</i>              | Buckthorn                  | <i>Sequoia sempervirens</i>         | Coast Redwood                                       |
| <i>Rhus lanceolata</i>                 | Prairie Flameleaf          | <i>Sequoiadendron giganteum</i>     | Giant Sequoia                                       |
|                                        | Sumac                      | <i>Taxus species</i>                | Yew                                                 |
| <i>Robinia neomexicana</i>             | Rose Locust                | <i>Thuja species</i>                | Arborvitae                                          |
| <i>Sambucus mexicana</i>               | Mexican Elder              | <i>Yucca elata</i>                  | Soaptree Yucca                                      |
| <i>Sapindus drummondii</i>             | Soapberry                  | <i>Yucca faxoniana</i>              | Palm Yucca                                          |
| <i>Sophora japonica</i>                | Japanese Scholar Tree      |                                     |                                                     |
| <i>Sorbus aucuparia</i>                | European Mountain Ash      | <b>Deciduous Shrubs</b>             |                                                     |
| <i>Vitex agnus-castus</i>              | Chaste Tree                | <i>Amorpha fruticosa</i>            | False Indigo                                        |
| <i>Ziziphus jujuba</i>                 | Chinese Date Jujube        | <i>Anisacanthus thurberi</i>        | Hummingbird Trumpet                                 |
| <b>Evergreen Trees</b>                 |                            | <i>Berberis thunbergii</i>          | Japanese Barberry                                   |
| <i>Abies concolor</i>                  | White Fir                  | <i>B. thunbergii</i> 'Atropurpurea' | Redleaf Barberry                                    |
| <i>Cedrus atlantica</i>                | Atlas Cedar                | <i>B.t.</i> 'Atropurpurea Nana'     | 'Crimson Pygmy' Barberry                            |
| <i>Cedrus deodara</i>                  | Deodar Cedar               |                                     |                                                     |
| <i>Cedrus libani</i>                   | Cedar of Lebanon           | <i>Buddleia davidii nanhoensis</i>  | Dwarf Butterflybush                                 |
| <i>Cercocarpus ledifolius</i>          | Curlleaf Mountain Mahogany | <i>Caesalpinia gilliesii</i>        | Bird of Paradise                                    |
| <i>Cupressus arizonica</i>             | Arizona Cypress            | <i>Caragana species</i>             | Peashrub                                            |
| <i>Cupressocyparis leylandii</i>       | Leyland Cypress            | <i>Caryopteris clandonensis</i>     | Blue Mist Spirea                                    |
|                                        |                            | <i>Ceanothus fendleri</i>           | Ceanothus                                           |
|                                        |                            | <i>Celtis pallida</i>               | Desert Hackberry                                    |

| Scientific Name                     | Common Name            | Scientific Name                      | Common Name                                     |
|-------------------------------------|------------------------|--------------------------------------|-------------------------------------------------|
| <i>Chamaebatiaria millefolium</i>   | Fernbush               | <i>Prunus besseyi</i>                | Western Sand Cherry                             |
| <i>Chaenomeles japonica</i>         | Flowering Quince       | <i>Prunus x cistena</i>              | Redleaf Plum Bush                               |
| <i>Chrysothamnus nauseosus</i>      | Chamisa                | <i>Prunus tomentosa</i>              | Nanking Cherry                                  |
| <i>Cornus alba</i>                  | Tartarian Dogwood      | <i>Psorothamnus scoparia</i>         | Broom Dalea                                     |
| <i>Cornus stolonifera</i>           | Redtwig Dogwood        | <i>Punica granatum</i>               | Pomegranite                                     |
| <i>Cotoneaster apiculatus</i>       | Cranberry Cotoneaster  | <i>Rhamnus frangula</i> 'Columnaris' | Tallhedge Buckthorn                             |
| <i>Cotoneaster divaricatus</i>      | Spreading Cotoneaster  | <i>Rhus glabra</i>                   | Smooth Sumac                                    |
| <i>Cotoneaster horizontalis</i>     | Rockspray Cotoneaster  | <i>Rhus glabra cismontana</i>        | Cutleaf Sumac                                   |
| <i>Euonymus alata</i> 'Compacta'    | Burning Bush           | <i>Rhus microphylla</i>              | Littleleaf Sumac                                |
| <i>Fendlera rupicola</i>            | Cliff Fendlerbush      | <i>Rhus trilobata</i>                | Threeleaf Sumac                                 |
| <i>Forestiera neomexicana</i>       | New Mexico Olive       | <i>Rhus trilobata</i> 'Prostrata'    | Prostrate Sumac                                 |
| <i>Fouquieria splendens</i>         | Ocotillo               | <i>Ribes aureum</i>                  | Golden Currant                                  |
| <i>Genista tinctoria</i>            | Summer Broom           | <i>Rosa foetida</i>                  | "Austria Copper",<br>"Persian Yellow",<br>Roses |
| <i>Hibiscus syriacus</i>            | Rose of Sharon         | <i>Rosa rugosa</i>                   | Rugosa Rose sp.                                 |
| <i>Hippophae rhamnoides</i>         | Sea Buckthorn          | <i>Rosa woodsii</i>                  | Woods Rose                                      |
| <i>Holodiscus dumosus</i>           | Rock Spirea            | <i>Salvia greggii</i>                | Cherry Sage                                     |
| <i>Ilex cornuta</i>                 | 'Burford' Holly        | <i>Shepherdia argentea</i>           | Silver Buffaloberry                             |
| <i>Ilex wilsonii</i>                | Wilson Holly           | <i>Spiraea x bumalda</i>             | 'Anthony Waterer'<br>Spirea                     |
| <i>Jasminum nudiflorum</i>          | Winter Jasmine         | <i>Spiraea japonica</i>              | 'Little Princess'<br>Spirea                     |
| <i>Kolkwitzia amabilis</i>          | Beauty Bush            | <i>Spiraea prunifolia</i> 'Plena'    | Bridal Wreath                                   |
| <i>Lagerstroemia indica fauriei</i> | Crape Myrtle           | <i>Spiraea vanhouttei</i>            | Bridal Wreath                                   |
| <i>Ligustrum vulgare</i>            | Common Privet          | <i>Symphoricarpos albus</i>          | Snowberry                                       |
| <i>Lonicera fragrantissima</i>      | Winter Honey-suckle    | <i>Symphoricarpos orbiculatus</i>    | Coralberry                                      |
| <i>Lonicera tartarica</i>           | Tartarian Honey-suckle | <i>Syringa rothomagensis</i>         | Chinese Lilac                                   |
| <i>Parryella filifolia</i>          | Dunebroom              | <i>Syringa patula</i> 'Miss Kim'     | Korean Lilac                                    |
| <i>Parthenium incanum</i>           | Mariola                | <i>Syringa vulgaris</i>              | Common Lilac                                    |
| <i>Philadelphus cultivars</i>       | Mockorange             | <i>Viburnum carlesii</i>             | Korean Spicebush                                |
| <i>Philadelphus microphyllus</i>    | Littleleaf Mockorange  | <i>Viburnum plicatum tomentosum</i>  | Mariesii Viburnum                               |
| <i>Potentilla fruticosa</i>         | Shrubby Cinquefoil     | <i>Viburnum opulus</i> 'Sterile'     | Snowball Bush                                   |

| Scientific Name                        | Common Name                            | Scientific Name                      | Common Name                                                   |
|----------------------------------------|----------------------------------------|--------------------------------------|---------------------------------------------------------------|
| <i>Viburnum trilobum compactum</i>     | Dwarf Cranberry-bush                   | <i>Cytisus scoparius</i>             | Scotch Broom                                                  |
| <i>Vitex agnus-castus</i>              | Vitex                                  | <i>Dasyllirion wheeleri</i>          | Sotol                                                         |
| <i>Weigela florida</i>                 | Weigela                                | <i>Elaeagnus pungens</i>             | Silverberry                                                   |
| <b>Evergreen Shrubs</b>                |                                        | <i>Ephedra viridis</i>               | Mormon Tea                                                    |
| <i>Abelia grandiflora</i>              | Glossy Abelia                          | <i>Ericameria laricifolia</i>        | Turpentine Bush                                               |
| <i>Arctostaphylos pungens</i>          | Pointleaf Manzanita                    | <i>Euonymus kiautschovia</i>         | "Manhattan" Euonymus                                          |
| <i>Arctostaphylos uva-ursi</i>         | Kinnikinnick                           | <i>Eurotia lanata</i>                | Winterfat                                                     |
| <i>Artemisia cana</i>                  | Silver Sage                            | <i>Fallugia paradoxa</i>             | Apache Plume                                                  |
| <i>Artemisia filifolia</i>             | Threadleaf or Sage                     | <i>Garrya wrightii</i>               | Wright's Silk Tassel                                          |
| Sand                                   |                                        | <i>Genista hispanica</i>             | Spanish Broom                                                 |
| <i>Artemisia tridentata</i>            | Big Sage                               | <i>Hesperaloe parviflora</i>         | Red Yucca                                                     |
| <i>Atriplex canescens</i>              | Fourwing Saltbush                      | <i>Juniperus chinensis</i>           | "Ames", "Blue Point", "Fruitland", "Hetzii Glauca", "Pfitzer" |
| <i>Baccharis salicina</i>              | Desert Broom                           |                                      | "Sargent", Juniper                                            |
| <i>Berberis gladywynensis</i>          | "William Penn"                         | <i>Juniperus horizontalis</i>        | "Wilton Carpet", "Gray Carpet"                                |
| <i>Berberis haematocarpa</i>           | Barberry                               |                                      | Juniper                                                       |
| <i>Berberis mentorensis</i>            | Algerita                               | <i>Juniperus sabina</i>              | "Arcadia", "Buffalo", "Scandia", "Tam" Juniper                |
| <i>Cercocarpus montanus</i>            | Mentor Barberry                        |                                      | "Blue Carpet"                                                 |
| <i>Cotoneaster buxifolius</i>          | Mountain Mahogany                      | <i>Juniperus squamata</i>            | Juniper                                                       |
| <i>Cotoneaster congestus</i>           | Grayleaf Cotoneaster                   | <i>Larrea tridentata</i>             | Creosotebush                                                  |
| <i>Cotoneaster dammeri</i>             | Pyrenees Cotoneaster                   | <i>Lavandula angustifolia</i>        | English Lavender                                              |
|                                        | "Coral Beauty", "Eichholz", "Low-fast" | <i>Ligustrum japonicum</i>           | Waxleaf Privet                                                |
| <i>Cotoneaster lacteus</i>             | Cotoneaster                            | <i>Mahonia aquifolium 'Compacta'</i> | Oregon Grape                                                  |
| <i>Cotoneaster salicifolius</i>        | Parney Cotoneaster                     | <i>Mahonia repens</i>                | Creeping Oregon Grape                                         |
| <i>Cotoneaster salicifolius repens</i> | Willowleaf Cotoneaster                 | <i>Nandina domestica</i>             | Nandina                                                       |
| <i>Cowania mexicana</i>                | Dwarf Willowleaf Cotoneaster           | <i>Nolina microcarpa</i>             | Beargrass                                                     |
|                                        | Cliffrose                              | <i>Nolina texana</i>                 | Beargrass                                                     |

| <b>Scientific Name</b>                     | <b>Common Name</b>       | <b>Scientific Name</b>             | <b>Common Name</b>          |
|--------------------------------------------|--------------------------|------------------------------------|-----------------------------|
| <i>Opuntia clavata</i>                     | Dagger Spine<br>Cholla   | <i>Anthemis tinctoria</i>          | Golden Marguerite           |
| <i>Opuntia imbricata</i>                   | Cholla                   | <i>Arabis alpina</i>               | Mountain Rockcress          |
| <i>Opuntia phaeacantha</i>                 | Prickly Pear             | <i>Argemone squarrosa</i>          | Prickly Poppy               |
| <i>Photinia fraseri</i>                    | Photinia                 | <i>Armeria maritima</i>            | Thrift                      |
| <i>Prunus caroliniana</i>                  | Carolina Cherry          | <i>Artemisia abrotanum</i>         | Southernwood                |
|                                            | Laurel                   | <i>Artemisia frigida</i>           | Fringed Sage                |
| <i>Purshia tridentata</i>                  | Antelope Bitter-<br>bush | <i>Artemisia ludoviciana</i>       | Prairie Sage                |
| <i>Pyracantha lelandii</i>                 | Firethorn                | <i>Artemisia pontica</i>           | Roman Wormwood              |
| <i>Raphiolepis indica</i>                  | India Hawthorn           | <i>Artemisia stelleriana</i>       | Beach Wormwood              |
| <i>Rosmarinus officinalis</i> 'Prostratus' | Prostrate                | <i>Artemisia x 'Powis Castle'</i>  | "Powis Castle"<br>Wormwood  |
| Rosemary                                   |                          | <i>Asclepias tuberosa</i>          | Butterflyweed               |
| <i>Salvia dorrii</i>                       | Desert Sage              | <i>Aster novae-angliae</i>         | Aster                       |
| <i>Santolina chamaecyparissus</i>          | Lavender Cotton          | <i>Baileya multiradiata</i>        | Desert Marigold             |
| <i>Spartium junceum</i>                    | Spanish                  | <i>Berlandiera lyrata</i>          | Chocolate Flower            |
| Broom                                      |                          | <i>Callirhoe involucrata</i>       | Poppy Mallow                |
| <i>Vauquelinia californica</i>             | Arizona Rosewood         | <i>Calylophus sp.</i>              | Sundrops                    |
| <i>Viburnum x burkwoodii</i>               | Burkwood                 | <i>Campanula carpatica</i>         | Carpathian Hare-<br>bells   |
|                                            | Viburnum                 | <i>Campanula rotundifolia</i>      | Harebells                   |
| <i>Yucca baccata</i>                       | Datil                    | <i>Castilleja sp.</i>              | Indian Paintbrush           |
| <i>Yucca glauca</i>                        | Soapweed                 | <i>Centaurea cyanus</i>            | Cornflower                  |
|                                            |                          | <i>Centaurea cineraria</i>         | Dusty Miller                |
| <b>Herbaceous Perennials and Annuals</b>   |                          | <i>Centranthus ruber</i>           | Velerian                    |
| <i>Abronia sp.</i>                         | Sand Verbena             | <i>Cerastium tomentosum</i>        | Snow in Summer              |
| <i>Achillea millefolium</i>                | Yarrow                   | <i>Ceratostigma plumbaginoides</i> | Dwarf Plumbago              |
| <i>Achillea taygetea</i>                   | Moonshine Yarrow         | <i>Chrysanthemum maximum</i>       | Shasta Daisy                |
| <i>Agave parryi</i>                        | Century Plant            | <i>Chrysanthemum x morifolium</i>  | Chrysanthemum               |
| <i>Agastache cana</i>                      | Giant Hyssop             | <i>Chrysopsis villosa</i>          | Golden Aster                |
| <i>Alcea rose</i>                          | Hollyhock                | <i>Clarkia unguiculata</i>         | Clarkia                     |
| <i>Amsonia arenaria</i>                    | Sand Stars               | <i>Consolida ambigua</i>           | Larkspur                    |
| <i>Anacyclus depressus</i>                 | Mat Daisy                | <i>Coreopsis lanceolata</i>        | sp. & hybrid Core-<br>opsis |
| <i>Anchusa azurea</i>                      | Anchusa                  | <i>Coreopsis verticillata</i>      | Threadleaf Coreop-<br>sis   |
| <i>Anemopsis californica</i>               | Yerba de Mansa           | <i>Cosmos bipinnatus</i>           | Cosmos                      |
| <i>Antennaria rosea</i>                    | Pussytoes                |                                    |                             |

| Scientific Name                 | Common Name            | Scientific Name                    | Common Name             |
|---------------------------------|------------------------|------------------------------------|-------------------------|
| <i>Delosperma cooperi</i>       | Purple Iceplant        | <i>Iberis umbellata</i>            | Globe Candytuft         |
| <i>Delosperma nubigenum</i>     | Yellow Iceplant        | <i>Ipomoea leptophylla</i>         | Bush Morning-glory      |
| <i>Dianthus barbatus</i>        | Sweet William          | <i>Ipomopsis longiflora</i>        | Blue Gilia              |
| <i>Dianthus deltoides</i>       | Maiden Pink            | <i>Ipomopsis rubra</i>             | Skyrocket               |
| <i>Dicentra spectabilis</i>     | Bleeding Heart         | <i>Iris hybrids</i>                | Bearded Iris            |
| <i>Dictamnus sp.</i>            | Gas Plant              | <i>Kniphofia uvaria</i>            | Red Hot Poker           |
| <i>Dimorphotheca sinuata</i>    | African Daisy          | <i>Lavandula angustifolia</i>      | English Lavender        |
| <i>Dyssodia acerosa</i>         | Wild Marigold          | <i>Liatris punctata</i>            | Gayfeather              |
| <i>Echniacea purpurea</i>       | Purple Coneflower      | <i>Liatris scariosa</i>            | Tall Gayfeather         |
| <i>Echinops sp.</i>             | Globe Thistle          | <i>Linaria maroccana</i>           | Baby Snapdragon         |
| <i>Eriogonum umbellatum</i>     | Sulphur Flower         | <i>Linaria vulgaris</i>            | Butter & Eggs           |
| <i>Erysimum hieraciifolium</i>  | Siberian Wallflower    | <i>Linum graniflorum 'Rubrum'</i>  | Scarlet Flax            |
| <i>Eschscholzia californica</i> | California Poppy       | <i>Linum perenne</i>               | Blue Flax               |
| <i>Euphorbia marginata</i>      | Snow on the Mt.        | <i>Lobelia cardinalis</i>          | Cardinal Flower         |
| <i>Euphorbia myrsinites</i>     | Blue Spurge            | <i>Lobularia maritima</i>          | Sweet Alyssum           |
| <i>Eustoma grandiflorum</i>     | Tulip Gentian          | <i>Lupinus argenteus</i>           | Silverstem Lupine       |
| <i>Gaillardia x grandiflora</i> | Gaillardia             | <i>Lupinus perennis</i>            | Sundial Lupine          |
| <i>Gaura lindheimeri</i>        | Gaura                  | <i>Lupinus texensis</i>            | Texas Bluebonnet        |
| <i>Geranium macrorrhizium</i>   | Geranium               | <i>Lupinus hybrids</i>             | Lupine                  |
| <i>Geum ciliatum</i>            | Prairie Smoke          | <i>Machaeranthera bigelovii</i>    | Purple Aster            |
| <i>Gilia tricolor</i>           | Bird's Eyes            | <i>Melampodium leucanthum</i>      | Blackfoot Daisy         |
| <i>Gypsophila elegans</i>       | Annual Baby's Breath   | <i>Mirabilis jalapa</i>            | Four O' Clock           |
| <i>Gypsophila paniculata</i>    | Baby's Breath          | <i>Mirabilis multiflora</i>        | Giant Four O' Clock     |
| <i>Gypsophila repens</i>        | Creeping Baby's Breath | <i>Monarda citriodora</i>          | Lemon Mint              |
| <i>Helenium hoopesii</i>        | Common Sneezeweed      | <i>Monarda didyma</i>              | Beebalm                 |
| <i>Helianthus annuus</i>        | Sunflower              | <i>Monarda menthifolia</i>         | Wild Bergemot           |
| <i>Helianthus maximiliana</i>   | Maximillian Sunflower  | <i>Nemophila menziesii</i>         | Baby Blue Eyes          |
| <i>Hemerocallis hybrids</i>     | Daylilies              | <i>Nepeta mussini synfaassenii</i> | Catmint                 |
| <i>Hesperis matronalis</i>      | Dames Rocket           | <i>Oenothera berlaniera</i>        | Mexican Primrose        |
| <i>Heuchera sanguinea</i>       | Coral Bells            | <i>Oenothera caespitosa</i>        | White Evening Primrose  |
| <i>Hymenoxys argentea</i>       | Perky Sue              | <i>Oenothera hookeri</i>           | Evening Primrose        |
| <i>Iberis sempervirens</i>      | Candytuft              | <i>Oenothera missouriensis</i>     | Yellow Evening Primrose |
|                                 |                        | <i>Oenothera pallida</i>           | Pale Evening Primrose   |



| Scientific Name                                         | Common Name                           | Scientific Name                 | Common Name          |
|---------------------------------------------------------|---------------------------------------|---------------------------------|----------------------|
| <i>Oenothera speciosa</i>                               | Mexican Evening Primrose              | <i>Salvia greggii</i>           | Autumn Sage          |
| <i>Papaver nudicaule</i>                                | Iceland Poppy                         | <i>Salvia officinalis</i>       | Garden Sage          |
| <i>Papaver orientale</i>                                | Oriental Poppy                        | <i>Salvia splendens</i>         | Scarlet Sage         |
| <i>Papaver rhoeas</i>                                   | Shirley Poppy                         | <i>Sanvitalia procumbens</i>    | Creeping Zinnia      |
| <i>Penstemon ambiguus</i>                               | Bush Penstemon                        | <i>Saponaria ocymoides</i>      | Soapwort             |
| <i>Penstemon angustifolius</i>                          | Narrowleaf Penstemon                  | <i>Scabiosa caucasica</i>       | Scabiosa             |
| <i>Penstemon barbatus</i>                               | Scarlet Penstemon                     | <i>Sedum spectabile</i>         | Stonecrop            |
| <i>Penstemon cardinalis</i>                             | Cardinal Penstemon                    | <i>Sedum spurium</i>            | Dragon's Blood Sedum |
| <i>Penstemon clutei</i>                                 | Sunset Penstemon                      | <i>Sedum 'Autumn Joy'</i>       | Autumn Joy Sedum     |
| <i>Penstemon jamesii</i>                                | Janes Penstemon                       | <i>Sempevivum tectorum</i>      | Hen and Chicks       |
| <i>Penstemon palmeri</i>                                | Palmer Penstemon                      | <i>Senecio longiflora</i>       | Silver Groundsel     |
| <i>Penstemon pinifolius</i>                             | Pineleaf Penstemon                    | <i>Solidago hybrids</i>         | Goldenrod            |
| <i>Penstemon pseudospectabilis</i>                      | Desert Beardtongue                    | <i>Sphaeralcea coccinea</i>     | Scarlet Globe-mallow |
| <i>Penstemon strictus</i>                               | Rocky Mt. Penstemon                   | <i>Stachys byzantina</i>        | Woolly Lamb's Ear    |
| <i>Petalostemon purpureum</i>                           | Prairieclover                         | <i>Tagetes erecta</i>           | African marigold     |
| <i>Perovskia atriplicifolia</i>                         | Russian Sage                          | <i>Tagetes patula</i>           | French Marigold      |
| <i>Phlox paniculata</i>                                 | Summer Phlox                          | <i>Talinum calycinum</i>        | Flame Flower         |
| <i>Phlox subulata</i>                                   | Creeping Phlox                        | <i>Tanacetum densumamani</i>    | Partridge Flower     |
| <i>Phyla nodiflora</i>                                  | Creeping Lippia                       | <i>Tanacetum vulgare</i>        | Tansy                |
| <i>Physalis lobata</i>                                  | Purple Ground-cherry                  | <i>Teucrium chamaedrys</i>      | Germander            |
| <i>Physostegia virginiana</i>                           | False Dragonhead                      | <i>Thelesperma ambigua</i>      | Threadleaf Cota      |
| <i>Psilostrophe tagetina</i>                            | Paperflower                           | <i>Thymus pseudolanuginosus</i> | Woolly Thyme         |
| <i>Ratibida columnifera</i>                             | Coneflower                            | <i>Thymus serpyllum</i>         | Creeping Thyme       |
| <i>Rudbeckia fulgida 'Goldsturm'</i>                    | Goldsturm Rudbeckia                   | <i>Verbena bipinnatifida</i>    | Fern Verbena         |
| <i>Rudbeckia hirta pulcherrima</i>                      | Black-eyed Susan                      | <i>Verbena x hybrida</i>        | Garden Verbena       |
| <i>Rudbeckia laciniata 'Golden Glow', 'Hortensiana'</i> | Golden Glow                           | <i>Verbena rigida</i>           | Purple Verbena       |
| <i>Ruta graveolens</i>                                  | Rue                                   | <i>Verbena wrightii</i>         | Western Vervain      |
| <i>Salvia azurea grandiflora</i>                        | Pitcher Sage                          | <i>Veronica incana</i>          | Woolly Speedwell     |
| <i>Salvia farinacea</i>                                 | "Blue Bedder", "Victoria", Mealy Sage | <i>Veronica liwanensis</i>      | Turkish Speedwell    |
|                                                         |                                       | <i>Veronica pectinate</i>       | Woolly Speedwell     |
|                                                         |                                       | <i>Veronica spicata</i>         | Veronica             |
|                                                         |                                       | <i>Vinca minor</i>              | Periwinkle           |
|                                                         |                                       | <i>Viola cornuta</i>            | Tufted Violet        |
|                                                         |                                       | <i>Viola odorata</i>            | Sweet Violet         |

| Scientific Name                                                                                        | Common Name                                                  | Scientific Name                   | Common Name                             |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------|-----------------------------------------|
| <i>Viola x wittrockiana</i>                                                                            | Pansy                                                        | <i>Eriogonum umbellatum</i>       | Sulphur Flower                          |
| <i>Wyethia scabra</i>                                                                                  | Desert Mule's Ear                                            | <i>Euonymus fortunei colorata</i> | Purpleleaf Winter-creeper               |
| <i>Zauschneria californica</i>                                                                         | Hummingbird Plant                                            | <i>Euphorbia cyparissias</i>      | Cypress Spurge                          |
| <i>Zinnia grandiflora</i>                                                                              | Desert Zinnia                                                | <i>Euphorbia epithymoides</i>     | Cushion Spurge                          |
| <b>Bulbs</b>                                                                                           |                                                              | <i>Euphorbia rigida</i>           | Spurge                                  |
| <i>Allium caeruleum, cernuum, christophii, karataviense, schoenoprasum, sphaerocephalum, tuberosum</i> | Flowering Onion                                              | <i>Galium odoratum</i>            | Sweet Woodruff                          |
| <i>Crocus sp.</i>                                                                                      | Crocus                                                       | <i>Gysophila repens</i>           | Creeping Baby's Breath                  |
| <i>Fritillaria imperialis</i>                                                                          | Crown Imperial                                               | <i>Juniperus horizontalis</i>     | Juniper                                 |
| <i>Galanthus</i>                                                                                       | Snowdrop                                                     | <i>Lamium maculatum</i>           | Spotted Nettle                          |
| <i>Ipheion uniflorum</i>                                                                               | Starflower                                                   | <i>Lantana montevidensis</i>      | Trailing Lantana                        |
| <i>Muscari armeniacum</i>                                                                              | Grape Hyacinth                                               | <i>Mahonia repens</i>             | Creeping Mahonia                        |
| <i>Narcissus</i>                                                                                       | Daffodil                                                     | <i>Melampodium leucanthum</i>     | Blackfoot Daisy                         |
| <i>Scilla siberica</i>                                                                                 | Siberian Squill                                              | <i>Oenothera sp.</i>              | Evening Primrose                        |
| <i>Tulipa acuminata, clusiana, kaufmanniana, chrysantha</i>                                            | Tulip                                                        | <i>Paxistima myrsinites</i>       | Oregon Boxwood                          |
| <b>Ground Covers</b>                                                                                   |                                                              | <i>Penstemon caespitosus</i>      | Mat Penstemon                           |
| <i>Anacyclus depressus</i>                                                                             | Mat Daisy                                                    | <i>Phlox subulata</i>             | Moss Phlox                              |
| <i>Artemisia frigida</i>                                                                               | Fringed Sage                                                 | <i>Potentilla tabernaemontani</i> | Spring Cinquefoil                       |
| <i>Baccaris pilularis 'Twin Peaks'</i>                                                                 | Dwarf Coyotebush                                             | <i>Ranunculus repens</i>          | Creeping Buttercup                      |
| <i>Cerastium tomentosum</i>                                                                            | Snow-in-Summer                                               | <i>Santolina chamaecyparissus</i> | Lavender Cotton                         |
| <i>Chamaemelum nobile</i>                                                                              | Chamomile                                                    | <i>Saponaria ocymoides</i>        | Soapwort                                |
| <i>Clematis ligusticifolia</i>                                                                         | Western Virgins-bower                                        | <i>Sedum spp.</i>                 | Stonecrop                               |
| <i>Convallaria majalis</i>                                                                             | Lily-of-the-Valley                                           | <i>Sedum spurium</i>              | Dragon's Blood Sedum                    |
| <i>Cotoneaster dammeri</i>                                                                             | "Coral Beauty", "Eichholz", "Lowfast", Bearberry Cotoneaster | <i>Semperivivum tectorum</i>      | Hen and Chicks                          |
| <i>Cytisus decumbens</i>                                                                               | Creeping Broom                                               | <i>Thymus spp.</i>                | Lemon, Creeping, Wooly, or Common Thyme |
| <i>Delosperma nubigenum</i>                                                                            | Ice Plant                                                    | <i>Verbena peruviana</i>          | Verbena                                 |
| <i>Duchesnea indica</i>                                                                                | Mock Strawberry                                              | <i>Veronica prostrata</i>         | Harebell Veronica                       |
|                                                                                                        |                                                              | <i>Vinca minor</i>                | Periwinkle                              |
|                                                                                                        |                                                              | <i>Zinnia grandiflora</i>         | Rocky Mt. Zinnia                        |

| Scientific Name                     | Common Name               |
|-------------------------------------|---------------------------|
| <b>Vines</b>                        |                           |
| <i>Parthenocissus inserta</i>       | Woodbine                  |
| <i>Campsis radicans</i>             | Trumpet Vine              |
| <i>Clematis hybrids</i>             | Clematis                  |
| <i>Clematis ligusticifolia</i>      | Western Virgins-bower     |
| <i>Clematis tangutica</i>           | Golden Laterns            |
| <i>Euonymus fortunei colorata</i>   | Purpleleaf Winter-creeper |
| <i>Hedera helix</i>                 | English Ivy, Hahn's Ivy   |
| <i>Lonicera japonica 'Halliana'</i> | Hall's Honeysuckle        |
| <i>Lonicera sempervirens</i>        | Coral Honeysuckle         |
| <i>Parthenocissus quinquefolia</i>  | Virginia Creeper          |
| <i>Parthenocissus tricuspidata</i>  | Boston Ivy                |
| <i>Periploca graeca</i>             | Silkvine                  |
| <i>Polygonum aubertii</i>           | Silverlace Vine           |
| <i>Rosa banksiae</i>                | Lady Bank's Rose          |
| <i>Wisteria sinensis</i>            | Wisteria                  |
| <b>Grasses</b>                      |                           |
| <i>Agropyron smithii</i>            | Western Wheat-grass       |
| <i>Bouteloua curtipendula</i>       | Sideoats Grama            |
| <i>Bouteloua gracilis</i>           | Blue Grama                |
| <i>Buchloe dactyloides</i>          | Buffalograss              |
| <i>Cortaderia selloana</i>          | Pampas Grass              |
| <i>Eragroshs tricores</i>           | Sand Lovegrass            |
| <i>Erianthus ravennae</i>           | Northern Pampas Grass     |
| <i>Festuca ovina</i>                | Sheep's Fescue            |
| <i>Festuca ovina glauca</i>         | Blue Festuca              |
| <i>Festuca elatior</i>              | Turf Tall Fescue          |
| <i>Helictotrichon sempervirens</i>  | Blue Avena                |
| <i>Hilaria jamesii</i>              | Galleta                   |
| <i>Oryzopsis hymenoides</i>         | Indian Ricegrass          |

| Scientific Name                      | Common Name          |
|--------------------------------------|----------------------|
| <i>Pennisetum alopecuroides</i>      | Hardy Fountain Grass |
| <i>Pennisetum setaceum 'Cupreum'</i> | Fountain Grass       |
| <i>Pennisetum villosum</i>           | Dwarf Feathertop     |
| <i>Poa pratensis</i>                 | Kentucky Bluegrass   |
| <i>Schizachyrium scoparium</i>       | Little Bluestem      |
| <i>Sporobolus cryptandrus</i>        | Sand Dropseed        |
| <i>Sporobolus wrightii</i>           | Giant Sacaton        |

## K. Definitions

**berm** - a mound or embankment of earth.

**caliper** - diameter of a tree trunk measured six (6) inches above the ground.

**drainageway** - a watercourse, natural or constructed.

**gross site area** - the total area within the boundary line of a lot or parcel of land before public streets, easements, building pad, or other areas to be dedicated or reserved are deducted from such lot or parcel.

**indigenous** - produced, growing, or living naturally in a particular region.

**mulch** - Any material such as leaves, bark, straw, or other materials left loose and applied to the soil surface to reduce evaporation. Organic mulches include pine bark, compost, and wood chips. Inorganic mulches include rock, cobble, and gravel.

**net site area** - the total area within the boundary line of a lot or parcel of land after public streets, easements, building pad, or other areas to be dedicated or reserved are deducted from such lot or parcel.

**off-premise signs** - any sign installed for the purpose of advertising a project, development, business, event, person, or subject not relocated to the premises upon which the sign is located.

**open space** - an outdoor area left primarily in its natural state.

**parapet** - a low wall or railing sometimes used to screen rooftop mechanical equipment.

**portable signs** - a freestanding sign not permanently affixed, anchored, or secured to the ground or the structure on the lot it occupies.

**right-of-way** - an area set aside for public use such as roadways, walks, and utilities.

**roof signs** - any sign erected, constructed and maintained upon or over the roof of any building, unless it is a projecting canopy sign or sign tied in architecturally to the framework of the roof.

**screen** - to partially or fully screen from view.

**setback** - the distance a building or structure must be constructed from a given location.

**streetscape** - the design elements within or near the road right-of-way.

**street view** - measured from the center line of roadway and six (6) feet above finish grade.

## **IX. DEVELOPMENT AGREEMENT**

### **Introduction**

The purposes in preparing a development agreement are to successfully implement important components of the Master Plan and specify the timing, conditions, and responsibilities for accomplishing necessary tasks. Transportation, drainage, water and sewer, and open space acquisition are the components that will be contained in Westland's development agreement with Bernalillo County.

The following items will be addressed in the final development agreement:

### **Minor Plan Amendments**

Minor changes to the sector plan shall be approved administratively by the County Planning Director including but not limited to:

- Final Roadway Alignments
- Minor Land Use Boundary Amendments
- Public Facility Locations
- Phasing of Development and/or Infrastructure

The determination of minor vs. major amendments shall be made by the County Planning Director.

### **Water Service**

The County shall work in cooperation with Westland Development Company to provide the Master Plan area with water. This commitment to build water zone and sewer infrastructure shall be completed within a reasonable time frame, currently estimated

to be early 1998. The agreement shall also provide for the County to pay back Westland Development Company if Master Plan infrastructure is installed prior to funding being available through the County. Westland Development Company reserves the right to purchase utility services from a source other than the County if the County does not fulfill its agreement to provide services.

Prior to submittal to the City Council (and the County Commission) for approval, the developer shall submit a strategy for funding and scheduling of infrastructure, including demonstrated financial feasibility of the proposed phases, which shows that there is no net expense to local government (s) for development within the reserve area.

### **Impact Fees**

With the implementation of Development Impact Fees by Bernalillo County, the Westland Master Plan area provides an opportunity to deliver capital improvements in a logical and phased manner as impact fees are generated. Development within the Master Plan area will generate a significant amount of revenue for Bernalillo County to offset capital expenses required to serve the new development. In cases in which the Master Developer is required to install infrastructure prior to the County's Capital Improvement's schedule, the future development impact fees shall be credited against monies paid up front. Since the Master Plan process provides Bernalillo County with all the necessary studies (air quality, traffic, drainage, water/sewer, etc.), the Master Plan could function as a separate sub-area as defined by the New Mexico Development Fees Act.



### **Development Concepts**

Bernalillo County shall provide a commitment to give serious consideration of alternative development ideas including but not limited to the following:

- On-site detention as an amenity and for recharge of ground water
- Village-style, mixed-use development
- Narrower and more intimate residential streets
- Separate pathways in lieu of sidewalks
- Multi-use, extra-wide transportation corridors (auto, transit, trails, drainage, etc.)
- Naturalized arroyo treatment where appropriate (naturalized treatment may include a combination of naturalistic and “hard” engineering improvements)
- Water conservation techniques

### **Traffic Circulation**

Based upon the results of the traffic modeling which indicates a more efficient transportation system with the inclusion of the 118th Street Interchange, Bernalillo County shall work with Westland Development Co., Inc. to initiate, design, and implement a new interchange at approximately 118th Street and Interstate 40.

Bernalillo County agrees that the traffic study will be “good” for 10 years from date of approval if the actual development densities remain within 10 percent of the approved sector plan densities.

### **Petroglyph National Monument/Northwest Mesa Escarpment Plan**

As stated in the Petroglyph National Monument Establishment Act of 1990, the National Park Service “may participate in land use and transportation management planning conducted by appropriate local authorities for [the applicant’s] lands adjacent to the Petroglyph National Monument.” The applicant will allow and coordinate access through the plan area to the adjoining portion of the monument.

The Northwest Mesa Escarpment Plan established the conservation, impact, and view areas along the northern, southern, and eastern edges of the escarpment. The Westland Master Plan area lies within the original boundaries of the conservation area prior to the formation of Petroglyph National Monument in 1990. The creation of the monument should have amended the conservation line boundary, yet this amendment never was formally carried through in the City or the County. Further, this plan has not undergone the biannual review and amendment process as specified in policy #5 on page 46 of the Northwest Mesa Escarpment Plan. It is anticipated that the City and/or the County should pursue amendments to the Northwest Mesa Escarpment Plan.

### **Major Public Open Space**

Several items have been completed since the initial submittal of the Westland Master Plan. The facts and issues related to the Atrisco Terrace are as follows:

- a) The Westland Project Team, the City Open Space staff, County staff, and the Open Space Advisory Board spent a great deal of time and effort over the past two years meeting,

reviewing detailed environmental information for the area, archaeological studies, and field trips which resulted in the refinement of the Atrisco Terrace resource. This revision was presented to the Open Space Advisory Board.

- b) The revised Atrisco Terrace was the basis for the inclusion of 890 acres on the Open Space Acquisition ballot which was recently passed by the voters to increase the gross receipts tax 1/4 cent to fund the acquisition of these parcels.
- c) Westland has reviewed the revised Atrisco Terrace and prepared some minor amendments to these revisions which were agreed to at meetings with Westland and Dr. Matt Schmader, Open Space Deputy Superintendent; John Slown, Bernalillo County Parks and Recreation Department; and Diane Souder, National Park Service/Petroglyph National Monument.
- d) The revised Atrisco Terrace has been utilized in the revision to the Westland Master Plan Land Use Map which is on page 39.
- e) The County, City of Albuquerque Open Space Division, and Westland shall jointly (COA Open Space should be the lead agency) request an amendment to the Comprehensive Plan to refine the Major Public Open Space to correspond to the Westland Master Plan.
- f) Public acquisition is expected to proceed in accordance with the 1/4 cent tax and priorities, however, the Master Plan shall be amended to conform with the Comprehensive Plan if the area is removed from the acquisition.
- g) Wildlife and pedestrian trail crossing corridors shall be located at the Atrisco Terrace roadways. These corridors shall be a minimum of 30 feet. A minimum of two crossings per roadway shall be provided.
- h) The third (middle) crossing of the Atrisco Terrace is restricted to utilities drainage and trails, however, roadway and other transportation facilities may be added to this corridor at a future date if the City Council determines that they are required to serve the area's transportation needs and the City Council expressly approves the expansion of the corridor for transportation needs.

## **Open Space and Park Dedication**

In cases where additional open space or park lands that are above the County's requirement are dedicated, the excess dedication credits shall be applied to future development within the Westland Master Plan area.

In specific cases in which Bernalillo County desires additional park or open space lands above the standard County requirement, the County may negotiate for the purchase of the excess lands at fair market value. Private parks and open space may also be developed within the Westland Master Plan at the developers discretion according to Bernalillo County standards.

Useable public open space and public facilities (libraries, parks, elementary schools, middle schools, high schools, trails, etc.) shall not be located within the PNM easements for overhead power lines. Each facility should be located at a prudent distance away from these easements.

### **Agriculture/Grazing Status**

The property within the Westland Master Plan area shall continue to be utilized for the purpose of agriculture/grazing until development occurs. Property tax rates shall recognize the use of land as agricultural until such time as development occurs. The adoption of the Westland Master Plan shall not be considered as a change in land use or the agricultural status of the property.

## X. DEVELOPMENT PHASING

The Westland Master Plan area is designed to accommodate a complete mix of land uses and is projected to develop over a 20 to 30 year period. The following development profile has been prepared in order to provide input to the County on the anticipated phasing of the project.

### Residential

| Year                                               | Total DUs                              | VL (2.5)                     | Low (5 & 5.5)            | Med (15)                     | High (24)                    | Total                                             |
|----------------------------------------------------|----------------------------------------|------------------------------|--------------------------|------------------------------|------------------------------|---------------------------------------------------|
| 2000                                               | 3,061                                  | 0                            | 2,778                    | 225                          | 58                           | 3,061                                             |
| 2005                                               | 2,682                                  | 115                          | 2,372                    | 195                          | 0                            | 2,682                                             |
| 2010                                               | 3,017                                  | 0                            | 2,492                    | 405                          | 120                          | 3,017                                             |
| 2015                                               | 4,148                                  | 293                          | 2,503                    | 690                          | 662                          | 4,148                                             |
|                                                    | <b>12,907 as reported<br/>to MRCOG</b> | 408                          | 10,145                   | 1,515                        | 840                          | 12,908                                            |
|                                                    |                                        | 100%<br>build out<br>by 2015 | 69% build out<br>by 2015 | 100%<br>build out<br>by 2015 | 100%<br>build out<br>by 2015 | 4,576<br>units to<br>distribute<br>beyond<br>2015 |
| <b>WLMP<br/>Table 10 -<br/>Land Use<br/>Totals</b> |                                        | 408                          | 14,720                   | 1,515                        | 840                          | 17,483                                            |

The Westland Plan area will be developed in phases or “villages”. Prior to any development occurring, subdivision and site plans will be prepared. The Westland Master Plan outlines the overall strategies and framework for development as well as design guidelines.

### Non-Residential

| Type                 | Avg. Value Cross S.F | S.F. Built per Year                                                                                                      |
|----------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------|
| Office               | \$70                 | 0 per yr. yrs. 1-5: 39,000 per yr. yrs. 6-10;<br>78,000 per yr. yrs. 11 to completion                                    |
| Retail               | \$50                 | 4,400 per yr. yrs. 1-5; 21,000 per yr. yrs. 6-10;<br>65,000 per yr. yrs. 11-15; 104,000 per yr. yrs.<br>16 to completion |
| Industrial/Warehouse | \$24                 | 0 per yr. Yrs. 1-5; 260,000 per yr. Yrs. 6 to<br>completion                                                              |
| Lodging              | \$40                 |                                                                                                                          |



Appendix A - Western Albuquerque Land Holdings Sector Plan

Appendix B - New Urbanist Intent

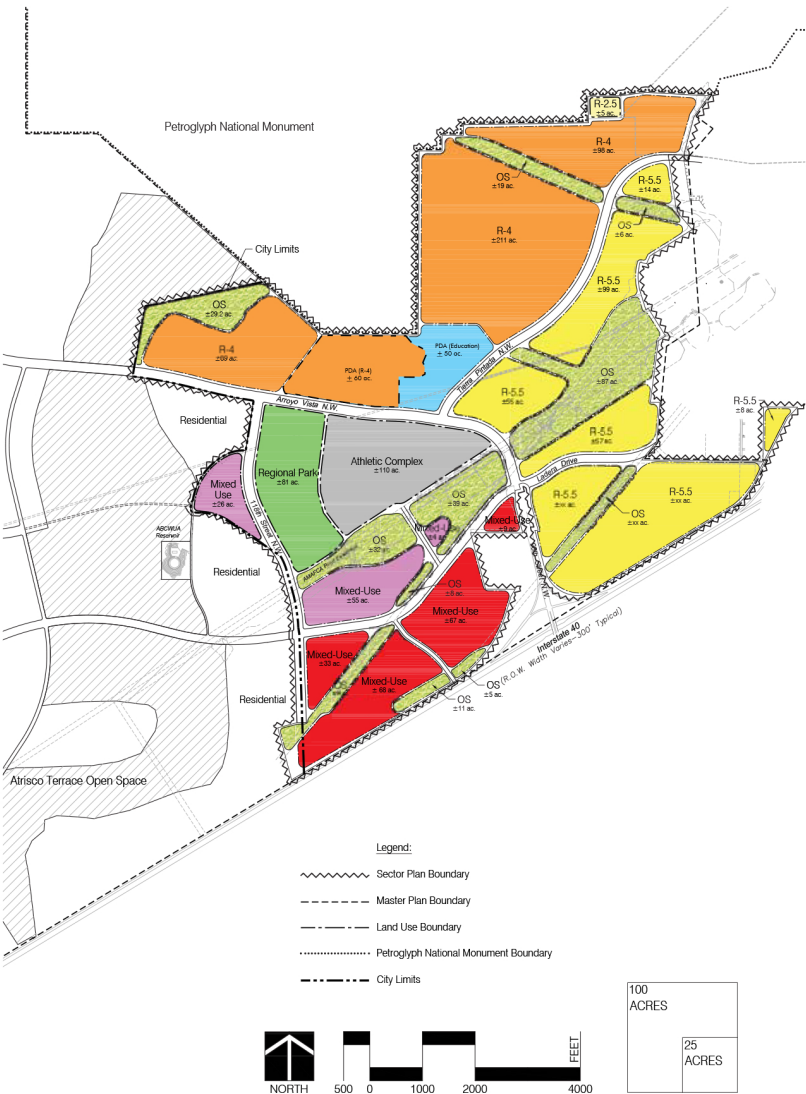
Appendix C - Resolutions

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APPENDIX A: Western Albuquerque Land Holdings Sector Plan

NOTES:

- As part of this Sector Development Plan the following future approvals shall be required:
  - Development projects (subdivision plats) within the SU-2 for R-LT shall be delegated to the Development Review Board (DRB).
  - Development projects within the SU-2 for Planned Development Area (PDA) and SU-2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision (PRD for residential projects) requiring Environmental Planning Commission (EPC) review and approval, upon which future non-residential or mixed use Site Plans for Building Permit and/or subdivision plats shall be delegated to the DRB. If no Site Development Plan for Subdivision exists, individual Site Plans for Building Permit shall be reviewed and approved by the EPC.
  - All developments within the Town Center (TC) shall require EPC review and approval unless delegated to the DRB by the EPC as part of an approved Site Plan for Subdivision.
- The area contained within this the Sector Plan is governed by the policies and design guidelines in the Westland Master Plan. All developments within the Sector Plan shall demonstrate compliance with the design regulations in the Westland Master Plan. The Westland Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council Bill R-20, May 1998.
- Properties within the Sector Plan area are further restricted within the Impact, and View Areas as defined and mapped by the Northwest Mesa Escarpment Plan (NWMEP). All properties that lie within the boundaries of the NWMEP shall be subject to all of the policies and regulations contained therein.
- Phasing for development within the Sector Plan shall generally follow the Phasing Plan as illustrated by Exhibit 12 of the Westland Master Plan (as amended).
- The goal is to develop a mixed-use, vibrant town center, which shall be incorporated into the Town Center (TC) zone Site Plans for Subdivision in order to implement the Activity Center policies in the Comprehensive Plan.
- As a designated Activity Center, the Town Center (TC) zone shall comply with the Activity Center policies found in the Comprehensive Plan.
- Open Space Areas shall be Planned for and designed in a cohesive manner and shall establish corridors for wildlife, trails, and recreational opportunities.
- Project phasing and infrastructure requirements shall be generally consistent with the Supplement Roadway Network Analysis (including the "threshold study" that addresses the 118th Street and I-40 interchange).
- The developer shall coordinate with the Department of Municipal Development (DMD) to ensure that transportation infrastructure is provided as planned and included in the approved Metropolitan Transportation Plan (MTP).
- The existing Development Agreement with the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA) and all other existing or future agreements shall be amended as needed to reflect changes to this Sector Development.
- The applicant shall coordinate with PNM regarding future development which will have to evaluate whether PNM has enough electric capacity in the area to serve the project electric load needs. WALH & PNM have an executed agreement (2013) which outlines how and when the existing 115kV transmission line, which crosses the larger Town Center property will be relocated. Additionally, PNM has secured two easements from WALH for two future substation sites to serve the larger Town Center property.
- This sector plan amendment and zone change shall not allow any increase in residential uses or residential housing units from the residential uses or units allowed under the Plan prior to this amendment (R-08-58) unless those units are placed at second story or above.
- Open space boundaries are conceptual and based on utility/drainage corridors and easements. The final locations, widths, and acreages are subject to change with future platting.



Western Albuquerque Land Holdings Sector Plan

PROPOSED LAND USE  
AMENDED NOVEMBER 2025

- Residential 2.5 du/ac average
- Residential 4 du/ac average
- Residential 5.5 du/ac average
- Mixed Use
- Mixed Use/Medical Center
- Open Space/ Trails/ Drainage Corridors
- Education
- Regional Sports Complex
- Athletic Complex

Note: Roadway alignments are conceptual, final rights-of-way and alignments shall be determined with future platting actions.

Prepared For  
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

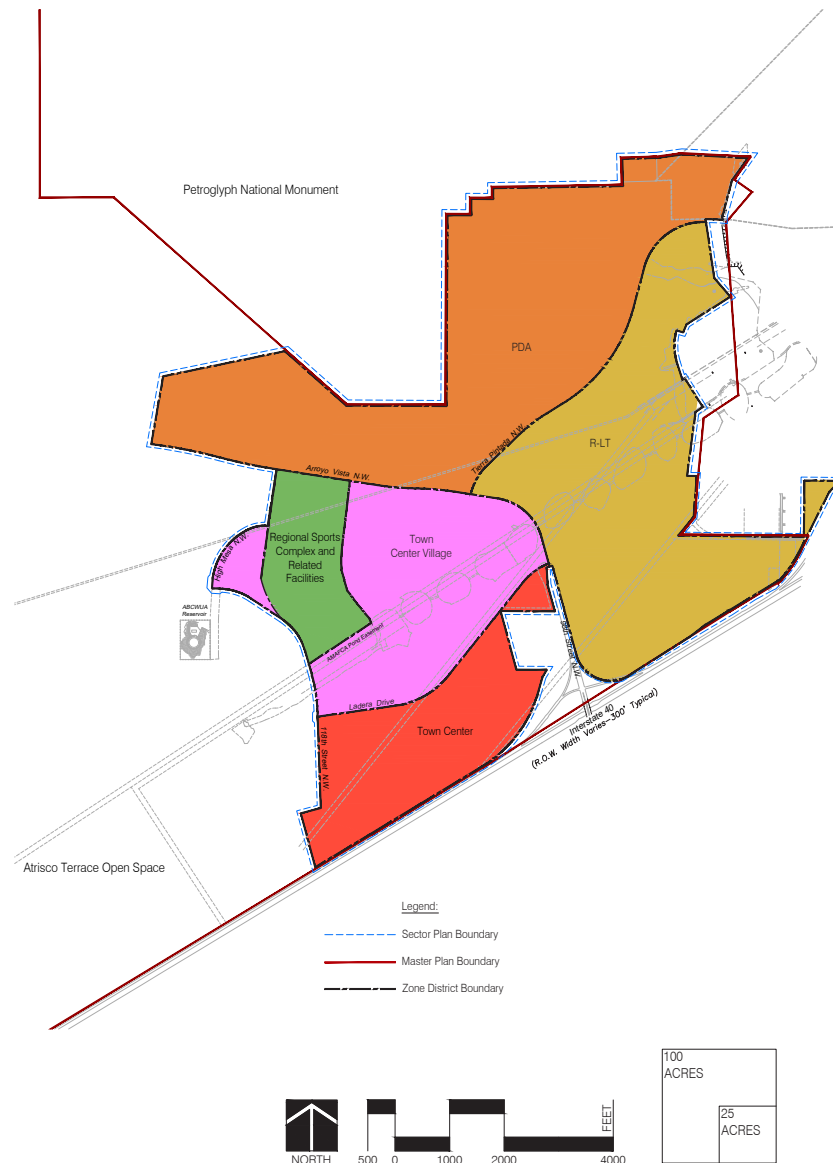
Prepared By  
CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.  
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

NOTES:

- As part of this Sector Development Plan the following future approvals shall be required:
  - Development projects (subdivision plats) within the SU-2 for R-LT shall be delegated to the Development Review Board (DRB).
  - Development projects within the SU-2 for Planned Development Area (PDA) and SU-2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision (PRD for residential projects) requiring Environmental Planning Commission (EPC) review and approval, upon which future non-residential or mixed use Site Plans for Building Permit and/or subdivision plats shall be delegated to the DRB. If no Site Development Plan for Subdivision exists, individual Site Plans for Building Permit shall be reviewed and approved by the EPC. All developments within the Town Center (TC) shall require EPC review and approval unless delegated to the DRB by the EPC as part of an approved Site Plan of Subdivision.
- The area contained within this Sector Plan is governed by the policies and design guidelines in the Westland Master Plan. The Westland Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council Bill R-20, May 1998.
- See the Western Albuquerque Land Holdings Sector Plan for detailed requirements for each of the specific zones.
- The goal is to develop a mixed-use, vibrant town center, which shall be incorporated into the Town Center (TC) zone Site Plans for Subdivision in order to implement the Activity Center policies in the Comprehensive Plan.
- As a designated Activity Center, the Town Center (TC) zone shall comply with the Activity Center policies found in the Comprehensive Plan.
- In accordance with the Memorandums of Understanding between the City of Albuquerque and Albuquerque Public Schools dated August 26, 2011: "APS is not generally subject to land use, zoning, subdivision and construction regulations, ordinances and procedures of local jurisdictions such as the City ("Local Development Approvals"); however, the City regulates access from the City's public street system to APS property,".



Western Albuquerque Land Holdings Sector Plan

ZONING  
AMENDED NOVEMBER, 2017

| ZONING                                         | ACREAGE |
|------------------------------------------------|---------|
| R-LT                                           | ± 435   |
| PDA                                            | ± 561   |
| Town Center                                    | ± 205   |
| Town Center Village                            | ± 283   |
| Regional Sports Complex and Related Facilities | 81      |

2017 AMENDMENT

Prepared For  
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By  
 CONSENSUS PLANNING, INC.

 BOHANNAN-HUSTON INC.  
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## APPENDIX A: Western Albuquerque Land Holdings Sector Plan

### ZONING

The following zoning categories shall be utilized for all property within the Westland Master Plan in the City of Albuquerque's jurisdiction according to the phasing of development and the development agreement. For zoning in Bernalillo County's jurisdiction, within the Master Plan area, refer to the adopted Bernalillo County Sector Development Plan.

Housing within the Master Plan shall contribute to a minimum percentage of 20% for affordable housing within the overall Master Plan and shall be based on federally established affordability criteria.

#### SU-2 for Town Center (TC)

This zone, as applied by this Plan, provides suitable sites for a high intensity mixture of commercial, office, service, institutional, and residential uses.

TC Zone Estimated Land Use Percentages:

Residential - 35 to 45%

Non-Residential - 40 to 60% (half office and half commercial)

Open Space - 10%

A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.

B. Standards

- Height. Structure height up to 65 feet shall be allowed within the Town Center with the following exception:
  - Structure height up to 110 feet shall be allowed for Hospital use.

- Setbacks.
  - Front, minimum 5 ft, no maximum
  - Side, minimum 0 ft interior, 5 ft. corner, no maximum
  - Rear, minimum 15 ft, no maximum
- Density. No minimum or maximum, except as regulated by the attached use table.
- Off -Street Parking. As defined by either the City of Albuquerque Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.
- Drive-through and drive-up facilities are only allowed conditionally, through the Conditional Use Process and with the additional criteria that the facility is only allowed within the outermost periphery area of the Town Center as approved by the ZHE.

C. Administration

Amount of mixed use to be determined within the percentage of residential, office, and commercial shown above.

#### SU-2 for Planned Development Area (PDA)

This zone provides suitable sites for a mix of residential uses which are special because of the relationship of this property to Petroglyph National Monument. This zone, as applied by this Plan, provides suitable sites for a wide range of residential densities, schools, active and passive recreational uses (parks, trails, community centers, etc.)

A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.

B. Standards

- Height. Structure height up to 40 feet shall be allowed within the SU-2 for PDA zone, except within the Impact Areas of the Northwest Mesa Escarpment Plan.



### APPENDIX A: Western Albuquerque Land Holdings Sector Plan

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- **Lot Size.** Townhouse lot minimum lot area shall be 2,200 square feet per dwelling unit; minimum lot width shall be 22 feet per dwelling unit. Single-family lot minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet.
- **Setbacks.** As defined by an approved site plan.
- **Off-Street Parking.** As defined by either the City of Albuquerque Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.
- **Signage.** Specific sign regulations for each development shall be established in the site development plan.

#### SU-2 for Town Center Village (TCV)

This zone, as applied by this Plan, provides suitable sites for a range of residential densities, sizes, styles, and amenities that shall accommodate a broad socioeconomic range of future residents. The intent of this zone is to allow for a mixture of residential types and sizes. These units will be designed to complement the nearby Town Center and the commercial, office, and residential uses therein.

#### TCV Zone Estimated Land Use Percentages:

Residential 16-22%  
Non-Residential up to 20%  
Recreation/Open Space 58%

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
- **Height.** Structure height up to 40 feet shall be allowed within the Town Center Village.

- **Lot Size.** No minimum or maximum lot size.
- **Setbacks.** Maximum front setback shall be 20 feet. There shall be no minimum front, rear, or side setback requirement.
- **Off-Street Parking.** As defined by either the City of Albuquerque Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.
- **Signage.** Specific sign regulations for each development shall be established in the site development plan.
- **Lighting.** All lighting shall comply with the requirements of the Night Sky Ordinance, the Westland Master Plan and the Northwest Mesa Escarpment Plan, whichever is more restrictive.

#### SU-2 for RLT

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
- **Height.** Structure height up to 26 feet shall be allowed within the RLT zone.
  - **Lot Size.** Townhouse lot minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet per dwelling unit. For a single-family house, minimum lot area shall be 3,500 square feet; minimum lot width shall be 35 feet.
  - **Setbacks.** Front. There shall be a front yard setback of not less than 15 feet, except driveways shall not be less than 20 feet long. Side. There shall be no required side-yard setback, except there shall be ten feet on the street side of corner lots; and there shall be five feet

## APPENDIX A: Western Albuquerque Land Holdings Sector Plan

from a side lot line that separates the R-LT zone from another zone. Rear. There shall be a rear-yard setback of not less than 15 feet.

- Density. Overall gross density of conditional single-family development shall not exceed 8 du/acre

### SU-2/SU-1 for Regional Sports Complex and Related Facilities

This zone is regulated pursuant to the SU-1 site development plan and process.

### Westland Sector Plan Use Table

The following pages include the allowable land uses in each zone district. The abbreviations in the table represent how the use is allowed, if it is allowed. If there is a blank in the cell, the use is not permitted in the zoning category.

#### Abbreviations:

- A "P" indicates that the use is Permissive Primary (i.e. a primary use allowed by-right in that zone district).
- A "C" indicates that the use is Conditional Primary (i.e. a primary use allowed only after the applicant obtains a Conditional Use Approval).
- An "A" indicates that the use is a Permissive Accessory (i.e. allowed as an accessory use compatible with a Permissive Primary or Conditional Primary use on the lot).
- A "CA" indicates that the use is Conditional Accessory (i.e. an accessory use allowed only after the applicant obtains a Conditional Use Approval).
- A "T" indicates that the use is allowed as a temporary use.
- A "CT" indicates that the use is allowed temporarily only after the applicant obtains a Conditional Use Approval.

## APPENDIX A: Western Albuquerque Land Holdings Sector Plan

| WESTLAND ZONE CATEGORY                                                 | Town Center (TC) | Planned Development Area (PDA) | Town Center Village (TCV) | Regional Sports Complex | R-LT |
|------------------------------------------------------------------------|------------------|--------------------------------|---------------------------|-------------------------|------|
| <b>PRIMARY USES</b>                                                    |                  |                                |                           |                         |      |
| <b>RESIDENTIAL USES</b>                                                |                  |                                |                           |                         |      |
| <b>HOUSEHOLD LIVING</b>                                                |                  |                                |                           |                         |      |
| Dwelling, single-family detached                                       |                  | P                              | P                         |                         | P    |
| Dwelling, mobile home                                                  | C                |                                |                           |                         |      |
| Dwelling, cluster development                                          |                  | P                              | P                         |                         | P    |
| Dwelling, cottage development                                          |                  | P                              |                           |                         |      |
| Dwelling, two-family detached (duplex)                                 |                  | P                              | C                         |                         | P    |
| Dwelling, townhouse                                                    |                  | P                              | P                         |                         |      |
| Dwelling, live-work                                                    | P                | P                              | C                         |                         |      |
| Dwelling, multi-family                                                 | P                |                                | P                         |                         |      |
| <b>GROUP LIVING</b>                                                    |                  |                                |                           |                         |      |
| Assisted living facility, nursing home, or independent living facility | P                | C                              | P                         |                         |      |
| Community residential facility, small                                  | C                |                                |                           |                         |      |
| Community residential facility, medium                                 | C                |                                |                           |                         |      |
| Community residential facility, large                                  | C                |                                |                           |                         |      |
| Group home, small                                                      | C                | P                              |                           |                         | P    |
| Group home, medium                                                     | C                |                                |                           |                         |      |
| Group home, large                                                      | C                |                                |                           |                         |      |
| <b>CIVIC AND INSTITUTIONAL USES</b>                                    |                  |                                |                           |                         |      |
| Adult or child day care facility                                       | P                |                                | P                         |                         |      |
| Community center                                                       | P                | P                              | P                         |                         |      |
| Elementary or middle school                                            | P                | P                              | P                         |                         | P    |
| Fire or police station                                                 | P                |                                | P                         |                         |      |
| High school                                                            |                  | P                              | P                         |                         | P    |
| Hospital                                                               | P                |                                |                           |                         |      |
| Library, museum, or art gallery                                        | P                | C                              | P                         |                         | C    |
| Parks and open space                                                   | P                | P                              | P                         | P                       | P    |
| Religious institution                                                  | P                |                                | P                         |                         |      |
| Sports field                                                           |                  |                                | P                         | P                       |      |

| WESTLAND ZONE CATEGORY                         | Town Center (TC) | Planned Development Area (PDA) | Town Center Village (TCV) | Regional Sports Complex | R-LT |
|------------------------------------------------|------------------|--------------------------------|---------------------------|-------------------------|------|
| University or college                          | P                |                                | P                         |                         |      |
| Vocational school                              | P                |                                | P                         |                         |      |
| <b>COMMERCIAL USES</b>                         |                  |                                |                           |                         |      |
| <b>AGRICULTURE AND ANIMAL-RELATED USES</b>     |                  |                                |                           |                         |      |
| Community garden                               | P                | P                              | P                         |                         |      |
| Equestrian facilities                          | C                |                                |                           |                         |      |
| Kennel                                         | C                |                                | C                         |                         |      |
| Veterinary hospital                            | P                |                                | P                         |                         |      |
| Other pet services                             | P                |                                | P                         |                         |      |
| <b>FOOD, BEVERAGE AND INDOOR ENTERTAINMENT</b> |                  |                                |                           |                         |      |
| Adult entertainment                            |                  |                                |                           |                         |      |
| Bar                                            | P                |                                | C                         |                         |      |
| Catering service                               | P                |                                | P                         |                         |      |
| Health club or gym                             | P                |                                | P                         |                         |      |
| Nightclub                                      | P                |                                |                           |                         |      |
| Residential community amenity                  | C                | C                              | C                         |                         | C    |
| Restaurant                                     | P                |                                | P                         | P                       |      |
| Tap Room/Tasting Room                          | P                |                                | P                         |                         |      |
| Other indoor entertainment                     | P                |                                | P                         | P                       |      |
| <b>LODGING</b>                                 |                  |                                |                           |                         |      |
| Hotel or motel                                 | P                |                                |                           |                         |      |
| <b>MOTOR VEHICLE-RELATED</b>                   |                  |                                |                           |                         |      |
| Car wash                                       | P                |                                | P                         |                         |      |
| Light vehicle fueling station                  | P                |                                | P                         |                         |      |
| Light vehicle repair                           | P                |                                | P                         |                         |      |
| Light vehicle sales and rental                 | P                |                                |                           |                         |      |
| Parking lot                                    |                  |                                | P                         |                         |      |
| Parking structure                              | P                |                                |                           |                         |      |

# APPENDIX A: Western Albuquerque Land Holdings Sector Plan

| WESTLAND ZONE CATEGORY                         | Town Center (TC) | Planned Development Area (PDA) | Town Center Village (TCV) | Regional Sports Complex | R-LT |
|------------------------------------------------|------------------|--------------------------------|---------------------------|-------------------------|------|
| <b>OFFICES AND SERVICES</b>                    |                  |                                |                           |                         |      |
| Bank                                           | P                |                                | P                         |                         |      |
| Club or event facility                         | P                |                                | P                         |                         |      |
| Commercial services                            | P                |                                | C                         |                         |      |
| Medical or dental clinic                       | P                |                                | P                         |                         |      |
| Mortuary or crematorium                        |                  |                                | C                         |                         |      |
| Office                                         | P                |                                | P                         | P                       |      |
| Personal and business services, small          | P                |                                | P                         |                         |      |
| Personal and business services, large          | P                |                                | P                         |                         |      |
| Research or testing facility                   |                  |                                | P                         |                         |      |
| Self-storage                                   | C                |                                | C                         |                         |      |
| <b>OUTDOOR RECREATION &amp; ENTERTAINMENT</b>  |                  |                                |                           |                         |      |
| Amphitheater                                   | P                |                                |                           |                         |      |
| Drive-in theater                               | C                |                                |                           |                         |      |
| Other outdoor entertainment                    | P                |                                |                           | P                       |      |
| <b>RETAIL SALES</b>                            |                  |                                |                           |                         |      |
| Adult retail                                   |                  |                                |                           |                         |      |
| Bakery goods or confectionery shop             | P                |                                | P                         |                         |      |
| Building and home improvement materials, large | P                |                                |                           |                         |      |
| Farmers market                                 | P                | C                              | P                         |                         |      |
| General retail, small                          | P                |                                | P                         |                         |      |
| General retail, medium                         | P                |                                | P                         |                         |      |
| General retail, large                          | P                |                                | P                         |                         |      |
| Liquor retail                                  | P                |                                | P                         |                         |      |
| Pawn shop                                      | P                |                                |                           |                         |      |
| <b>TRANSPORTATION</b>                          |                  |                                |                           |                         |      |
| Helipad                                        | A                |                                |                           |                         |      |
| Park-and-ride lot                              | P                |                                | P                         |                         |      |
| Railroad yard                                  |                  |                                |                           |                         |      |
| Transit facility                               | P                |                                | P                         |                         |      |

| WESTLAND ZONE CATEGORY                           | Town Center (TC) | Planned Development Area (PDA) | Town Center Village (TCV) | Regional Sports Complex | R-LT |
|--------------------------------------------------|------------------|--------------------------------|---------------------------|-------------------------|------|
| <b>INDUSTRIAL USES</b>                           |                  |                                |                           |                         |      |
| <b>MANUFACTURING, FABRICATION, AND ASSEMBLY</b>  |                  |                                |                           |                         |      |
| Artisan manufacturing                            | P                |                                | P                         |                         |      |
| Light manufacturing                              | C                |                                |                           |                         |      |
| Heavy manufacturing                              |                  |                                |                           |                         |      |
| Natural resource extraction                      |                  |                                |                           |                         |      |
| Special manufacturing                            |                  |                                |                           |                         |      |
| <b>TELECOMMUNICATIONS, TOWERS, AND UTILITIES</b> |                  |                                |                           |                         |      |
| Solar or geothermal energy generation            | A                |                                | A                         |                         |      |
| Utility, electric                                | P                | P                              | P                         | P                       | P    |
| Utility, other major                             | C                | C                              | P                         |                         | C    |
| Wind energy generation                           | A                |                                | CA                        |                         |      |
| Wireless Telecommunications Facility             |                  |                                |                           |                         |      |
| Architecturally Integrated                       | P                | C                              | P                         |                         | P    |
| Co-location                                      | P                | C                              |                           |                         | P    |
| Free-Standing                                    |                  |                                |                           |                         | P    |
| Roof-Mounted                                     | P                | C                              |                           |                         | P    |
| Public Utility Co-location                       | P                | C                              |                           |                         | P    |
| <b>WASTE AND RECYCLING</b>                       |                  |                                |                           |                         |      |
| Recycling drop-off bin facility                  | P                |                                | C                         |                         |      |
| Solid waste convenience center                   |                  |                                |                           |                         |      |
| Salvage yard                                     |                  |                                |                           |                         |      |
| Waste and/or recycling transfer station          |                  |                                |                           |                         |      |
| <b>WHOLESALE AND STORAGE</b>                     |                  |                                |                           |                         |      |
| Above-ground storage of fuels or feed            |                  |                                |                           |                         |      |
| Outdoor storage                                  | C                |                                |                           |                         |      |
| Warehousing                                      | C                |                                |                           |                         |      |
| Wholesaling and distribution center              | C                |                                |                           |                         |      |

## APPENDIX A: Western Albuquerque Land Holdings Sector Plan

| WESTLAND ZONE CATEGORY                                                               | Town Center (TC) | Planned Development Area (PDA) | Town Center Village (TCV) | Regional Sports Complex | R-LT |
|--------------------------------------------------------------------------------------|------------------|--------------------------------|---------------------------|-------------------------|------|
| <b>ACCESSORY AND TEMPORARY USES</b>                                                  |                  |                                |                           |                         |      |
| <b>ACCESSORY USES</b>                                                                |                  |                                |                           |                         |      |
| Agriculture sales stand                                                              | P                |                                | P                         |                         |      |
| Animal keeping                                                                       |                  |                                |                           |                         | CA   |
| Automated Teller Machine (ATM)                                                       | A                |                                | A                         |                         |      |
| Drive-through or drive-up facility                                                   | CA               |                                | CA                        |                         |      |
| Dwelling unit, accessory                                                             |                  | CA                             | P                         |                         | CA   |
| Dwelling unit, accessory without kitchen                                             |                  |                                |                           |                         |      |
| Family care facility                                                                 |                  |                                | A                         |                         | A    |
| Family home daycare                                                                  | A                | A                              | A                         |                         | A    |
| Garden                                                                               |                  | A                              | A                         |                         | A    |
| Hobby breeder                                                                        |                  |                                | A                         |                         | A    |
| Home occupation                                                                      |                  | CA                             | A                         |                         | CA   |
| Mobile food unit                                                                     | P                |                                |                           |                         |      |
| Mobile vending cart                                                                  | P                |                                |                           |                         |      |
| Other uses accessory to non-residential primary uses                                 |                  |                                |                           |                         |      |
| Other uses accessory use to residential primary uses                                 |                  | A                              | A                         |                         | A    |
| Outdoor animal run                                                                   |                  |                                |                           |                         |      |
| Outdoor dining area                                                                  | A                |                                | A                         |                         |      |
| Parking of more than two truck tractors and two semitrailers for more than two hours |                  |                                |                           |                         |      |
| Parking of non-commercial vehicle                                                    |                  | A                              | A                         |                         | A    |
| Parking of recreational vehicle, boat, and/or recreational trailer                   |                  | A                              |                           |                         | A    |
| Second kitchen within a house                                                        |                  | CA                             | CA                        |                         | C    |

| WESTLAND ZONE CATEGORY                        | Town Center (TC) | Planned Development Area (PDA) | Town Center Village (TCV) | Regional Sports Complex | R-LT |
|-----------------------------------------------|------------------|--------------------------------|---------------------------|-------------------------|------|
| <b>TEMPORARY USES</b>                         |                  |                                |                           |                         |      |
| Circus                                        | P                |                                |                           |                         |      |
| Construction staging area, trailer, or office | P                | CT                             | CT                        |                         | CT   |
| Dwelling unit, temporary                      | CT               |                                | CT                        |                         |      |
| Fair, festival, or theatrical performance     | T                |                                |                           |                         |      |
| Garage or yard sale                           |                  | T                              | T                         |                         | T    |
| Hot air balloon takeoff/landing               |                  |                                |                           |                         |      |
| Open air market                               | T                |                                |                           |                         |      |
| Park-and-ride facility, temporary             | T                |                                | T                         |                         |      |
| Real estate office or model home              | T                | T                              | T                         |                         | T    |
| Seasonal outdoor sales                        | T                |                                | T                         |                         |      |
| Temporary use not listed                      | T                |                                |                           |                         |      |



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**APPENDIX B: New Urbanist Intent**

“The Town Center site proposal is based on the idea of a traditional, walkable, mixed use neighborhood or small town. It provides for a variety of residents, a range of experiences from urban to natural open space, and an integrated community. It promotes wildlife movement away from the Town Center core, recreation facilities, civic gathering spaces, and alternative transportation. In this range of program and function, with an emphasis on the pedestrian, the Town Center Site proposal aims to produce a New Urbanist type of development.

In the larger scale of West Side development, the Town Center Site performs as a community activity center providing necessary hierarchy and a discernable center for the overall Watershed/Inspiration area. Additionally this community center will be accessible by foot or bike from the dwelling units in and adjacent to the site, as well as by bus line from residences further away. Having a concentrated core within the development will promote a sense of identity for residents, as well as a place for civic gatherings.

Walking paths and trails, along with natural open spaces that act as wildlife corridors to promote wildlife movement in appropriate locations away from the Town Center core, are integral design elements for the Town Center site, and the overall Watershed/Inspiration Development. They provide the interconnectivity between neighborhoods, transition between natural and developed land, and the opportunity for individual interaction essential for a New Urbanist area.

Along with the trails and paths, roads will be an interconnected network to so as to provide for a variety of routes and itineraries to ease traffic congestion. These streets will be relatively narrow and shaded by rows of trees so as to enable a more pedestrian and bike friendly street. This will also aid in the interconnectivity of the neighborhood. Along with these corridors, a system of parks

is anticipated with a variety of uses, from playgrounds to baseball diamonds. These parks will help to encourage neighborhood identity, and to connect adjacent neighborhoods.

The development within the Town Center site will be residential, commercial, institutional and civic, thus adhering to New Urbanist principles of mixed use planning. This will enable the Town Center to provide an active and connected community. Additionally, a minimum of 20% of the residential units within the total Master Plan Area will be affordable, enabling a mix of residents to avoid the creation of concentrated areas of poverty. By having mixed use program, the Town Center site is also creating the possibility of employment within the development, decreasing its role as a bedroom community. It will also increase its link to the larger Albuquerque area, as residents from other areas may be employed or depend upon basic services found within the Town Center site.

Also important to New Urbanist principles is a variety of housing types. The Town Center site and overall development will accomplish this with its many neighborhoods and densities, from the Town Center itself to the Town Center Village, as well as other less dense neighborhoods. There are strict design requirements to ensure that no ‘cookie cutter’ housing occurs. In addition, buildings will have strict maximum setbacks in order keep them close to the street to help create “a strong sense of place.”

The Town Center site is to be a New Urbanist community, intended to be interconnected, balanced, and sustainable. It will be a pedestrian friendly, and will promote biking and public transportation. Within it will be a mix of building types, programs, and people that will create a cohesive whole.”

**APPENDIX B: New Urbanist Intent**

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APPENDIX C: Resolutions

**CITY of ALBUQUERQUE  
TWENTY SIXTH COUNCIL**

COUNCIL BILL NO. R-25-203 ENACTMENT NO. R-2025-082

SPONSORED BY: Louie Sanchez, by request

1 RESOLUTION

2 ADOPTING A TEXT AMENDMENT TO THE WESTLAND MASTER PLAN  
3 (FRAMEWORK PLAN) TO CHANGE THE LAND USE DESIGNATION FROM  
4 EDUCATION TO RESIDENTIAL ON TRACT N-1-B CONTAINING  
5 APPROXIMATELY 60 UNDEVELOPED ACRES, INCLUDING CHANGES TO  
6 LAND USE TABLES AND EXHIBITS, AND TO UPDATE MAPS TO REFLECT A  
7 BULK LAND PLAT THAT SPLIT TRACT N-1 INTO TRACT N-1-A AND N-1-B.

8 WHEREAS, the City Council, the Governing Body of the City of  
9 Albuquerque (the City), has the authority to adopt and amend plans for the  
10 physical development of areas within the planning and platting jurisdiction of  
11 the City as authorized by State Statute, Section 3-19-9, NMSA 1970, and by its  
12 home rule powers established by the New Mexico State Constitution; and

13 WHEREAS, the City Council, through its Integrated Development Ordinance  
14 (IDO), has adopted zoning and development standards applicable to land  
15 within the City of Albuquerque; and

16 WHEREAS, the amendment to the Westland Master Plan is a Major  
17 Amendment pursuant to IDO § 14-16-6-4(Y)(1)(b), which requires review by the  
18 original decision-making body, and the City Council was the original decision-  
19 making body for the Westland Master Plan; and

20 WHEREAS, the Environmental Planning Commission found that the  
21 proposed text amendments satisfy the review and decision criteria for the  
22 closest equivalent decision to an amendment of a Framework Plan in IDO § 14-  
23 16-6-6(I), (Site Plan – EPC) and forwarded a Recommendation of Approval to  
24 City Council, subject to Findings and Recommended Conditions in the Notice  
25 of Decision; and

1 WHEREAS, the Text Amendment changes land use tables and exhibits  
2 within the Master Plan, which satisfies a finding in the Notice of Decision  
3 dated March 20, 2025, for a Site Plan – EPC for the 60 acres of Tract N-1-B (the  
4 “subject site”) (PR-2025-011387, SI-2025-00040); and

5 WHEREAS, the subject site is zoned PC (Planned Community), a zoning  
6 designation received upon the effective date of the IDO in 2017, converted  
7 from PDA (Planned Development Area) as noted in the Westland Master Plan;  
8 and

9 WHEREAS, the subject site is within the Westland Master Plan (Framework  
10 Plan), last amended in 2019 (Bill No. R-18-112, Enactment No. R-2019-013); and

11 WHEREAS, the proposed Text Amendments to the Westland Master Plan  
12 have been evaluated for conformance with applicable goals and policies in the  
13 Comprehensive Plan, and other applicable Plans.

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

16 SECTION 1. ADOPT A TEXT AMENDMENT TO THE WESTLAND MASTER  
17 PLAN (FRAMEWORK PLAN) TO CHANGE THE LAND USE DESIGNATION IN  
18 LAND USE TABLES AND EXHIBITS FOR TRACT N-1-B CONTAINING  
19 APPROXIMATELY 60 UNDEVELOPED ACRES (THE “SUBJECT SITE”) FROM  
20 EDUCATION TO RESIDENTIAL.

21 SECTION 2. FINDINGS ACCEPTED. The City Council adopts the following  
22 findings:

23 A. The request is for a Text Amendment to the Westland Master Plan  
24 (Framework Plan). The Westland Master Plan covers approximately 6,437  
25 acres (the “subject area”) of varied terrain on Albuquerque’s West Side.

26 B. The amendment changes the land use designation from “Education” to  
27 “Residential” on Tract N-1-B containing approximately 60 undeveloped acres  
28 (the “subject site”) within the Westland Master Plan area.

29 C. The subject site is legally described as Tract N-1-B, Bulk Land Plat of  
30 Tracts N-1-A & N-1-B, Watershed Subdivision (A replat of Tract N-1)  
31 Containing approximately 60 acres, located on Arroyo Vista Blvd NW, west of  
32 Tierra Pintada Blvd. NW.

## APPENDIX C: Resolutions

D. The amendment changes land use tables and exhibits within the Master Plan, which satisfies a finding for an approved Site Plan – EPC for the subject site (PR-2025-011387, SI-2025-00040).

E. The City Council was the original decision-making body for the Westland Master Plan (Framework Plan), so the City Council is the decision-maker for this Major Amendment pursuant to IDO § 14-16-6-4(Y) Amendments of Pre-IDO Approvals. The Environmental Planning Commission is the recommending body to City Council. The most closely equivalent decision in Part 14-16-6 (Administration and Enforcement) is a Site Plan – EPC pursuant to IDO § 14-16-6-6(I).

F. The subject site is zoned PC (Planned Community), a zoning designation received upon the effective date of the IDO. The subject site was formerly zoned PDA (Planned Development Area) as noted in the Westland Master Plan (Framework Plan).

G. The subject site is within the Westland Master Plan (Framework Plan), last amended in 2019 (Bill No. R-18-112, Enactment No. R-2019-013).

H. In March 2025, the EPC approved a Site Plan – EPC for the subject site, an approximately 60-acre undeveloped portion of approximately 110 acres (Tract N-1) owned by Albuquerque Public Schools to develop 212 single-family dwellings located at 9601 Tierra Pintada Blvd. NW, at the NW corner of Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW (PR-2025-011387). EPC found that the Westland Master Plan needed to be updated to change the land use designation from “Education” to “Residential” to reflect the intended residential development on the subject site. After the approval, Albuquerque Public Schools sold the approximately 60 acres to the Pulte Group.

I. In May 2025, the Development Hearing Officer (DHO) approved a Bulk Land Subdivision for Tract N-1 to split 60 acres of the 110-acre lot from the APS school to the east (BULK\_PLT-2025-00001) to create Tract N-1-A and N-1-B (the subject site).

J. In May 2025, the DHO approved a Preliminary Plat for a Subdivision (MAJOR\_PLT-2025-00003). The approval included a finding that the Westland Master Plan needed to be amended to change the land use designation from Education to Residential prior to sign-off of the Final Plat.

K. The Albuquerque/Bernalillo County Comprehensive Plan, and the Westland Master Plan (Framework Plan) are incorporated herein by reference and made part of the record for all purposes.

L. The subject site is within an Area of Change and the West Mesa Community Planning Area (CPA) as designated by the Comp Plan.

M. The proposed revisions to the Westland Master Plan have been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

N. The request is consistent with the following Policies related to Distinct Communities and Identity and Design from Comprehensive Plan Chapter 4: Community Identity.

1. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities. The residential land use designation would match the recently approved Site Plan-EPC for single family residential development, aligns with the Planned Residential Development (PDA) zoning designation in the Westland Master Plan (the “Framework Plan”).

The request to amend the land use on the subject site from education to residential adheres to the Westland Master Plan for PDA zoning to allow residential densities, schools, active and passive recreational uses. Updating the land use will accurately represent the recently approved Site Plan for single-family residential development on the subject site and encourage development that is consistent with the distinct character of the surrounding community.

2. POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Amending the land use from “Education” to “Residential” for the subject site protects the identity and cohesiveness of the neighborhoods because the development will align with the scale and location of the two single-family residential subdivisions directly to the west and northwest of the subject site. The location of the Residential land use designation is appropriate because it adheres to the Westland Master Plan PDA zone designation and surrounding

## APPENDIX C: Resolutions

1 land uses adjacent to the site including an Albuquerque Public School, trails  
2 and recreational uses.

3 O. The request is consistent with the following Goals and Policies related  
4 to Complete Communities, Land Uses, Planned Communities and  
5 Development Patterns from Comprehensive Plan Chapter 5: Land Use.

6 1. GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where  
7 residents can live, work, learn, shop, and play together.

8 Changing the land use designation on the subject site to Residential is  
9 within the scope of the Westland Master Plan. The Westland Master Plan's aim  
10 is to incorporate a mix of residential, nonresidential and open space for  
11 planned growth on the West Side. The amendment will contribute to the  
12 fostering of a community where residents can live, work, shop and play within  
13 the Westland Master Plan area because the location of the residential land use  
14 is directly across from recreation facilities such as a stadium and sports  
15 complex and adjacent to an Albuquerque Public School (APS).

16 2. POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct  
17 communities with a mix of uses that are conveniently accessible from  
18 surrounding neighborhoods.

19 This request aligns with one of the goals of the Westland Master Plan by  
20 providing housing on the West Side of Albuquerque. The proposed residential  
21 land use designation will contribute to creating a healthy, sustainable, and  
22 distinct community with a mix of uses because of its close proximity to  
23 existing recreational facilities. Additionally, the location of the proposed  
24 residential land use subject site is adjacent to a K-8 Albuquerque Public  
25 School which makes it conveniently accessible to residents throughout the  
26 surrounding neighborhood.

27 3. POLICY 5.2.2 PLANNED COMMUNITIES: Include Centers and  
28 Corridors in master planned communities and follow the Planned  
29 Communities Criteria as adopted by the City and County.

30 The subject site is part of the Westland Master Plan which is a Planned  
31 Community. The Planned Community Criteria for the development in the  
32 subject area preserves required open space and delineates a mix of land uses,  
33 quantity, location of development and phasing as shown in various plans and

1 exhibits in the Westland Master Plan. The Westland Master Plan Use Table  
2 allows various permissive, conditional, and temporary uses in the town center,  
3 (such as neighborhood center, corporate office/industrial park, employment  
4 center) and Regional Sport Complex. The Westland Master Plan area is  
5 adjacent to and north of I-40 which is a major east west transportation  
6 corridor. It is located close to future employment centers at the Atrisco  
7 Business Park and the Double Eagle II Airport.

8 4. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote  
9 development patterns that maximize the utility of existing infrastructure and  
10 public facilities and the efficient use of land to support the public good.

11 The Westland Master Plan contains existing residential and recreational  
12 development that utilizes public infrastructure. The request promotes  
13 development patterns that maximize the use of existing infrastructure and  
14 public facilities surrounding the subject site, such as water and sewer, with  
15 access to a local street. The proposed single family residential development  
16 approved by the EPC in March 2025 will support the public good by providing  
17 additional residential uses in the subject area.

18 5. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in  
19 areas with existing infrastructure and public facilities.

20 This request supports infill development in the Westland Master Plan,  
21 because the subject site is undeveloped and between an existing residential  
22 subdivision and APS. The approximately 60-acre subject site has access to  
23 existing infrastructure and public facilities. The adjacent public facilities such  
24 as the sports complex, stadium and APS will support the additional growth  
25 and complete the buildout of the PDA sub-area of the Westland Master Plan.

26 6. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct  
27 growth to Areas of Change where it is expected and ensure that development  
28 in and near Areas of Consistency reinforces the character and intensity of the  
29 surrounding area.

30 The Westland Master Plan was created as an area of change on the West  
31 Side. As new residential, athletic and education land uses were constructed  
32 they have become areas of consistency. The proposed land use designation is  
33 located on an undeveloped parcel and is categorized as an area of change.



## APPENDIX C: Resolutions

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1 This specific parcel is a proposed single family residential development that  
2 was approved by the EPC in March 2025. The land use designation would  
3 ensure the subject site would reinforce the intensity and character of the  
4 adjacent residential subdivision and the other surrounding subdivisions in  
5 Westland Master Plan. Continuing to direct growth to the Westland Master  
6 Plan will reduce pressure on established neighborhoods within areas of  
7 consistency and absorb growth and infill at a scale and density that could  
8 negatively affect their character.

9 7. POLICY 5.6.2 AREA OF CHANGE: Direct growth and more intense  
10 development to Centers, Corridors, industrial and business parks, and  
11 Metropolitan Redevelopment Areas where change is encouraged.

12 The intent of the Westland Master Plan was to encourage new growth on  
13 the West Side. Although the subject site of the proposed residential land use  
14 designation is not located directly adjacent to a center or corridor, it is part of  
15 the Westland Framework Plan that includes the planned Westland Activity  
16 Center to its south which will benefit from residential land uses in the vicinity.  
17 Additionally, the Westland Framework Plan southern border is adjacent to I-40,  
18 a designated Primary Freight Corridor by the Mid-Region Council of  
19 Governments (MRCOG) which encourages and promotes residential  
20 development near such corridors.

21 P. The request is consistent with the following Policy related to Regulatory  
22 Alignment from Comprehensive Plan Chapter 5: Land Use.

23 1. POLICY 5.7.2 REGULATORY ALIGNMENT: Update regulatory  
24 frameworks to support desired growth, high quality development, economic  
25 development, housing, a variety of transportation modes, and quality of life  
26 priorities.

27 This request is an amendment to update the Westland Master Plan  
28 (Framework Plan) to support housing development and growth, in particular, a  
29 single-family residential development that was approved by the EPC in March  
30 2025. The amendment changes approximately 60 acres of "Educational" land  
31 use to "Residential" land use. Updating the Westland Master Plan satisfies  
32 and EPC Finding in the prior approved Site Plan for residential development  
33 on the subject site.

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1 Q. The request is consistent with the following Policy related to Regulatory  
2 Alignment from Comprehensive Plan Chapter 9: Housing.

3 1. POLICY 9.2.1 COMPATIBILITY: Encourage housing development that  
4 enhances neighborhood character, maintains compatibility with surrounding  
5 land uses, and responds to its development context – i.e., urban, suburban, or  
6 rural – with appropriate densities, site design, and relationship to the street.

7 The request would align the proposed land use for the subject site with the  
8 recently approved Site Plan-EPC for a single-family residential development  
9 and the corresponding zoning designation within the Westland Master Plan.  
10 An original goal of the Westland Master Plan was to encourage urban  
11 development, and it identifies residential land use as an integral part of the  
12 plan. Therefore, updating and amending the land use and related materials to  
13 reflect the everchanging development pattern is an important part in keeping  
14 Westland Master Plan accurate.

15 R. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §  
16 14-16-6-6(l)(3) as follows:

17 1. 6-6(l)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as  
18 amended.

19 The applicant has demonstrated, through a policy-based analysis, that the  
20 request would be generally consistent with the Comprehensive Plan as  
21 required pursuant to IDO § 14-16-6-6(l)(3). The applicant's responses are  
22 contained in the revised project letter dated July 10, 2025 (see attachments).  
23 Staff agrees with the applicant's main arguments that the Westland Master  
24 Plan amendment request is consistent with the following Goals and Policies  
25 from Chapters in Comprehensive Plan: Policy 4.1.1: Distinct Communities,  
26 Policy 4.1.2 Identity and Design, Goal 5.2 Complete Communities, Policy 5.2.1  
27 Land Uses, Policy 5.2.2 Planned Communities, Goal 5.3 Efficient Development  
28 Patterns, Policy 5.3.1 Infill Development, Goal 5.6 City Development Areas,  
29 Policy 5.6.2 Area of Change, Policy 5.7.2 Regulatory Alignment, Policy 9.2.1  
30 Compatibility.

31 2. 6-6(l)(3)(b) The Site Plan is consistent with any applicable terms and  
32 conditions in any previously approved NR-SU or PD zoning covering the  
33 subject property and any related development agreements and/or regulations.

## APPENDIX C: Resolutions

1 There are no previously approved NR-SU and PD zoning covering the  
2 subject property, nor any related development agreements or regulations  
3 related to the Site Plan. The Westland Master Plan is a Planned Community  
4 (PC) zoning district.

5 3. 6-6(l)(3)(c) The Site Plan complies with all applicable provisions of  
6 this IDO, the DPM, other adopted City regulations, and any terms and  
7 conditions specifically applied to development of the property in a prior permit  
8 or approval affecting the property.

9 The amendment to the Westland Master Plan to modify the land use  
10 designation of the subject site generally complies with all applicable  
11 provisions of the Westland Master Plan, IDO and other City regulations. The  
12 amendment complies with the Finding required by the EPC to change the land  
13 use designation of the subject site from "Educational" to "Residential" for  
14 (PR-2025-011387, SI-2025-00040). It adheres to the DFT and DHO requirements  
15 to comply with the EPC Finding of the approved Site Plan – EPC for the  
16 subject site, stating the "The applicant will be updating the land use  
17 designation as a condition of approval with this request."

18 4. 6-6(l)(3)(d) The City's existing infrastructure and public  
19 improvements, including but not limited to its street, trail, drainage, and  
20 sidewalk systems, have adequate capacity to serve the proposed  
21 development, and any burdens on those systems have been mitigated to the  
22 maximum extent practicable.

23 The Westland Master Plan area contains existing infrastructure and public  
24 improvements that has adequate capacity for residential land use in the  
25 vicinity of the subject site. The approved development will connect to existing  
26 utilities, ensuring that it does not impose a strain on existing City  
27 infrastructure. The subject site is surrounded by existing paved roads and  
28 traffic will not be hindered by the intended future development.

29 5. 6-6(l)(3)(e) The application mitigates any significant adverse impacts  
30 on the project site and the surrounding area to the maximum extent  
31 practicable.

32 This is a text amendment to the Westland Master Plan document. Any  
33 future development on the subject site referenced in this request would be

1 required to comply with the Westland Master Plan, DPM, adopted City  
2 regulations, PC approved standards and the IDO's use specific standards for  
3 residential development.

4 6. 6-6(l)(3)(f) If the subject property is within an approved Master  
5 Development Plan, the Site Plan meets any relevant standards in the Master  
6 Development Plan in addition to any standards applicable in the zone district  
7 the subject property is in.

8 The subject site is not within an approved Master Development Plan.

9 7. 6-6(l)(3)(g) If a cumulative impact analysis is required in the Railroad  
10 and Spur Small Area pursuant to section § 14-16-5-2(E) (Cumulative Impacts)  
11 and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan  
12 incorporates mitigation for all identified cumulative impacts. The proposed  
13 development will not create material adverse impacts on water quality or other  
14 land in the surrounding area through increases in traffic congestion, parking  
15 congestion, noise, vibration, light spillover, or other nuisances without  
16 sufficient mitigation or civic or environmental benefits that outweigh the  
17 expected impacts.

18 A cumulative impact analysis is not required, because the request is for a  
19 text amendment to the Westland Master Plan.

20 8. 6-6(l)(3)(h) If an outdoor or site lighting performance analysis is  
21 requested, the proposed lighting design must prove it will not adversely affect  
22 the lighting requirements of section § 14-16-5-2(E) without sufficient mitigation  
23 and benefits that outweighs the expected impacts.

24 An outdoor or site lighting performance analysis is not required for a text  
25 amendment.

26 S. The applicant notified Neighborhood Associations within 660 feet of the  
27 subject site, including the WSCONA, Tres Volcanes NA, and Del Web  
28 Mirehaven NA, and property owners within 100 feet of the subject site, as  
29 required.

### 30 SECTION 3. CONDITIONS OF APPROVAL.

31 A. The applicant shall coordinate with Planning staff to ensure that all  
32 Conditions of Approval are met and then submit a vetted, final version of the  
33 plan for filing with the Planning Department.

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## APPENDIX C: Resolutions

B. The applicant shall make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents, including, but not limited to the updated tables and exhibits/plans in the Westland Master Plan that shall be amended with this amendment:

1. Table 10 - Land Use.
2. Exhibit 10 - LAND USE/ZONING PLAN.
3. Exhibit 11 - Western Albuquerque Land Holdings Master Plan - COMMUNITY FACILITIES PLAN.

A. The subject site's new boundaries shall be shown on this plan.

4. Exhibit 12 - Western Albuquerque Land Holdings Master Plan - PHASING PLAN.

5. APPENDIX A: Western Albuquerque Land Holdings Sector Plan - PROPOSED LAND USE.

C. References to previously amended Westland Master Plan shall remain and the text "Amended August 2025" shall be added to the Westland Maser Plan (Framework Plan) document cover, Exhibits/Plans and Tables.

SECTION 4. SEVERABILITY. If any section, paragraph, clause, word, or provision of this Resolution is for any reason be held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution. The Council hereby declares that it would have passed this Resolution and each section, paragraph, sentence, clause, word of phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

SECTION 5. COMPILATION. This Resolution shall be incorporated in and made part the Westland Master Plan (Framework Plan).

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PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF November, 2025  
BY A VOTE OF: 8 FOR 0 AGAINST.

FOR: Baca, Bassan, Champine, Fiebelkorn, Grout, Lewis, Rogers, Sanchez  
EXCUSED: Peña,



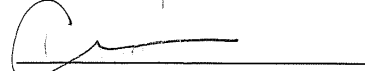
Brook Bassan, President  
City Council

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

Bill No. R-25-203

\_\_\_\_\_  
Timothy M. Keller, Mayor  
City of Albuquerque

ATTEST:



Ethan Watson, City Clerk

## APPENDIX C: Resolutions



### City of Albuquerque Office of the City Clerk

Timothy M. Keller, Mayor

Ethan Watson, City Clerk

#### Interoffice Memorandum

December 1, 2025

**To:** CITY COUNCIL  
**From:** Ashley Santistevan, Assistant City Clerk  
**Subject:** BILL NO. R-25-203; ENACTMENT NO. R-2025-082

I hereby certify that on December 1, 2025, the Office of the City Clerk received Bill R-25-203 as signed by the president of the City Council, Brook Bassan. Enactment No. R-2025-082 was passed at the November 15, 2025 City Council meeting. Mayor Keller did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-25-082.

Sincerely,

A handwritten signature in black ink, appearing to read "Ethan Watson", written over a horizontal line.

Ethan Watson  
City Clerk

## APPENDIX C: Resolutions

R-2019-013

**CITY OF ALBUQUERQUE  
CITY COUNCIL**

INTEROFFICE MEMORANDUM

TO: Timothy M. Keller, Mayor

FROM: Stephanie M. Yara, Director of Council Services *SMY 12/20/19*

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-18-112 Adopting Amendments To The Westland Master Plan And Western Albuquerque Land Holdings Sector Development Plan (Westland Master Plan Appendix A), To Move SU-2 Zoning Regulations From The Master Plan To The Sector Development Plan While Deleting Errors And Inconsistencies, To Remove References To Bernalillo County Zoning Designations, To Create A Use Table As Part Of The Sector Development Plan, To Add "Hospital" As A Permissive Use In The SU-2 For Town Center Zone With An Allowable Height Of 110 Feet, And To Make Other Minor Changes Consistent With The Intent Of The Plans (Sanchez), which was passed at the Council meeting of February 20, 2019 by a vote of 8 FOR AND 1 AGAINST.

Against: Davis

In accordance with the provisions of the City Charter, your action is respectfully requested.

SMY:mh  
Attachment

**CITY of ALBUQUERQUE  
TWENTY THIRD COUNCIL**

COUNCIL BILL NO. R-18-112 ENACTMENT NO. R-2019-013

SPONSORED BY: Ken Sanchez

- 1 RESOLUTION
- 2 ADOPTING AMENDMENTS TO THE WESTLAND MASTER PLAN AND
- 3 WESTERN ALBUQUERQUE LAND HOLDINGS SECTOR DEVELOPMENT PLAN
- 4 (WESTLAND MASTER PLAN APPENDIX A), TO MOVE SU-2 ZONING
- 5 REGULATIONS FROM THE MASTER PLAN TO THE SECTOR DEVELOPMENT
- 6 PLAN WHILE DELETING ERRORS AND INCONSISTENCIES, TO REMOVE
- 7 REFERENCES TO BERNAILILLO COUNTY ZONING DESIGNATIONS, TO
- 8 CREATE A USE TABLE AS PART OF THE SECTOR DEVELOPMENT PLAN, TO
- 9 ADD "HOSPITAL" AS A PERMISSIVE USE IN THE SU-2 FOR TOWN CENTER
- 10 ZONE WITH AN ALLOWABLE HEIGHT OF 110 FEET, AND TO MAKE OTHER
- 11 MINOR CHANGES CONSISTENT WITH THE INTENT OF THE PLANS.
- 12 WHEREAS, the Council, the Governing Body of the City of Albuquerque,
- 13 has the authority to adopt and amend plans for the physical development of
- 14 areas within the planning and platting jurisdiction of the City authorized by
- 15 statute, Section 3-19-5, NMSA 1978, and by its home rule powers; and
- 16 WHEREAS, the City of Albuquerque adopted the Westland Master Plan, a
- 17 Master Development Plan, in 1998 through Council Bill R-20; and
- 18 WHEREAS, the City of Albuquerque adopted the Westland Sector
- 19 Development Plan (now known as the Western Albuquerque Land Holdings
- 20 Sector Development Plan), a Rank III Sector Development Plan, in 1999
- 21 through Enactment Number 63-1999; and
- 22 WHEREAS, the Council has the authority to not only adopt but to amend
- 23 such plans (the "Westland Plans"); and
- 24 WHEREAS, on December 14, 2017, the Environmental Planning
- 25 Commission (EPC) found that the amendments to the Westland Plans are

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## APPENDIX C: Resolutions

1 consistent with applicable Comprehensive Plan and West Side Strategic Plan  
2 goals and policies; and  
3 WHEREAS, on December 14, 2017, the EPC, in its advisory role on land use  
4 and planning matters, recommended approval to the City Council of  
5 amendments to the Westland Master Plan and Western Albuquerque Land  
6 Holdings Sector Development Plan pursuant to twelve findings, which are  
7 incorporated herein by reference.  
8 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
9 ALBUQUERQUE:  
10 Section 1. WESTLAND MASTER PLAN, AMENDED. The Westland Master  
11 Plan, a Master Development Plan, is amended as follows, as depicted in  
12 Exhibit A to this resolution:  
13 A. On page 39 of the plan, replace Exhibit 10, Land Use/Zoning Plan with an  
14 updated exhibit that reflects adopted changes that have been made dating  
15 back to August 2015, including changes on the western edge of the plan area  
16 governed by the Bernalillo County Sector Plan.  
17 B. Beginning on page 41 of the plan, delete all text beginning under the  
18 heading "Zoning" and ending prior to the heading "Government and Public  
19 Services" on page 46 and replace with the following text: Zoning for the  
20 Westland Master Plan in the City of Albuquerque jurisdiction is regulated per  
21 the Westland Sector Plan. The Sector Plan can be found in Appendix A of this  
22 document.  
23 Section 2. WESTERN ALBUQUERQUE LAND HOLDINGS SECTOR  
24 DEVELOPMENT PLAN (WESTLAND MASTER PLAN APPENDIX A), AMENDED.  
25 The Western Albuquerque Land Holdings Sector Development Plan, a Rank III  
26 Sector Development Plan, is amended as shown in Exhibit B to this resolution.  
27 Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
28 clause, word or phrase of this Resolution is for any reason held to be invalid  
29 or unenforceable by any court of competent jurisdiction, such decision shall  
30 not affect the validity of the remaining provisions of this Resolution. The  
31 Council hereby declares that it would have passed this Resolution and each  
32 section, paragraph, sentence, clause, word or phrase thereof irrespective of  
33 any provision being declared unconstitutional or otherwise invalid.

1 Section 4. EFFECTIVE DATE. This Resolution shall take effect five days  
2 after publication by title and general summary.  
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APPENDIX C: Resolutions

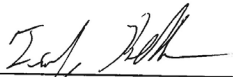
1 PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF February, 2019  
2 BY A VOTE OF: 8 FOR 1 AGAINST.

3  
4 Against: Davis  
5

6  
7   
8  
9 Klarissa J. Peña, President  
10 City Council  
11

12  
13  
14 APPROVED THIS 04 DAY OF March, 2019  
15

16  
17 Bill No. R-18-112  
18

19   
20  
21 Timothy M. Keller, Mayor  
22 City of Albuquerque  
23

24  
25 ATTEST:

26   
27  
28 Katy Duhigg, City Clerk  
29

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APPENDIX C: Resolutions



City of Albuquerque  
Office of the City Clerk

Richard J. Berry, Mayor

Natalie Y. Howard, City Clerk

Interoffice Memorandum

February 8, 2016

To: CITY COUNCIL  
From: NATALIE Y. HOWARD, CITY CLERK  
Subject: BILL NO. R-15-5 ENACTMENT NO. R-2016-007

I hereby certify that on February 05, 2016, the Office of the City Clerk received Bill No. R-15-5 as signed by the president of the City Council, Dan Lewis. Enactment No. R-2016-007 was passed at the January 20, 2016 City Council meeting. Mayor Berry did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-15-5.

Sincerely,

*Natalie Y. Howard*  
Natalie Y. Howard  
City Clerk

CITY of ALBUQUERQUE  
TWENTY SECOND COUNCIL

COUNCIL BILL NO. R-15-5 ENACTMENT NO. R-2016-007

SPONSORED BY: Ken Sanchez

RESOLUTION

1  
2 ADOPTING A ZONE MAP AMENDMENT, 15EPC-40034, TO ESTABLISH  
3 SPECIAL USE ZONING, AND SECTOR DEVELOPMENT PLAN MAP  
4 AMENDMENTS, 15EPC-40036, TO AMEND THE WESTLAND MASTER PLAN  
5 PRIMARILY TO RESPOND TO FUTURE DEVELOPMENT PLANS FOR A  
6 REGIONAL SPORTS FACILITY TO FULFILL A PUBLIC NEED FOR ADDITIONAL  
7 RECREATIONAL OPPORTUNITIES, FOR PARCELS C-2-A, C-3-A AND C-3-C,  
8 WESTLAND NORTH, APPROXIMATELY 82 ACRES, LOCATED SOUTH OF  
9 ARROYO VISTA BOULEVARD, NORTH OF LADERA DRIVE AND EAST OF  
10 118TH STREET.

11 WHEREAS, the Council, the Governing Body of the City of Albuquerque,  
12 has the sole authority to amend an SU-2 or SU-3 Sector Development Plan for  
13 an area over one block of the City authorized by ordinance, Section 14-16-4-1,  
14 Amendment Procedure, Albuquerque Comprehensive Zoning Code, and by its  
15 home rule powers; and

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

20 WHEREAS, the City of Albuquerque adopted the Westland Master Plan, a  
21 Master Development Plan, in 1998 through Council Bill R-20; and

22 WHEREAS, the Council has the authority to not only adopt but to amend  
23 such plans (the "Westland Plans"); and

24 WHEREAS, on September 10, 2015, the Environmental Planning  
25 Commission (EPC), in its advisory role on land use and planning matters,  
26 recommended approval to the City Council of a Zone Map Amendment from

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## APPENDIX C: Resolutions

1 SU-2 Town Center Village to SU-2/SU-1 for Regional Sports Complex and  
 2 Related Facilities for Parcels C-2-A, C-3-A and C-3-C, Westland North, and  
 3 amendments to Section IV and Appendix A of the Westland Master Plan to  
 4 reflect the requested Zone Map Amendment; and  
 5 WHEREAS, the EPC found that the Zone Map Amendment and amendments  
 6 to the Westland Master Plan are generally consistent with applicable  
 7 Comprehensive Plan, West Side Strategic Plan, Facility Plan for Arroyos,  
 8 Northwest Mesa Escarpment Plan and Westland Master Plan goals and  
 9 policies.  
 10 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
 11 ALBUQUERQUE:  
 12 Section 1. A ZONE MAP AMENDMENT FROM SU-2 FOR TOWN CENTER  
 13 VILLAGE TO SU-2/SU-1 FOR REGIONAL SPORTS COMPLEX AND RELATED  
 14 FACILITIES, FOR PARCELS C-2-A, C-3-A AND C-3-C, WESTLAND NORTH IS  
 15 ADOPTED.  
 16 Section 2. FINDINGS ACCEPTED. The City Council adopts the following  
 17 findings for the Zone Map Amendment (15EPC-40034):  
 18 A. A request for amendments to the Westland Master Plan (WMP) (15EPC-  
 19 40036) to reflect the requested Zone Change Request accompanies this  
 20 request.  
 21 B. Zoning Code 14-16-4-1(C)(15)(c), Amendment Procedures, requires that  
 22 the request be forwarded to the City Council because the Zone Map  
 23 Amendment covers an area greater than one block (Approx. 82 acres) in size  
 24 and in sector development plan boundaries. The EPC is a recommending body  
 25 with review authority. The City Council will make the final decision.  
 26 C. The subject site is in the Developing Urban Area of the Comprehensive  
 27 Plan and within the boundaries of the West Side Strategic Plan (WSSP),  
 28 Facility Plan for Arroyos (FPA), Northwest Mesa Escarpment Plan (NWMEP)  
 29 and Westland Master Plan (WMP).  
 30 D. The Albuquerque/Bernalillo County Comprehensive Plan, WSSP, FPA,  
 31 NWMEP, WMP and the City of Albuquerque Zoning Code are incorporated  
 32 herein by reference and made part of the record for all purposes.

1 E. The proposal furthers and generally furthers the following  
 2 Comprehensive Plan goals and policies: Policies II.B.5.e.g.m. (Developing &  
 3 Established Urban), Policies II.C.8.a.b.d. (Developed Landscape), Policy  
 4 II.D.2.b (Water Management), Policy II.D.6.d (Economic Development) and  
 5 Policy II.B.1.g. (Open Space Network).  
 6 F. The proposal partially furthers the following Comprehensive Plan goals  
 7 and policies: Policy II.B.5.d. and II.B.5.i. (Developing & Established Urban),  
 8 Policy II.C.8.e. (Developed Landscape).  
 9 G. The proposal partially furthers the following WSSP goals and policies:  
 10 Policy 1.17 (Neighborhoods and Centers), Policy 3.60 (Westland North  
 11 Community), Policy 7.16 (Open Space Facility Plan) and Policy 8.6 (Co-location  
 12 and Shared Facility Concepts).  
 13 H. The proposal furthers the following FPA goals and policies: Drainage  
 14 Policy 1 – Primacy of Drainage Function, Multiple Use Policy 1 – Encourage  
 15 Multiple Use, Policy 3 – Recommend Channel Treatments within Dedicated  
 16 Parks.  
 17 I. The proposal furthers NWMEP View Area Preservation Policies 20 and  
 18 21.  
 19 J. The proposal does not further View Area Preservation Policy 21.1 of the  
 20 NWMEP.  
 21 K. The applicant has adequately justified the proposed zone changes  
 22 pursuant to R-270-1980 as follows:  
 23 i. Section 1A: The proposed Regional Baseball Complex is consistent with  
 24 the health, safety, morals and general welfare of the city. It is a city owned  
 25 property and is planned to be developed to serve a public need for  
 26 recreational opportunities at a regional scale.  
 27 ii. Section 1B: Rezoning the subject site furthers the intent of City Council  
 28 actions and the proposed use will be appropriately located near the existing  
 29 APS Community Complex to the east.  
 30 iii. Section 1C: The applicant cited various, applicable goals and policies.  
 31 In most instances, the explanation of how the request furthers each is  
 32 acceptable. The applicant has established an adequate policy-based



# APPENDIX C: Resolutions

1 justification based on the general furthering of a preponderance of goals and  
2 policies.

3 iv. Section 1D: City Council's actions demonstrate adequate changed  
4 community conditions in order to justify the zone change request, and that the  
5 proposed change is more advantageous to the community as it will meet a  
6 public need for recreational facilities in the area.

7 v. Section 1E: The proposed uses related to the requested zone change  
8 will not be harmful to adjacent property, the neighborhood, or the community.  
9 The nearest existing residential area is approximately one mile east.

10 vi. Section 1F: The City will not incur any un-programmed expenditures as  
11 a result of the proposed zone change.

12 vii. Section 1G: The cost of land or other economic considerations are not  
13 the determining factor for the zone change. The subject site will be developed  
14 to meet the public need of recreational opportunities for area residents and  
15 visitors.

16 viii. Section 1H: The subject sites location on a major street is not the sole  
17 justification for the zone change request and that the applicant is not  
18 requesting apartment, office, or commercial zoning as part of this request.

19 ix. Section 1I: Due to the subject sites size it is by definition not a spot  
20 zone.

21 x. Section 1J: The proposed zone change request does not constitute strip  
22 zoning.

23 L. Approval of this Zone Map Amendment will allow implementation of an  
24 associated Site Development Plan for Subdivision (15EPC-40037) and Site  
25 Development Plan for Building Permit (15EPC-40038).

26 M. The affected neighborhood organizations are the Tres Volcanes NA,  
27 Parkway NA, Los Volcanes NA, Avalon NA, Laurelwood NA, South Valley  
28 Coalition of NA's, South West Alliance of Neighbors (SWAN) and Westside  
29 Coalition of NA's, which were notified as required. The Parks and Recreation  
30 Department held a public meeting on July 30, 2015 to discuss the proposed  
31 project and potential construction timeline.

32 Section 3. THE WESTLAND MASTER PLAN (WSP), A MASTER  
33 DEVELOPMENT PLAN, IS AMENDED. The Westland Master Plan is amended to

1 change the zoning designation of the affected property from SU-2 for Town  
2 Center Village to SU-2/SU-1 for Regional Sports Complex and Related  
3 Facilities for Parcels C-2-A, C-3-A and C-3-C, Westland North, and associated  
4 updates to maps, a table and text, and to incorporate changes based on the  
5 conditions of approval.

6 Section 4. FINDINGS ACCEPTED. The City Council adopts the following  
7 findings for the Westland Master Plan amendments (15EPC-40036):

8 A. The request is for amendments to the Westland Master Plan (WMP),  
9 which is a Rank III sector development plan. The approximately 82 acre  
10 subject site is located roughly south of Arroyo Vista Boulevard, north of  
11 Ladera Dr. and east of 118<sup>th</sup> Street.

12 B. The proposed amendments are primarily to respond to future  
13 development plans for a City of Albuquerque Regional Sports Complex.

14 C. Zoning Code 14-16-2-23(B)(2), SU-2 Special Neighborhood Zone,  
15 requires that the request be forwarded to the City Council because the  
16 amendments cover an area greater than one block (Approx. 82 acres) in size  
17 and in sector development plan boundaries. The EPC is a recommending body  
18 with review authority. The City Council will make the final decision.

19 D. The subject site is in the Developing Urban Area of the Comprehensive  
20 Plan and within the boundaries of the West Side Strategic Plan (WSSP),  
21 Facility Plan for Arroyos (FPA), Northwest Mesa Escarpment Plan (NWMEP)  
22 and the Westland Master Plan (WMP).

23 E. The Albuquerque/Bernalillo County Comprehensive Plan, WSSP, FPA,  
24 NWMEP, WMP and the City of Albuquerque Zoning Code are incorporated  
25 herein by reference and made part of the record for all purposes.

26 F. The proposal furthers and generally furthers the following  
27 Comprehensive Plan goals and policies: Policies II.B.5.e.g.m. (Developing &  
28 Established Urban), Policies II.C.8.a.b.d. (Developed Landscape), Policy  
29 II.D.2.b (Water Management), Policy II.D.6.d (Economic Development) and  
30 Policy II.B.1.g. (Open Space Network).

31 G. The proposal partially furthers the following Comprehensive Plan goals  
32 and policies: Policy II.B.5.d. and II.B.5.i. (Developing & Established Urban),  
33 Policy II.C.8.e. (Developed Landscape).



## APPENDIX C: Resolutions

H. The proposal partially furthers the following WSSP goals and policies: Policy 1.17 (Neighborhoods and Centers), Policy 3.60 (Westland North Community), Policy 7.16 (Open Space Facility Plan) and Policy 8.6 (Co-location and Shared Facility Concepts).

I. The proposal furthers the following FPA goals and policies: Drainage Policy 1 – Primacy of Drainage Function, Multiple Use Policy 1 – Encourage Multiple Use, Policy 3 – Recommend Channel Treatments within Dedicated Parks.

J. The proposal furthers NWMEP View Area Preservation Policies 20 and 21.

K. The proposal does not further View Area Preservation Policy 21.1 of the NWMEP.

L. The proposed amendments are exercises in “maximum local self-government” (Article I), which the City Council has authority to implement through legislative action and the establishment of appropriate committees (Article IX). The amendments are intended to further the public interest by 1) Amending a zoning and land use map of a sector development plan to reflect changed conditions within a plan boundary, 2.) Amending the zoning and land use map also generally expresses the Council’s desire to ensure the proper development of land and maintain an aesthetic urban environment.

M. The proposed text amendments to the WMP are directly related to and dependent on a Zone Map Amendment (Zone Change) from SU-2 for Town Center Village to SU-2/SU-1 for Regional Sports Complex and Related Facilities for Parcels C-2-A, C-3-A and C-3-C, Westland North located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street and containing approximately 82 acres. (15EPC-40034).

N. The specific sections of the WMP that are proposed to be amended include:

i. Section IV. Master Plan, Table 10 – Land Use, Page 38:

a. The Regional Park/TCV SU-2/SU-1 for Regional Sports Complex land use designation under the CORPORATE, EDUCATION & IP SUBTOTALS sub-category shall be amended to read: Regional Park SU-2/SU-1 for Regional Sports Complex and Related Facilities.

ii. Section IV. Master Plan, Exhibit 10 – Western Albuquerque Land Holdings Master Plan, Pg. 39:

a. The Land Use / Zoning Plan Designation categories shall be amended to read: Regional Park (COA) SU-2/SU-1 for Regional Sports Complex and Related Facilities.

iii. Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2:

a. The Acreage by Zoning District table shall be amended to read: SU-2/SU-1 for Town Center Village ± 283a.

b. The following language shall be added below the “listed total acreage of ± 1,546:” SU-2/SU-1 for Regional Sports Complex and Related Facilities ± 81

O. The affected neighborhood organizations are the Tres Volcanes NA, Parkway NA, Los Volcanes NA, Avalon NA, Laurelwood NA, South Valley Coalition of NA’s, South West Alliance of Neighbors (SWAN) and Westside Coalition of NA’s, which were notified as required. The Parks and Recreation Department held a public meeting on July 30, 2015 to discuss the proposed project and potential construction timeline.

Section 5. CONDITIONS OF APPROVAL (15EPC-40036). The Environmental Planning Commission (EPC), in recommending approval to the City Council of amendments to the Westland Master Plan, adopted the following Conditions of Approval, which are adopted by the City Council:

A. All references to “SU-2/SU-1 for Regional Sports Complex” included in the proposed amendments to Section IV. Master Plan, Table 10 – Land Use (Pg. 38), Section IV. Master Plan, Exhibit 10 – Western Albuquerque Land Holdings Master Plan (Pg. 39) and Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2 must be modified to match the zoning designation requested by the applicant which is “SU-2/SU-1 for Regional Sports Complex and Related Facilities” to ensure internal consistency throughout the Westland Master Plan document.

B. The SU-2/SU-1 for Regional Sports Complex and Related Facilities zoning designation proposed to be added to the Acreage by Zoning District Table as part of Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2, be inserted directly below the amended existing SU-2 for

APPENDIX C: Resolutions

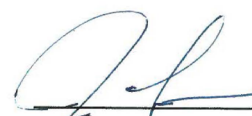
Town Center Village row in order to clarify that the modified acreage is still part of the total acreage for the plan area.

**Section 6. EFFECTIVE DATE AND PUBLICATION.** This legislation shall take effect five days after publication by title and general summary.

**Section 7. SEVERABILITY CLAUSE.** If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

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PASSED AND ADOPTED THIS 20th DAY OF January, 2016  
BY A VOTE OF: 9 FOR 0 AGAINST.

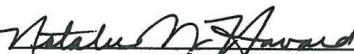
  
Dan Lewis, President  
City Council

APPROVED THIS 5th DAY OF February, 2016

Bill No. R-15-5

  
Richard J. Berry, Mayor  
City of Albuquerque

ATTEST:

  
Natalie Y. Howard, City Clerk

APPENDIX C: Resolutions

R. 2012-094

CITY OF ALBUQUERQUE  
CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Richard J. Berry, Mayor

FROM: Laura Mason, Director of Council Services

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. F/S R-12-80 Amending The Westland Sector Development Plan, And The Westland Master Plan, To Respond To Future Development Plans For An Education Campus, Athletic Fields And A Regional Park, And To Modify Land Uses And Densities In Certain Areas, Approximately 1,700 Acres, Located South Of Petroglyph National Monument, West Of Unser Boulevard, North Of Interstate 40, And East Of The City Limits (Sanchez), which was passed at the Council meeting of November 5, 2012, by a vote of 7 FOR AND 0 AGAINST.

Excused: Harris  
Abstain: Winter

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:mh  
Attachment

CITY of ALBUQUERQUE  
TWENTIETH COUNCIL

COUNCIL BILL NO. F/S R-12-80

ENACTMENT NO.

SPONSORED BY: Ken Sanchez

R. 2012-094

RESOLUTION

ADOPTING SECTOR DEVELOPMENT PLAN MAP AMENDMENTS, 12EPC-40028, TO AMEND THE WESTLAND SECTOR DEVELOPMENT PLAN, AND ADOPTING MASTER DEVELOPMENT PLAN AMENDMENTS, 12EPC-40029, TO AMEND THE WESTLAND MASTER PLAN, PRIMARILY TO RESPOND TO FUTURE DEVELOPMENT PLANS FOR AN EDUCATION CAMPUS, ATHLETIC FIELDS AND A REGIONAL PARK, AND ALSO TO MODIFY LAND USES AND DENSITIES IN CERTAIN AREAS, FOR TRACTS A, J, K, L, M, N AND P WATERSHED SUBDIVISION; TRACT A COLLEGE ZONE 2 WEST RESERVOIR SITE; TRACT B THE CROSSING; PARCELS C, D, F AND G WESTLAND NORTH; PARCEL A W/IN SECS 7 & 18T 10N R2E TOWN OF ATRISCO GRANT; ALL OF THE WATERSHED AND STORMCLOUD RESIDENTIAL SUBDIVISIONS; PORTIONS OF THE SUNDORO, SUNDORO SOUTH, PAINTED SKY AND PARKWAY RESIDENTIAL SUBDIVISIONS, APPROXIMATELY 1,700 ACRES, LOCATED SOUTH OF PETROGLYPH NATIONAL MONUMENT, NORTH OF INTERSTATE-40, AND WEST OF UNSER BOULEVARD TO CITY LIMITS.

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

WHEREAS, the City of Albuquerque adopted the Westland Sector Development Plan, a Rank III Sector Development Plan, in 1999 through Enactment Number 63-1999; and

WHEREAS, the City of Albuquerque adopted the Westland Master Plan, a Master Development Plan, in 1998 through Council Bill R-20; and

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## APPENDIX C: Resolutions

WHEREAS, the Council has the authority to not only adopt but to amend such plans (the "Westland Plans"); and

WHEREAS, on July 12, 2012, the Environmental Planning Commission (EPC), in its advisory role on land use and planning matters, recommended approval to the City Council of amendments to the Westland Sector Plan and the Westland Master Plan; and

WHEREAS, the EPC found that the amendments to the Westland Plans are consistent with applicable goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Comprehensive City Zoning Code, and R-270-1980.

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

Section 1. THE WESTLAND SECTOR PLAN, A RANK III SECTOR DEVELOPMENT PLAN, IS AMENDED. The Westland Sector Plan Land Use map and the Westland Sector Plan Zoning map are hereby amended as shown in Exhibits A and B, attached hereto, to (1) change the name of the SU-2 for PDA for Residential Resort zone to SU-2 for PDA, (2) include the new land use categories "Education" (E) and "Recreation" (R), and (3) make associated updates to the land use and plan notes.

Section 2. THE WESTLAND MASTER PLAN, A MASTER DEVELOPMENT PLAN, IS AMENDED. The Westland Master Plan (WMP) is hereby amended as shown in Exhibits C, D, E, F, G and H, attached hereto. These amendments to the WMP's text and maps will add the new land use categories "Education" (E) and "Recreation" (R) to the WMP, and will make associated modifications to regulations and densities in the Zoning, Development Phasing, and Government and Public Facilities sections.

Section 3. FINDINGS ACCEPTED. The City Council adopts the following findings for the Westland Sector Plan amendments (12EPC-40028) and Westland Master Plan amendments (12EPC-40029):

A. The request is for amendments to the Westland Master Plan (WMP) and the Westland Sector Plan (WSP). The WMP covers approximately 6,424 acres located north of Interstate 40, south of the Petroglyph National Monument and west of Unser Boulevard to about ¼ mile west of Atrisco Vista. The WSP is a

Rank III sector development plan that consists of two sheets: one that shows land uses and another that establishes zoning. The approximately 1,700 acre Sector Plan area is located within the boundaries of the WMP, roughly south of Petroglyph National Monument, north of Interstate-40, and west of Unser Boulevard to City limits.

B. The proposed amendments are primarily to respond to future development plans for an Albuquerque Public Schools (APS) education complex and athletic fields, and a City regional park. Several land use categories, densities and acreage allocations are also proposed to be amended.

C. Zoning Code 14-16-2-23(B)(2)(a), SU-2 Special Neighborhood Zone, requires that the request be forwarded to the City Council for approval because the amendments cover an area greater than one block (10 acres) in size.

D. The subject area is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan (WSSP). Part of the subject area is in the Northwest Mesa Escarpment Plan (NWMEP) area.

E. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (WSSP), the Northwest Mesa Escarpment Plan (NWMEP), the Westland Sector Plan (WSP), the Westland Master Plan (WMP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

F. The proposals generally further the Education Goal of the Comprehensive Plan and West Side Strategic Plan Policy 8.5. The future education campus, athletic fields and regional park would provide a variety of education and recreational opportunities to many citizens. Albuquerque Public Schools (APS) Staff are involved in choosing locations for future education facilities. The location of the future facilities is near the designated Westland Community Activity Center (the SU-2/Town Center zoned land) (WSSP Policy 8.5).

G. The proposals further the Open Space Network Goal and Policy II.B.1a. of the Comprehensive Plan. Though the Open Space (OS) land use category is already included in the Westland Plans, establishing Recreation (R) and



## APPENDIX C: Resolutions

1 Education (E) as separate land uses and specifying their appropriate location  
2 would facilitate the comprehensive development of recreation and outdoor  
3 education opportunities and help shape the area's urban form (Policy II.B.1a).  
4 H. The proposals partially further the Goal of Developing Urban &  
5 Established Urban Areas and the following Land Use policies:  
6 i. Goal. The future education complex, athletic fields and park  
7 would contribute to defining the Westland North community. The proposed  
8 amendments would likely result in variety and choice in housing and  
9 lifestyles, though creating a visually pleasing built environment cannot be  
10 evaluated at this time.  
11 ii. Policy II.B.5d-neighborhood values /environmental conditions/  
12 resources. The proposal would facilitate future development of education uses  
13 adjacent to the National Monument and athletic fields and a regional park  
14 adjacent to the Ladera ponds. The location and intensity generally respect  
15 neighborhood values; design cannot be evaluated at this time.  
16 iii. Policy II.B.5e-programmed facilities/ neighborhood integrity.  
17 The proposal would facilitate development at the City's edge, where some  
18 services may be available but not others, in contrast to a built-out area. The  
19 integrity of nearby, existing neighborhoods may be affected as the future uses  
20 develop.  
21 I. The proposals partially further the Activity Center Goal and Activity  
22 Center Policy II.B.7g. Replacing ≈191 acres of Town Center Village (TCV) land  
23 would generally not strengthen a concentration of mixed land use and could  
24 preclude development of the mixed C-1 and R-2 uses envisioned. Auto travel  
25 needs would generally increase at first, but with build-out, the future proximity  
26 of schools, residences and a park could help reduce auto travel needs and  
27 enhance the area's identity. Activity Center uses were developed as part of the  
28 planning effort for the Westland area. The Community Activity Center (Town  
29 Center (TC) zoned land) will develop in response to the location of the  
30 education and park uses outside of it. "Education facilities" and "middle/high  
31 school" are typical uses in a Community Activity Center and should be located  
32 inside of it, though the Community Activity Center (TC zoned land) will

1 develop in response to the location of the education and park uses (Policy  
2 II.B.7g.).  
3 J. The applicant has adequately justified the proposed zone changes  
4 pursuant to R-270-1980 as follows:  
5 i. Section 1A: The applicant cited various Goals and policies to  
6 demonstrate that the proposed zone changes are consistent with applicable  
7 Plans, the overarching purpose of which is to ensure the health, safety and  
8 general welfare of the City.  
9 ii. Section 1B: The applicant has provided an acceptable, sound  
10 justification for the proposed changes. Existing zoning descriptors generally  
11 remain the same; the proposed land use adjustments are intended to help  
12 maintain the anticipated level of residential development which helps keep  
13 land use and zoning stable.  
14 iii. Section 1C: The applicant cited various, applicable Goals and  
15 policies. In most instances, the explanation of how the request furthers each  
16 is acceptable. The applicant has established an adequate policy-based  
17 justification based on the general furthering of a preponderance of Goals and  
18 policies.  
19 iv. Section 1D: The zone changes are appropriate because the  
20 applicant has demonstrated that changed community conditions justify them  
21 (D.2). The addition of Albuquerque Public Schools (APS) facilities and a City  
22 Regional Park are community changes to approx. 300 acres of the Westland  
23 Plans that were not specifically envisioned. The proposals are also justified  
24 pursuant to D.3 because they further a preponderance of applicable Goals and  
25 policies that are found to be generally more advantageous to the community.  
26 v. Section 1E: The permissive uses would not be harmful to  
27 adjacent property, the neighborhood or the community. No new zone  
28 categories or permissive uses are proposed; amendments contain one  
29 amended zoning descriptor (SU-2/PDA instead of SU-2/PDA for Residential  
30 Resort) and new land uses categories and labels.  
31 vi. Section 1F: The proposed zone changes will not require major  
32 unprogrammed capital expenditures by the City. The area is master planned



## APPENDIX C: Resolutions

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1 and includes a phasing plan for infrastructure. Funds for acquisition of the  
2 City park land have already been programmed.

3 vii. Section 1G: Changed community conditions are the primary  
4 reason for the proposed amendments, which respond to decisions made by  
5 APS and the City that necessitate corresponding changes to the remaining  
6 development areas. The cost of land or other economic considerations is not  
7 the determining factor.

8 viii. Section 1H: The applicant does not use location on a collector  
9 or major street as justification for the proposed changes.

10 ix. Section 1I: The proposals would not result in a spot zone  
11 because the proposed amendments would affect large areas in the Westland  
12 Plans, which were developed in response to transportation, topography and  
13 City plans and policies.

14 x. Section 1J: The proposals would not result in a strip zone  
15 because the proposed amendments would affect large areas in the Westland  
16 Plans, which were developed in response to transportation, topography and  
17 City plans and policies.

18 K. The affected neighborhood organizations are the Tres Volcanes  
19 Neighborhood Association (NA), the Laurelwood NA, the Parkway NA, the Los  
20 Volcanes NA, the South Valley Coalition of Neighborhood Associations, the  
21 Southwest Alliance of Neighbors (SWAN) and the Westside Coalition of NAs,  
22 which were notified as required. A facilitated meeting was held on May 21,  
23 2012.

24 L. The proposed amendments partially further the intent of the WMP  
25 regarding residential development, as follows:

26 i. The proposed amendments would likely result in variety and  
27 choice in housing for future residents, though site specific impacts of the  
28 acreage changes are unknown and cannot be evaluated at this time.

29 ii. The WMP requires that 20% of the housing units shall be  
30 affordable based on Federal guidelines; this is not proposed to change.

31 Section 4. INCORPORATION OF AMENDMENTS TO WSP AND WMP. The  
32 applicant shall incorporate the amendments shown in exhibits A through H to  
33 the WMP and WSP documents within 30 days of the adoption of this

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1 Resolution and provide the amended documents to the Planning Department  
2 for publication.

3 Section 5. EFFECTIVE DATE AND PUBLICATION. This legislation shall  
4 take effect five days after publication by title and general summary.

5 Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
6 clause, word or phrase of this resolution is for any reason held to be invalid or  
7 unenforceable by any court of competent jurisdiction, such decision shall not  
8 affect the validity of the remaining provisions of this resolution. The Council  
9 hereby declares that it would have passed this resolution and each section,  
10 paragraph, sentence, clause, word or phrase thereof irrespective of any  
11 provisions being declared unconstitutional or otherwise invalid.

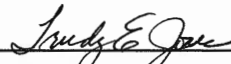
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APPENDIX C: Resolutions

1 PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF November, 2012  
2 BY A VOTE OF: 7 FOR 0 AGAINST.

4 Excused: Harris

5 Abstain: Winter

6  
7   
8 Trudy E. Jones, President

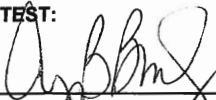
9 City Council

12  
13 APPROVED THIS 20<sup>th</sup> DAY OF November, 2012

18 Bill No. F/S R-12-80

19  
20   
21 Richard J. Berry, Mayor  
22 City of Albuquerque

26 ATTEST:

27   
28  
29 Amy B. Bailey, City Clerk

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APPENDIX C: Resolutions

CITY OF ALBUQUERQUE  
CITY COUNCIL

*R-2008-074*

*6/12/08*

INTEROFFICE MEMORANDUM

TO: Martin Chávez, Mayor

FROM: Laura Mason, Director of Council Services *LM*

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-08-58 Amending The Westland Sector Development Plan Zoning Map (06EPC-00139) To Change The Zoning From SU-2/R-LT, SU-2/R-2, SU-2/O-1, SU-2/OS and SU-2/Town Center To SU-2 For TC (Town Center) and SU-2 For TCV (Town Center Village) and To Create a New Zone Category, TCV (Town Center Village), For Parcels C, D, E, F, G and H of Westland North, Approximately 550 Acres, Located Between 98th Street and The Proposed 118th Street, North of Interstate 40 and South of Arroyo Vista Drive, and To Amend The Westland Sector Development Plan Land Use Map (06EPC-00141) To Correspond To The Zone Changes and To Incorporate Various Updates Based On The Conditions of Approval (Sanchez, by request), which was passed at the Council meeting of June 2, 2008, by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:db  
Attachment  
6/5/08

CITY of ALBUQUERQUE  
EIGHTEENTH COUNCIL

COUNCIL BILL NO. R-08-58

ENACTMENT NO. *R-2008-074*

SPONSORED BY: Ken Sanchez, by request

RESOLUTION

1 ADOPTING A SECTOR DEVELOPMENT PLAN MAP AMENDMENT, 06EPC-  
2 00139, TO AMEND THE WESTLAND SECTOR DEVELOPMENT PLAN ZONING  
3 MAP TO CHANGE THE ZONING FROM SU-2/R-LT, SU-2/R-2, SU-2/O-1, SU-2/OS  
4 AND SU-2/TOWN CENTER TO SU-2 FOR TC (TOWN CENTER) AND SU-2 FOR  
5 TCV (TOWN CENTER VILLAGE) AND TO CREATE A NEW ZONE CATEGORY,  
6 TCV (TOWN CENTER VILLAGE), FOR PARCELS C, D, E, F, G AND H OF  
7 WESTLAND NORTH, APPROXIMATELY 550 ACRES, LOCATED BETWEEN  
8 98TH STREET AND THE PROPOSED 118<sup>TH</sup> STREET, NORTH OF INTERSTATE  
9 40 AND SOUTH OF ARROYO VISTA DRIVE, AND TO AMEND THE WESTLAND  
10 SECTOR DEVELOPMENT PLAN LAND USE MAP (06EPC-00141) TO  
11 CORRESPOND TO THE ZONE CHANGES AND TO INCORPORATE VARIOUS  
12 UPDATES BASED ON THE CONDITIONS OF APPROVAL.

13 WHEREAS, the Council, the Governing Body of the City of Albuquerque,  
14 has the authority to adopt and amend plans for the physical development of  
15 areas within the planning and platting jurisdiction of the City authorized by  
16 statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and  
17

18 WHEREAS, the City of Albuquerque adopted the Westland Sector  
19 Development Plan, a Rank III Sector Development Plan, in 1999 through  
20 Enactment Number 63-1999; and

21 WHEREAS, the Council has the authority to not only adopt but to amend  
22 such a sector development plan; and

23 WHEREAS, on December 20, 2007, the Environmental Planning  
24 Commission, in its advisory role on land use and planning matters,  
25 recommended approval to the City Council of an amendment to the Westland

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## APPENDIX C: Resolutions

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1 Sector Plan, a Rank III Sector Development Plan, to create the new TCV (Town  
2 Center Village) zone category, to amend the Westland Sector Plan Zoning map  
3 to include the new TCV zone, and to change the zoning for parcels C, D, E, F,  
4 G and H of Westland North from SU-2/R-LT, SU-2/R-2, SU-2/O-1, SU-2/OS &  
5 SU-2/Town Center to SU-2 for TC (Town Center) & SU-2 for TCV (Town Center  
6 Village); and

7 WHEREAS, the Environmental Planning Commission found that the above  
8 mentioned Westland Sector Plan amendments are consistent with applicable  
9 Comprehensive Plan, West Side Strategic Plan, and Westland Master Plan  
10 goals and policies.

11 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
12 ALBUQUERQUE:

13 Section 1. WESTLAND SECTOR PLAN, A RANK III SECTOR DEVELOPMENT  
14 PLAN, AMENDED. The Westland Sector Plan, a Rank III Sector Development  
15 Plan, is amended to create the new TCV (Town Center Village) zone category  
16 and to change the zoning for parcels C, D, E, F, G and H of Westland North as  
17 follows: Parcel C- from SU-2/TC (Town Center) to SU-2/TCV (Town Center  
18 Village); Parcel D- from SU-2/R-2 to SU-2/TCV; Parcel E- from SU-2/R-2 to SU-  
19 2/TC; Parcel F- from SU-2/R-LT to SU-2/TC; Parcel G- from SU-2/O-1 to SU-  
20 2/TC; and Parcel H- from SU-2/O-1 to SU-2/TC, and to incorporate various  
21 updates based on the conditions of approval; provided, this amendment shall  
22 not allow any increase in residential uses or residential units (unless those  
23 units are placed at second story or above) from the residential uses and units  
24 allowed in the Westland Master Plan in effect prior to this amendment.

25 Section 2. WESTLAND SECTOR PLAN, A RANK III SECTOR  
26 DEVELOPMENT PLAN, AMENDED. The Westland Sector Plan Zoning map and  
27 the Westland Sector Plan Land Use map are amended to include the new TCV  
28 (Town Center Village) zone category and to correspond to the locations of the  
29 zone changes for parcels C, D, E, F, G and H.

30 Section 3. FINDINGS ACCEPTED. The following findings for the Westland  
31 Sector Plan amendments (06EPC-00139) are adopted by the City Council:

32 A. This request is for a sector development plan map amendment for an  
33 approximately 550 acre site located between 98<sup>th</sup> Street and proposed 118<sup>th</sup>

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1 Street, north of Interstate 40 and south of Arroyo Vista Drive. A request for an  
2 amendment to the Westside Strategic Plan (07EPC 50079), an amendment to  
3 the Westland Sector Plan (06EPC 00141) and an amendment to the Westland  
4 Master Plan (07EPC 40071) accompany this request.

5 B. The applicant proposes to change the subject site's zoning from SU-  
6 2/RLT, SU-2/R-2, SU-2/O-1, SU-2/OS & SU-2/Town Center (TC) for Parcels C, D,  
7 E, F, G and H to "SU-2 for Town Center (TC) and SU-2 for Town Center Village  
8 (TCV)" in order to accommodate the associated proposed relocation of the  
9 Town Center (the Westland Community Activity Center).

10 C. The subject site is located within the boundaries of the Westland Master  
11 Plan, a Rank II plan with text and maps, and the Westland Sector Plan, a Rank  
12 II plan consisting of two stand-alone maps. Since SU-2 zoning is used to  
13 indicate sector plan control of sites within these boundaries, a change of  
14 zoning would affect the sector plan's zoning map. Therefore, this request is  
15 referred to as a sector development plan map amendment instead of a zone  
16 map amendment.

17 D. The proposal generally furthers the following relevant Comprehensive  
18 Plan Goals:

19 i. The Activity Center Goal. The proposal would facilitate development of a  
20 concentration of higher-density mixed land uses that would generally reduce  
21 auto travel needs for Westside residents.

22 ii. The Economic Development Goal. The proposal would provide a variety  
23 of retail and service uses and would contribute to economic development, as  
24 well as create additional employment on the Westside to help improve the  
25 jobs/housing balance.

26 E. The proposal partially furthers the following relevant Comprehensive  
27 Plan Goals:

28 i. The Open Space Goal. The proposal would establish Open Space as a  
29 land use category, but there would be no zoning designation for open space. It  
30 is uncertain how open space opportunities would become reality.

31 ii. The Transportation and Transit Goal. The Town Center relocation closer  
32 to Interstate-40 could help facilitate alternative transportation opportunities,  
33 though in general the area tends to rely heavily on Interstate 40.

## APPENDIX C: Resolutions

1     iii. The Noise Goal. The Town Center relocation closer to Interstate-40  
2     would buffer future subdivisions from the freeway and reduce noise impacts.  
3     It is unknown if new land use/noise conflicts would arise because the location  
4     of housing within the Town Center is not defined at this time.

5     F. The proposal partially furthers the following relevant Comprehensive  
6     Plan policies:

7     i.     Policy II.B.5a-full range of urban land uses. A full range of urban land  
8     uses would be promoted, especially in the Town Center, though a range of  
9     land uses could have occurred without the relocation.

10    ii.    Policy II.B.5d-neighborhood values/environment/resources.  
11    Relocating the Town Center is not likely to conflict with existing neighborhood  
12    values. Due to the proposal's general nature, impacts on the natural  
13    environment, and scenic and other resources, cannot be specifically  
14    addressed at this time.

15    iii.   Policy II.B.5j-location of commercial development. The TCV zone  
16    would provide for small neighborhood centers, but the degree of pedestrian  
17    and bicycle access is unknown at this stage. The degree of transit integration  
18    in the Town Center, a large, area-wide shopping center is also unknown.

19    G. With respect to the Comprehensive Plan Housing Goal and Policy II.B.5h  
20    regarding higher density housing, it is unknown at this stage if the proposal  
21    furthers or does not further them. Though the proposal would result in more  
22    Westside housing, information about the potential for affordable housing has  
23    not been included. The proposal allows an average of 9 DU/acre for the net  
24    residential development area, which is less than the density needed to fulfill  
25    the project's New Urbanist intent.

26    H. With respect to the Westside Strategic Plan (WSSP), the proposal  
27    partially furthers the following policies:

28    i.     Policy 1.1- The intent is for the higher density housing to locate in  
29    the Town Center, but there is no guarantee that lower density development  
30    would not occur there.

31    ii.    Policy 1.13- Placing the Activity Center closer to the interstate may  
32    allow a greater concentration of commercial uses compared to its existing  
33    location. However, both the existing and the proposed locations would

1     function as the community's primary focus and both would have the  
2     community's most intense land uses.

3     I. If the designated Activity Center is relocated near Interstate-40 as  
4     proposed, then the Town Center would be within the boundaries of the Activity  
5     Center. Therefore, the proposed zone change would further Policy 1.3.  
6     However, without the adjustment of the Activity Center's location, the  
7     proposed zone change would not further Policy 1.3 because the zone change  
8     would have occurred outside of the existing Activity Center.

9     J. Overall, the proposal is generally consistent with the intents and  
10    purposes of the Westland Master Plan. The proposal partially furthers the  
11    intents and purposes in the land uses, residential resort, open space, Town  
12    Center and jobs/housing balance categories. Though in an overarching sense  
13    the Plan's intents and purposes are promoted, the proposal does not offer  
14    enough specificity to demonstrate that these intents and purposes will come  
15    to fruition.

16    K. The applicant has adequately justified the zone change request  
17    pursuant to Resolution 270-1980:

18    i.     Section A: The applicant cited various Comprehensive Plan, and  
19    other Master Plan, goals and policies to demonstrate that the proposal is  
20    consistent with applicable Plans. Relocating the Town Center away from  
21    future single-family homes and open space will promote the City's health,  
22    safety and welfare by providing distance between the higher density uses and  
23    the single-family residential areas, as well as protect the National Monument.  
24    The proposal is consistent with the City's health, safety and general welfare.

25    ii.    Section B: Relocating the Town Center will create a more stable  
26    arrangement of land uses, the intensity of which decreases as one moves  
27    from the freeway and toward the National Monument.

28    iii.   Section C: The applicant cited various goals and policies. In most  
29    instances, the explanation of how the request furthers each cited goal and  
30    policy is acceptable. The applicant has established an acceptable policy-  
31    based justification.

32    iv.    Section D: The zone change is appropriate due to a different land  
33    use category being more advantageous to the community. The proposal is



## APPENDIX C: Resolutions

more advantageous to the community because relocating the Town Center will keep it further away from open space areas and better positioned to serve residents on both sides of the freeway, as articulated by furthered elements of the City's Comprehensive Plan and other Master Plan.

v. Section E: The applicant addressed permissive uses in the TC zone and in the proposed new TCV zone. None of the permissive uses is likely to be harmful to future neighborhoods.

vi. Section F: The proposal does not attempt to bind the City to the scheduled provision of any specific capital improvement.

vii. Section G: The applicant does not claim that the "cost of land or other economic considerations" is the primary justification for the proposed zone change. Relocating the Town Center would place residential areas away from overhead electric transmission lines and would move more intense uses closer to the Interstate and away from open space areas and the National Monument.

viii. Section H: The applicant does not claim that location "on a collector or major street" is sufficient justification for the proposed change.

ix. Section I: A "spot zone", as defined in R270-1980, refers to one small area and often one parcel. The proposal would create two large areas of zoning and does not meet the definition of a "spot zone."

x. Section J: Staff agrees that this zone change request would not result in strip commercial zoning. The TC and TCV zoning areas are quite large at this stage. Strip commercial development could be considered at the site development plan for subdivision stage.

L. A facilitated meeting was held on October 30, 2007. The affected neighborhoods are the Tres Volcanes Neighborhood Association (NA), the Parkway NA and the Avalon NA. The neighborhoods generally support the idea of moving the Town Center closer to Interstate 40, but are concerned about building height, school overcrowding, open space and affordable housing.

Section 4. FINDINGS ACCEPTED. The following findings for the Westland Sector Plan amendments (06EPC-00141) are adopted by the City Council:

A. This request is for an amendment to the Westland Sector Development Plan. The approximately 1,050 acre subject site is located between 98<sup>th</sup> Street and proposed 118<sup>th</sup> Street, north of Interstate 40 and south of the Petroglyph National Monument.

B. A request for a sector development plan map amendment (06EPC 00139), an amendment to the Westside Strategic Plan (07EPC 50079) and an amendment to the Westland Master Plan (07EPC 40071) accompany this request.

C. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan (WSSP), the Westland Master Plan, the Westland Sector Plan, the Northwest Mesa Escarpment Plan (NWMEP) and the Facility Plan for Arroyos.

D. The proposal generally furthers the following relevant Comprehensive Plan Goals:

i. The Activity Center Goal. The proposal would facilitate development of a concentration of higher-density mixed land uses that would generally reduce auto travel needs for Westside residents.

ii. The Economic Development Goal. The proposal would provide a variety of retail and service uses and would contribute to economic development, as well as create additional employment on the Westside to help improve the jobs/housing balance.

E. The proposal partially furthers the following relevant Comprehensive Plan Goals:

i. The Open Space Goal. The proposal would establish Open Space as a land use category, but there would be no zoning designation for open space. It is uncertain how open space opportunities would become reality.

ii. The Transportation and Transit Goal. The Town Center relocation closer to Interstate-40 could help facilitate alternative transportation opportunities, though in general the area tends to rely heavily on Interstate 40.

iii. The Noise Goal. The Town Center relocation closer to Interstate-40 would buffer future subdivisions from the freeway and reduce noise impacts.

## APPENDIX C: Resolutions

1 It is unknown if new land use/noise conflicts would arise because the location  
2 of housing within the Town Center is not defined at this time.

3 F. The proposal partially furthers the following relevant Comprehensive  
4 Plan policies:

5 i. Policy II.B.5a-full range of urban land uses. A full range of urban land  
6 uses would be promoted, especially in the Town Center, though a range of  
7 land uses could have occurred without the relocation.

8 ii. Policy II.B.5d-neighborhood values/environment/resources. Relocating the  
9 Town Center is not likely to conflict with existing neighborhood values. Due  
10 to the proposal's general nature, impacts on the natural environment, and  
11 scenic and other resources, cannot be specifically addressed at this time.

12 iii. Policy II.B.5j-location of commercial development. The TCV zone would  
13 provide for small neighborhood centers, but the degree of pedestrian and  
14 bicycle access is unknown at this stage. The degree of transit integration in  
15 the Town Center, a large, area-wide shopping center is also unknown.

16 G. With respect to the Comprehensive Plan Housing Goal and Policy II.B.5h  
17 regarding higher density housing, it is unknown at this stage how the  
18 proposal will further or not further them. Though the proposal would result in  
19 more Westside housing, information about the potential for affordable housing  
20 has not been included. The proposal allows an average of 9 DU/acre for the  
21 net residential development area, which is less than the density needed to  
22 fulfill the project's New Urbanist intent.

23 H. With respect to the Westside Strategic Plan (WSSP), the proposal  
24 partially furthers the following policies:

25 i. Policy 1.1- The intent is for the higher density housing to locate in the  
26 Town Center, but there is no guarantee that lower density development would  
27 not occur there.

28 ii. Policy 1.13- Placing the Activity Center closer to the interstate may allow a  
29 greater concentration of commercial uses compared to its existing location.  
30 However, both the existing and the proposed locations would function as the  
31 community's primary focus and both would have the community's most  
32 intense land uses.

1 I. If the designated Activity Center is relocated near Interstate-40 as  
2 proposed, then the Town Center would be within the boundaries of the Activity  
3 Center. Therefore, the proposed zone change would further Policy 1.3.  
4 However, without the adjustment of the Activity Center's location, the  
5 proposed zone change would not further Policy 1.3 because the zone change  
6 would have occurred outside of the existing Activity Center.

7 J. Overall, the proposal is generally consistent with the intents and  
8 purposes of the Westland Master Plan. The proposal partially furthers the  
9 intents and purposes in the land uses, residential resort, open space, Town  
10 Center and jobs/housing balance categories. Though in an overarching sense  
11 the Plan's intents and purposes are promoted, the proposal does not offer  
12 enough specificity to demonstrate that these intents and purposes will come  
13 to fruition.

14 K. A facilitated meeting was held on October 30, 2007. The affected  
15 neighborhoods are the Tres Volcanes Neighborhood Association (NA), the  
16 Parkway NA and the Avalon NA. The neighborhoods generally support the  
17 idea of moving the Town Center closer to Interstate 40, but are concerned  
18 about building height, school overcrowding, open space and affordable  
19 housing.

20 Section 5. CONDITIONS OF APPROVAL (06EPC-00141). The Environmental  
21 Planning Commission, in recommending approval to the City Council of the  
22 amendments to the Westland Sector Plan, adopted the following Conditions of  
23 Approval, which are adopted by the City Council:

24 A. The City Council delegates final sign-off authority of this Rank III Sector  
25 Plan to the Development Review Board (DRB). The DRB is responsible for  
26 ensuring that all Conditions have been satisfied and that other applicable City  
27 requirements have been met. A letter shall accompany the submittal,  
28 specifying all modifications that have been made to the sector development  
29 plan since the City Council hearing, including how the Plan has been modified  
30 to meet each of the Conditions.

31 B. Prior to application submittal to the DRB, the applicant shall meet with  
32 the Staff planners to ensure that all conditions of approval are met.

# APPENDIX C: Resolutions

1 C. Site Development Plans for Subdivision for the Town Center (TC) zone  
2 and the Town Center Village (TCV) zone shall be reviewed and approved by  
3 the Environmental Planning Commission (EPC).

4 D. It shall be noted on the Plan that Open Space Areas shall be planned for  
5 in a cohesive manner and shall establish corridors for wildlife and recreational  
6 opportunities.

7 E. Zoning designations for open space, SU-2/SU-1 for Open Space and SU-  
8 2/SU-1 for Major Public Open Space (MPOS), shall be established in the Plan  
9 for future use if and when needed.

10 F. This sector plan amendment and zone change shall not allow any  
11 increase in residential uses or residential housing units from the residential  
12 uses or units allowed under the Plan prior to this amendment (R-08-58) unless  
13 those units are placed at second story or above. This statement shall be  
14 placed on the Westland Sector Plan Land Use Map.

15 G. The acreage totals for existing and proposed land uses shall be  
16 corrected.

17 Section 6. EFFECTIVE DATE AND PUBLICATION. This legislation shall  
18 take effect thirty days after publication by title and general summary.

19 Section 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
20 clause, word or phrase of this resolution is for any reason held to be invalid or  
21 unenforceable by any court of competent jurisdiction, such decision shall not  
22 affect the validity of the remaining provisions of this resolution. The Council  
23 hereby declares that it would have passed this resolution and each section,  
24 paragraph, sentence, clause, word or phrase thereof irrespective of any  
25 provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 2nd DAY OF June, 2008  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

3  
4  
5  
6  
7  
8  
9

Brad Winter, President  
City Council

14 APPROVED THIS 13th DAY OF June, 2008

16 Bill No. R-08-58

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Martin J. Chávez, Mayor  
City of Albuquerque

ATTEST:

City Clerk

CITY OF ALBUQUERQUE  
CITY COUNCIL

R-2008-075

6/12/08

INTEROFFICE MEMORANDUM

TO: Martin Chávez, Mayor

FROM: Laura Mason, Director of Council Services *LM*

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-08-59 Amending The West Side Strategic Plan (07EPC-50069) To Relocate The Westland Community Activity Center, Serving The Westland North Community, From Its Designated Location To A New Location Closer To Interstate 40, and Decreasing The Size of The Activity Center From Approximately 220 Acres To Approximately 161 Acres, For Parcels C, D, E, F, G and H, Westland North, Located Between 98th Street and The Proposed 118th Street, North of Interstate 40 and South of Ladera Drive (Sanchez, by request), which was passed at the Council meeting of June 2, 2008, by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:db  
Attachment  
6/9/08

APPENDIX C: Resolutions  
CITY of ALBUQUERQUE  
EIGHTEENTH COUNCIL

COUNCIL BILL NO. R-08-59

ENACTMENT NO.

R-2008-075

SPONSORED BY: Ken Sanchez, by request

RESOLUTION

1  
2 ADOPTING AN AREA PLAN AMENDMENT, 07EPC-50069, TO AMEND THE  
3 WEST SIDE STRATEGIC PLAN TO RELOCATE THE WESTLAND COMMUNITY  
4 ACTIVITY CENTER, SERVING THE WESTLAND NORTH COMMUNITY, FROM  
5 ITS DESIGNATED LOCATION TO A NEW LOCATION CLOSER TO INTERSTATE  
6 40, AND DECREASING THE SIZE OF THE ACTIVITY CENTER FROM  
7 APPROXIMATELY 220 ACRES TO APPROXIMATELY 161 ACRES, FOR  
8 PARCELS C, D, E, F, G AND H, WESTLAND NORTH, LOCATED BETWEEN  
9 98TH STREET AND THE PROPOSED 118<sup>TH</sup> STREET, NORTH OF INTERSTATE  
10 40 AND SOUTH OF LADERA DRIVE.

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

15 WHEREAS, the City of Albuquerque adopted the West Side Strategic Plan,  
16 a Rank II Area Plan, in March 1997 through Enactment Number 35-1997; and

17 WHEREAS, the Council has the authority to not only adopt but to amend  
18 such an area plan; and

19 WHEREAS, on December 20, 2007, the Environmental Planning  
20 Commission, in its advisory role on land use and planning matters,  
21 recommended approval to the City Council of an amendment to the West Side  
22 Strategic Plan, a Rank II Area Plan, to relocate the Westland Community  
23 Activity Center from its designated location to a new location closer to  
24 Interstate 40 and to decrease the size of the activity center from approximately  
25 220 acres to approximately 161 acres; and

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## APPENDIX C: Resolutions

WHEREAS, the Environmental Planning Commission found that the above mentioned Westside Strategic Plan amendments are consistent with applicable Comprehensive Plan and West Side Strategic Plan goals and policies.

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

Section 1. WEST SIDE STRATEGIC PLAN, A RANK II AREA PLAN, AMENDED. The Westside Strategic Plan, a Rank II Area Plan, is amended to relocate the Westland Community Activity Center from its designated location to a new location closer to Interstate 40 and to decrease the size of the activity center from approximately 220 acres to approximately 161 acres as depicted in Map 1 of Exhibit A, which replaces the activity center location map on page 144 of the Westside Strategic Plan.

Section 2. WEST SIDE STRATEGIC PLAN, WESTLAND COMMUNITY ACTIVITY CENTER LOCATION MAP AMENDED. The Westside Strategic Plan activity center location map on page 144 is amended to reflect the new location of the Westland Community Activity Center as shown in Map 1 of Exhibit A.

Section 3. FINDINGS ACCEPTED. The following findings for the Westside Strategic Plan amendment are adopted by the City Council:

A. This request for an amendment to the West Side Strategic Plan (WSSP) will require a corresponding amendment to the Comprehensive Plan. The existing location of the WSSP designated Westland Community Activity Center is proposed to be moved to a new location adjacent to Interstate-40. The approximately 550 acre subject site is located between 98<sup>th</sup> Street and proposed 118<sup>th</sup> Street, north of Interstate 40 and south of Arroyo Vista Drive.

B. A request for a sector development plan map amendment (06EPC 00139), an amendment to the Westland Sector Plan (06EPC 00141) and an amendment to the Westland Master Plan (07EPC 40071) accompany this request.

C. The proposed relocation of the WSSP designated Westland Community Activity Center constitutes an amendment to the WSSP, which is

required to be forwarded to the City Council. A corresponding amendment to the Comprehensive Plan to reflect the proposed relocation is also required to be forwarded to the City Council. As the City's zoning authority, the City Council will make the final decision.

D. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan (WSSP) the Westland Master Plan and the Westland Sector Plan. The Westland Community Activity Center, the activity center proposed for relocation, is located within the subject site's boundaries.

E. The proposal generally furthers the following relevant Comprehensive Plan Goals:

- i. The Activity Center Goal. The proposal would facilitate development of a concentration of higher-density mixed land uses that would generally reduce auto travel needs for Westside residents.
- ii. The Economic Development Goal. The proposal would provide a variety of retail and service uses and would contribute to economic development, as well as create additional employment on the Westside to help improve the jobs/housing balance.

F. The proposal partially furthers the following relevant Comprehensive Plan Goals:

- i. The Open Space Goal. The proposal would establish Open Space as a land use category, but there would be no zoning designation for open space. It is uncertain how open space opportunities would become reality.
- ii. The Transportation and Transit Goal. The Town Center relocation closer to Interstate-40 could help facilitate alternative transportation opportunities, though in general the area tends to rely heavily on Interstate 40.
- iii. The Noise Goal. The Town Center relocation closer to Interstate-40 would buffer future subdivisions from the freeway and reduce noise impacts. It is unknown if new land use/noise conflicts would arise

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## APPENDIX C: Resolutions

- 1 because the location of housing within the Town Center is not defined  
2 at this time.
- 3 G. The proposal partially furthers the following relevant Comprehensive  
4 Plan policies:
- 5 i. Policy II.B.5a-full range of urban land uses. A full range of urban land  
6 uses would be promoted, especially in the Town Center, though a  
7 range of land uses could have occurred without the relocation.
- 8 ii. Policy II.B.5d-neighborhood values/environment/resources.  
9 Relocating the Town Center is not likely to conflict with existing  
10 neighborhood values. Due to the proposal's general nature, impacts  
11 on the natural environment, and scenic and other resources, cannot  
12 be specifically addressed at this time.
- 13 iii. Policy II.B.5j-location of commercial development. The TCV zone  
14 would provide for small neighborhood centers, but the degree of  
15 pedestrian and bicycle access is unknown at this stage. The degree of  
16 transit integration in the Town Center, a large, area-wide shopping  
17 center is also unknown.
- 18 H. With respect to the Comprehensive Plan Housing Goal and Policy  
19 II.B.5h regarding higher density housing, it is unknown at this stage if  
20 the proposal furthers or does not further them. Though the proposal  
21 would result in more Westside housing, information about the  
22 potential for affordable housing has not been included. The proposal  
23 allows an average of 9 DU/acre for the net residential development  
24 area, which is less than the density needed to fulfill the project's New  
25 Urbanist intent.
- 26 I. With respect to the Westside Strategic Plan (WSSP), the proposal  
27 partially furthers the following policies:
- 28 i. Policy 1.1- The intent is for the higher density housing to locate in  
29 the Town Center, but there is no guarantee that lower density  
30 development would not occur there.
- 31 ii. Policy 1.13- Placing the Activity Center closer to the interstate may  
32 allow a greater concentration of commercial uses compared to its

- 1 existing location. However, both the existing and the proposed  
2 locations would function as the community's primary focus and both  
3 would have the community's most intense land uses.
- 4 J. If the designated Activity Center is relocated near Interstate-40 as  
5 proposed, then the Town Center would be within the boundaries of the  
6 Activity Center. Therefore, the proposed zone change would further  
7 Policy 1.3. However, without the adjustment of the Activity Center's  
8 location, the proposed zone change would not further Policy 1.3  
9 because the zone change would have occurred outside of the existing  
10 Activity Center.
- 11 K. Overall, the proposal is generally consistent with the intents and  
12 purposes of the Westland Master Plan. The proposal partially furthers  
13 the intents and purposes in the land uses, residential resort, open  
14 space, Town Center and jobs/housing balance categories. Though in  
15 an overarching sense the Plan's intents and purposes are promoted,  
16 the proposal does not offer enough specificity to demonstrate that  
17 these intents and purposes will come to fruition.
- 18 L. A facilitated meeting was held on October 30, 2007. The affected  
19 neighborhoods are the Tres Volcanes Neighborhood Association (NA),  
20 the Parkway NA and the Avalon NA. The neighborhoods generally  
21 support the idea of moving the Town Center closer to Interstate 40, but  
22 are concerned about building height, school overcrowding, open  
23 space and affordable housing.
- 24 Section 4. CONDITIONS OF APPROVAL. The Environmental Planning  
25 Commission, in recommending approval to the City Council of the  
26 amendment to the West Side Strategic Plan, adopted the following  
27 Conditions of Approval, which are adopted by the City Council:
- 28 A. The City Council delegates final sign-off authority of this Rank II Area  
29 Plan to the Development Review Board (DRB). The DRB is responsible  
30 for ensuring that all Conditions have been satisfied and that other  
31 applicable City requirements have been met. A letter shall accompany  
32 the submittal, specifying all modifications that have been made to the

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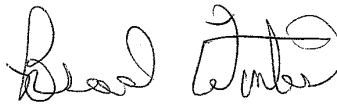
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# APPENDIX C: Resolutions

1 area plan since the City Council hearing, including how the Plan has  
2 been modified to meet each of the Conditions.  
3 B. Prior to application submittal to the DRB, the applicant shall meet with  
4 the Staff planners to ensure that all conditions of approval are met.  
5 C. The map of the Westland Activity Center in the West Side Strategic Plan  
6 shall be updated to correspond to the proposed new location of the  
7 Town Center.  
8 D. Figure 20 (Activity Centers & Transportation Corridors) in the  
9 Comprehensive Plan shall be updated to correspond to the proposed  
10 new location of the Town Center.  
11 E. As a designated Community Activity Center, the Town Center shall  
12 comply with the Activity Center policies found in Table 10 of the  
13 Comprehensive Plan.  
14 Section 5. EFFECTIVE DATE AND PUBLICATION. This legislation shall  
15 take effect thirty days after publication by title and general summary.  
16 Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
17 clause, word or phrase of this resolution is for any reason held to be  
18 invalid or unenforceable by any court of competent jurisdiction, such  
19 decision shall not affect the validity of the remaining provisions of this  
20 resolution. The Council hereby declares that it would have passed  
21 this resolution and each section, paragraph, sentence, clause, word or  
22 phrase thereof irrespective of any provisions being declared  
23 unconstitutional or otherwise invalid.  
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1 PASSED AND ADOPTED THIS 2nd DAY OF June, 2008  
2 BY A VOTE OF: 9 FOR 0 AGAINST.



Brad Winter, President  
City Council

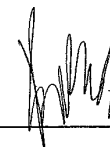
14 APPROVED THIS 13th DAY OF June, 2008

16 Bill No. R-08-59



Martin J. Chávez, Mayor  
City of Albuquerque

26 ATTEST:



29 City Clerk

CITY OF ALBUQUERQUE  
CITY COUNCIL

R-2008-076

6/12/08

INTEROFFICE MEMORANDUM

TO: Martin Chávez, Mayor

FROM: Laura Mason, Director of Council Services

LM

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-08-60 Adopting Sector Development Plan Map Amendments (07EPC-40071), To Revise The Land Use/Zoning Map For Parcels C, D, E, F, G and H of Westland North To Be Consistent With Zone Changes Specified In The Sector Development Plan Map Amendment To The Westland Sector Plan (06EPC-00139), and Amending The Text of The Westland Master Plan To Establish Parameters For The New TCV (Town Center Village) Zone Category, and Adding Hotel As A Permissive Use In The SU-2/TC Zone, and Amending The RR (Residential Resort) Zone To Include Community Neighborhood Recreation Center As A Permissive Use, Approximately 1,050 Acres, Located Between 98th Street and The Proposed 118th Street, North of Interstate 40 and South of The Petroglyph National Monument (Sanchez, by request), which was passed at the Council meeting of June 2, 2008, by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:db  
Attachment  
6/9/08

2008 JUN 12 PM 1:00  
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APPENDIX C: Resolutions  
CITY of ALBUQUERQUE  
EIGHTEENTH COUNCIL

COUNCIL BILL NO. R-08-60

ENACTMENT NO.

R-2008-076

SPONSORED BY: Ken Sanchez, by request

RESOLUTION

ADOPTING SECTOR DEVELOPMENT PLAN MAP AMENDMENTS, 07EPC-40071, TO REVISE THE LAND USE/ZONING MAP FOR PARCELS C, D, E, F, G AND H OF WESTLAND NORTH TO BE CONSISTENT WITH ZONE CHANGES SPECIFIED IN THE SECTOR DEVELOPMENT PLAN MAP AMENDMENT TO THE WESTLAND SECTOR PLAN (06EPC-00139), AND AMENDING THE TEXT OF THE WESTLAND MASTER PLAN TO ESTABLISH PARAMETERS FOR THE NEW TCV (TOWN CENTER VILLAGE) ZONE CATEGORY, AND ADDING HOTEL AS A PERMISSIVE USE IN THE SU-2/TC ZONE, AND AMENDING THE RR (RESIDENTIAL RESORT) ZONE TO INCLUDE COMMUNITY NEIGHBORHOOD RECREATION CENTER AS A PERMISSIVE USE, APPROXIMATELY 1,050 ACRES, LOCATED BETWEEN 98TH STREET AND THE PROPOSED 118<sup>TH</sup> STREET, NORTH OF INTERSTATE 40 AND SOUTH OF THE PETROGLYPH NATIONAL MONUMENT.

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

WHEREAS, the City of Albuquerque adopted the Westland Master Plan, a Rank III Sector Development Plan, in May 1998 through Enactment Number 51-1998; and

WHEREAS, the Council has the authority to not only adopt but to amend such a sector development plan; and

WHEREAS, on December 20, 2007, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended approval to the City Council of an amendment to the Westland

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## APPENDIX C: Resolutions

Master Plan, a Rank III Sector Development Plan, to revise the Land Use/Zoning Map for parcels C, D, E, F, G and H of Westland North to be consistent with zone changes specified in the sector development map amendment to the Westland Sector Plan (06EPC-00139), and to amend the text of the Westland Master Plan to establish parameters for the new TCV (Town Center Village) zone category, and to add hotel as a permissive use in the SU-2/TC zone, and to amend the RR (Residential Resort) zone to include community neighborhood recreation center as a permissive use and uses permissive in the C-1 and O-1 zone as conditional uses; and

WHEREAS, the Environmental Planning Commission found that the above mentioned Westland Master Plan amendments are consistent with applicable Comprehensive Plan, West Side Strategic Plan, and Westland Master Plan goals and policies.

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

Section 1. WESTLAND MASTER PLAN, A RANK III SECTOR DEVELOPMENT PLAN, AMENDED. The Westland Master Plan, a Rank III Sector Development Plan, is amended to revise the Land Use/Zoning Map for Parcels C, D, E, F, G and H of Westland North to be consistent with zone changes specified in the sector development map amendment to the Westland Sector Plan (06EPC-00139), and to amend the text of the Westland Master Plan to establish parameters for the new TCV (Town Center Village) zone category, and to add hotel as a permissive use in the SU-2/TC zone, and to amend the RR (Residential Resort) zone to include community neighborhood recreation center as a permissive use and to amend the RR (Residential Resort) zone to allow C-1 and O-1 permissive uses to be conditional uses in the RR (Residential Resort) zone, except as modified in Section 4. Conditions of Approval of this Resolution. There shall be no increase in residential uses or residential units (unless those units are placed at second story or above) from the residential uses and units allowed in the Westland Master Plan in effect prior to the adoption of R-08-60.

Section 2. WESTLAND MASTER PLAN, A RANK III SECTOR DEVELOPMENT PLAN, AMENDED. The Westland Master Plan Land

Use/Zoning map, exhibit 10 on page 39, is amended to include the new TCV (Town Center Village) zone category and to correspond to the locations of the zone changes for parcels C, D, E, F, G and H.

Section 3. FINDINGS ACCEPTED. The following findings for the Westland Master Plan amendments are adopted by the City Council:

A. This request is for an amendment to the Westland Master Plan. The approximately 1,050 acre subject site is located between 98<sup>th</sup> Street and proposed 118<sup>th</sup> Street, north of Interstate 40 and south of the Petroglyph National Monument.

B. A request for a sector development plan map amendment (06EPC 00139), an amendment to the Westside Strategic Plan (07EPC 50079) and an amendment to the Westland Sector Plan (06EPC 00141) accompany this request.

C. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan (WSSP), the Westland Master Plan, the Westland Sector Plan, the Northwest Mesa Escarpment Plan (NWMEP) and the Facility Plan for Arroyos.

D. The proposal generally furthers the following relevant Comprehensive Plan Goals:

- i. The Activity Center Goal. The proposal would facilitate development of a concentration of higher-density mixed land uses that would generally reduce auto travel needs for Westside residents.
- ii. The Economic Development Goal. The proposal would provide a variety of retail and service uses and would contribute to economic development, as well as create additional employment on the Westside to help improve the jobs/housing balance.

E. The proposal partially furthers the following relevant Comprehensive Plan Goals:

- i. The Open Space Goal. The proposal would establish Open Space as a land use category, but there would be no zoning designation for open space. It is uncertain how open space opportunities would become reality.

## APPENDIX C: Resolutions

- 1 ii. The Transportation and Transit Goal. The Town Center relocation closer  
2 to Interstate-40 could help facilitate alternative transportation  
3 opportunities, though in general the area tends to rely heavily on Interstate  
4 40.
- 5 iii. The Noise Goal. The Town Center relocation closer to Interstate-40  
6 would buffer future subdivisions from the freeway and reduce noise  
7 impacts. It is unknown if new land use/noise conflicts would arise because  
8 the location of housing within the Town Center is not defined at this time.
- 9 F. The proposal partially furthers the following relevant Comprehensive Plan  
10 policies:
- 11 i. Policy II.B.5a-full range of urban land uses. A full range of urban land  
12 uses would be promoted, especially in the Town Center, though a range of  
13 land uses could have occurred without the relocation.
- 14 ii. Policy II.B.5d-neighborhood values/environment/resources. Relocating  
15 the Town Center is not likely to conflict with existing neighborhood values.  
16 Due to the proposal's general nature, impacts on the natural environment,  
17 and scenic and other resources, cannot be specifically addressed at this  
18 time.
- 19 iii. Policy II.B.5j-location of commercial development. The TCV zone would  
20 provide for small neighborhood centers, but the degree of pedestrian and  
21 bicycle access is unknown at this stage. The degree of transit integration in  
22 the Town Center, a large, area-wide shopping center is also unknown.
- 23 G. With respect to the Comprehensive Plan Housing Goal and Policy II.B.5h  
24 regarding higher density housing, it is unknown at this stage how the  
25 proposal will further or not further them. Though the proposal would result in  
26 more Westside housing, information about the potential for affordable housing  
27 has not been included. The proposal allows an average of 9 DU/acre for the  
28 net residential development area, which is less than the density needed to  
29 fulfill the project's New Urbanist intent.
- 30 H. With respect to the Westside Strategic Plan (WSSP), the proposal partially  
31 furthers the following policies:

- 1 i. Policy 1.1- The intent is for the higher density housing to locate in the  
2 Town Center, but there is no guarantee that lower density development  
3 would not occur there.
- 4 ii. Policy 1.13- Placing the Activity Center closer to the interstate may allow  
5 a greater concentration of commercial uses compared to its existing  
6 location. However, both the existing and the proposed locations would  
7 function as the community's primary focus and both would have the  
8 community's most intense land uses.
- 9 I. If the designated Activity Center is relocated near Interstate-40 as proposed,  
10 then the Town Center would be within the boundaries of the Activity Center.  
11 Therefore, the proposed zone change would further Policy 1.3. However,  
12 without the adjustment of the Activity Center's location, the proposed zone  
13 change would not further Policy 1.3 because the zone change would have  
14 occurred outside of the existing Activity Center.
- 15 J. Overall, the proposal is generally consistent with the intents and purposes  
16 of the Westland Master Plan. The proposal partially furthers the intents and  
17 purposes in the land uses, residential resort, open space, Town Center and  
18 jobs/housing balance categories. Though in an overarching sense the Plan's  
19 intents and purposes are promoted, the proposal does not offer enough  
20 specificity to demonstrate that these intents and purposes will come to  
21 fruition.
- 22 K. A facilitated meeting was held on October 30, 2007. The affected  
23 neighborhoods are the Tres Volcanes Neighborhood Association (NA), the  
24 Parkway NA and the Avalon NA. The neighborhoods generally support the  
25 idea of moving the Town Center closer to Interstate 40, but are concerned  
26 about building height, school overcrowding, open space and affordable  
27 housing.
- 28 Section 4. CONDITIONS OF APPROVAL. The Environmental Planning  
29 Commission, in recommending approval to the City Council of the amendment  
30 to the Westland Master Plan, adopted the following Conditions of Approval,  
31 which are adopted by the City Council:
- 32 A. The City Council delegates final sign-off authority of this Rank III Sector  
33 Development Plan to the Development Review Board (DRB). The DRB is



## APPENDIX C: Resolutions

1 responsible for ensuring that all Conditions have been satisfied and that other  
2 applicable City requirements have been met. A letter shall accompany the  
3 submittal, specifying all modifications that have been made to the site plan  
4 since the City Council hearing, including how the Plan has been modified to  
5 meet each of the Conditions.

6 B. Prior to application submittal to the DRB, the applicant shall meet with the  
7 Staff planners to ensure that all conditions of approval are met.

8 C. Site Development Plans for Subdivision for the Town Center (TC) zone and  
9 the Town Center Village (TCV) zone shall be reviewed and approved by the  
10 Environmental Planning Commission (EPC).

11 D. All development areas that lie within the boundaries of the Northwest Mesa  
12 Escarpment Plan (NWMEP) shall be subject to all of the policies and  
13 regulations contained therein.

14 E. Town Center (TC) zone- Land use:

15 i. The applicant shall explain how the entirety of the Town Center site will  
16 function as a cohesive New Urbanist area.

17 ii. The percentages of mixed-use, open space, commercial, office, and  
18 residential land uses shall be incorporated into the Town Center site and  
19 shall reflect the New Urbanist intent stated in the submittal.

20 iii. The hotel use shall comply with all applicable design regulations in the  
21 Westland Master Plan.

22 F. Town Center (TC) zone- Density:

23 i. The site development plan for subdivision for the Town Center shall  
24 identify minimum FAR's for specific development areas, with higher FAR's  
25 such as 2-3 in the central core area and lower FAR's such as 0.3-0.6 in the  
26 peripheral area.

27 ii. Front loaded garages shall not be allowed in the TC zone.

28 iii. Maximum residential lot size shall be 4,000 square feet.

29 iv. Variance of up to 10% above the maximum 4,000 square foot lot size is  
30 possible via an approved EPC site development plan for subdivision for  
31 limited areas provided that adherence to the following criteria can be  
32 clearly demonstrated:

1 a. Furthering the intent of applicable Goals and policies in the  
2 Comprehensive Plan, the West Side Strategic Plan, the Westland  
3 Sector Development Plan, the Westland Master Plan, the Northwest  
4 Mesa Escarpment Plan and the Facility Plan for Arroyos.

5 b. Promoting pedestrian oriented design and function.

6 c. Providing for connectivity and integration with the surrounding  
7 mixed-use community, and

8 d. Functioning as a transition between the Town Center and the Town  
9 Center Village.

10 G. Town Center (TC) zone- Zoning:

11 i. The following shall be allowed in the TC zone: uses permissive in the R-2  
12 zone, excluding uses allowed in the R-T, R-LT and R-1 zones. However, a  
13 home occupation as regulated by the R-1 zone would be allowed in the TC  
14 zone.

15 ii. Maximum structure height allowed in the TC zone shall be 65 feet.

16 iii. No drive-thru service windows shall be allowed in the TC zone except  
17 for in the outermost periphery area of the town center and as approved by  
18 the EPC.

19 iv. No drive-in restaurants shall be allowed in the TC zone.

20 v. The maximum setback in the TC zone shall be 15 feet. There shall be no  
21 minimum setback requirement.

22 H. Town Center Village (TCV) zone- Housing:

23 i. The phrase "shall accommodate a broad socioeconomic range of future  
24 residents" (p. 37) shall be added to the description of Town Center Village.

25 ii. R-1 regulations regarding lot size shall not apply.

26 iii. A home occupation as regulated by the R-1 zone shall be allowed in the  
27 TCV zone.

28 iv. The maximum setback in the TCV zone shall be 20 feet. There shall be  
29 no minimum setback requirement.

30 I. Town Center Village (TCV) zone- Zoning:

31 i. The following C-1 conditional uses shall not be allowed in the TCV  
32 zone: community residential program, auto/trailer/truck rental/service/

## APPENDIX C: Resolutions

- 1 storage, drive-up service window as approved by the EPC and outdoor  
2 storage.
- 3 ii. The following shall be allowed in the TCV zone: uses permissive in  
4 the R-2, R-T and R-LT zones.
- 5 iii. To be consistent with the TC zone, adult bookstores, adult photo  
6 studios or adult theaters shall not be allowed in the TCV zone.
- 7 iv. Free-standing wireless telecommunication facilities (WTFs) shall be  
8 limited to clock or bell towers and flag poles.
- 9 J. Resort/ Residential Zone:
- 10 i. The "hotel" use shall be removed from the Resort/ Residential zone.
- 11 ii. The applicant shall update the list of permissive uses in the Resort/  
12 Residential zone as a text amendment to the Plan.
- 13 iii. The following C-1 and O-1 permissive uses shall not be allowed in  
14 the Resort/ Residential zone: temporary storage commercial, parking lots  
15 and free-standing wireless telecommunication facilities (WTFs) on  
16 residentially zoned lots.
- 17 iv. The Development Phasing section of the Plan shall be updated, as a  
18 text amendment to the Plan, to reflect the zone changes and overall  
19 phasing changes associated with this proposal.
- 20 K. Housing:
- 21 i. The applicant shall address affordable housing in the TC and the  
22 TCV zones.
- 23 ii. "Twenty percent of the housing units developed within the Master  
24 Plan area shall be affordable based on federally-established affordability  
25 criteria" (WMP, p. 41).
- 26 iii. This sector plan amendment and zone change shall not allow any  
27 increase in residential uses or residential housing units from the number of  
28 residential uses or units allowed under the Westland Master Plan prior to  
29 this amendment (R-08-60), unless those units are placed at second story or  
30 above. This Statement shall be placed on the Westland Sector Plan Land  
31 Use Map.
- 32 L. Education:

- 1 i. The applicant shall address school overcrowding by coordinating  
2 with Albuquerque Public Schools (APS) to provide school sites and/or to  
3 meet the needs of future area residents.
- 4 ii. Based on coordination with APS, the applicant shall update the text  
5 of the Westland Master Plan to reflect current plans for provision of  
6 schools.
- 7 M. Open Space:
- 8 Zoning designations for open space, SU-2/SU-1 for Open Space and SU-2/SU-1  
9 for Major Public Open Space (MPOS), shall be established and incorporated  
10 into the Plan for future use if and when needed.
- 11 N. Transportation/Traffic:
- 12 The applicant shall provide an explanation about transportation and  
13 connecting the subject site to transit, and how this would contribute to  
14 creating a new urbanist community.
- 15 O. Any maps in the master plan that have been affected by the proposed  
16 changes shall be updated correspondingly.
- 17 P. Conditions from City Transportation Planning (Department of Municipal  
18 Development):
- 19 i. The final results of the Supplemental Roadway Network Analysis must  
20 be received and acceptable to the City's transportation staff and the staff of  
21 the New Mexico Department of Transportation District 3 Office prior to final  
22 DRB action.
- 23 ii. The completed Supplemental Roadway Network Analysis shall include a  
24 "threshold study" to estimate the level of additional development that may  
25 reasonably be served with the existing and proposed roadway network  
26 before completion of the 118<sup>th</sup> & I-40 interchange is required.
- 27 Q. CONDITIONS FROM WATER RESOURCES, WATER UTILITIES AND  
28 WASTEWATER UTILITIES (WATER AUTHORITY):
- 29 The existing Development Agreement shall be amended if changes to this  
30 Land Use Plan are approved and the number of residential units are changed.
- 31 R. CONDITIONS FROM THE MID-REGION COUNCIL OF GOVERNMENTS  
32 (MRCOG):

# APPENDIX C: Resolutions

i. The developer shall coordinate with the DMD to ensure that transportation infrastructure is provided as planned and included in the 2030 MTP.

ii. The applicant shall coordinate with City staff and NMDOT to ensure that the development is consistent with these projects:

- MPO project ID #373.0-visitor center, bike/ped bridge, public art and xeriscaping (FY 2010).
- MPO project ID #449- rehabilitation and reconstruction of I-40 from the West Central interchange to the Rio Puerco. (FY 2012 and 2013).
- MPO project #414.2- reconstruct and add auxiliary lanes and a climbing lane (FY 2008-2013).

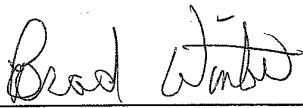
## S. CONDITIONS FROM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

The applicant shall coordinate with PNM, which will have to evaluate whether PNM has enough electric capacity in the area to serve the projected electric load.

Section 5. EFFECTIVE DATE AND PUBLICATION. This legislation shall take effect thirty days after publication by title and general summary.

Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

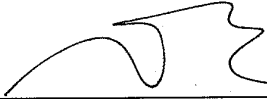
PASSED AND ADOPTED THIS 2nd DAY OF June, 2008  
BY A VOTE OF: 9 FOR 0 AGAINST.



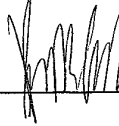
Brad Winter, President  
City Council

APPROVED THIS 13th DAY OF June, 2008

Bill No. R-08-60



Martin J. Chávez, Mayor  
City of Albuquerque

ATTEST: 

City Clerk

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

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

# APPENDIX C: Resolutions



## County of Bernalillo Zoning, Building & Planning Department

600 Second Street NW • Suite 400 • Albuquerque, NM 87102 • (505) 924-3700 • Fax (505) 924-3750

### NOTIFICATION OF DECISION BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

July 7, 1997

Westland Development Co. Inc.  
401 Coors NW  
Albuquerque, NM 87121

SUBJECT: FILE NO.: SPR 96-2 WESTLAND MASTER PLAN

PROPERTY DESCRIPTION: Consensus Planning, agent for Westland Development Co., Inc., and the County of Bernalillo, request a recommendation to the Bernalillo County Board of County Commissioners on the Westland Master Plan, including properties located generally north of I-40, south of the Petroglyph National Monument, west of Unser Boulevard, and east of Paseo del Volcan, zoned A-1, containing approximately 6,424 acres.

ACTION: APPROVED THE WESTLAND MASTER PLAN

#### TO WHOM IT MAY CONCERN:

At the July 2, 1997 public hearing, the Bernalillo County Board of County Commissioners APPROVED your request for a Rank III Master Plan, based on the following Findings and subject to the following Conditions.

#### FINDINGS:

1. This is a request for approval of SPR-96-2/SD(C)-96-003, a Rank III Master Plan for 6,424 acres of Westland Development Company property, located on the westside of Albuquerque in Bernalillo County within the five-mile planning and platting jurisdiction of the City of Albuquerque, west of the City limits, north of Interstate 40, south of the Petroglyph National Monument, and 1/4-mile west of Paseo del Volcan.
2. The property is in the Developing Urban Area and Reserve Area designations of the Albuquerque-Bernalillo County Comprehensive Plan. The Rank I Comprehensive Plan, and Rank II Plans, such as the Planned Community Policy Element, the Facilities Plan for Arroyos, the West Side Strategic Plan and the Long Range Major Street Plan provide policies and procedures for development.

BERNALILLO COUNTY BOARD OF COMMISSIONERS  
JULY 7, 1997  
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3. The master plan has undergone significant and positive revision since it was reviewed by the CPC and EPC in January, 1997; design guidelines have been provided to demonstrate that the plan is in conformance with design-related policies of the Comprehensive Plan, Planned Communities Criteria, and the West Side Strategic Plan Community Concept.
4. The Albuquerque Water Resources Management Strategy includes water service to the Westland Master Plan area through sustainable, conjunctive use of surface-water and groundwater resources. The Westland Master Plan water supply concept relies on on-site groundwater, potential use of treated effluent and other water conservation measures. These methods work towards the Comprehensive Plan's direction that the "water resources of the metropolitan area shall be managed to ensure permanent adequate water supply and the County's amendments to the Comprehensive Plan (AR-84-91) that "...water use should be managed to correspond to average annual recharge of the aquifer."
5. The Westland Master Plan is based on water supply being provided by a new County Water Utility, as described in the Bernalillo County Water and Wastewater Feasibility Study, April 1996 (Leedshill-Herkenhoff, Inc. report). That report contains plans for the development of local, on-site groundwater as the water supply source for the Westland development, and the report's calculations are based on design water use of 220 gallons per capita per day. The Westland Master Plan will be amended to reflect a reduction to 150 gallons per day.
6. In January, 1997 voters approved a 1/4 cent Open Space tax, part of which is targeted for acquisition of Atrisco Terrace. The 1/4 cent tax should ensure the preservation of Atrisco Terrace as Major Public Open Space as designated by the Comprehensive Plan as long as it is contracted for purchase by the City of Albuquerque by July 1, 2002.
7. The plan encourages a mix of housing products to accommodate all housing markets, including affordable housing.
8. Goals and policies of the master plan can best be fulfilled by meeting the average residential densities within the plan area.
9. The proposed phasing strategy for the Westland Master plan area indicates that development will develop from a general east to west sequence and will occur to the west of the Atrisco Terrace generally after the build-out of residential areas to the east; this strategy has been discussed extensively and is presented in the



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applicant's phasing strategy. This strategy is based on the desire to avoid zone changes within the Town Center by providing residential land for development elsewhere in the plan area.

10. The City's Westbluff Outfall was constructed to serve the plan area, but it has limited capacity; AMAFCA's West I-40 Diversion Drainage Management Plan (DMP) is addressing options by which the Westbluff Outfall, AMAFCA's Ladera Dam System, and proposed I-40 diversion can most effectively be utilized. The City and County urge timely completion of the DMP as a vital planning tool for Westland and adjacent areas.
11. The Master Plan proposes a large-scale urban development bordered by, but not dependent upon, the Interstate system. The street network presented provides adequate access to all parts of the urban area without having to rely on the Interstate System as its primary access facility.
12. The plan's proposed County-provided sewage treatment facility may be problematic with regard to proximity to residential areas. However, opportunities may be provided for use of graywater. The City will be encourage to allow County access to the City sewer system as has been provided to other private users.
13. The area above the Atrisco Terrace is designated Reserve in the Comprehensive Plan. The Westland Master Plan fulfills the requirements of a Planned Community Master Plan as required by the Comprehensive Plan.

#### CONDITIONS:

1. Bernalillo County and the City shall meet to discuss the County utility system and its compatibility with the City's.
2. Westland's letter to the Bernalillo County Commission dated April 29, 1997 has stated "Westland proposes to explicitly state in the Master Plan that per capita consumption figures will be targeted at 150 gallons per day, a figure consistent with Albuquerque's goal...representing a 32 percent decrease from the assumption made in the feasibility study for the amount of acre feet to serve the plan area annually." Such modification to the Westland Master Plan is made a condition of approval of the Master Plan.
3. The Atrisco Terrace (which is targeted for Major Public Open Space acquisition by the City utilizing the recently passed ¼ cent gross receipts tax revenues) as

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defined in the Westland Master Plan shall provide the basis for a clarifying amendment to the Comprehensive Plan prepared by the City, Bernalillo County and Westland Development Company.

4. The Wetland Master Plan network of arterial streets shall be proposed (by the City and/or County as sponsor for the applicant) as a modification of the Long Range Major Street Plan (LRMSP), following the procedure administered by Middle Rio Grande Council of Governments and its Urban Transportation Planning Policy Board.
5. The New Mexico State Highway and Transportation Department will be the controlling authority regarding any modifications or proposed modification to Interstate 40, such as new or modified interchanges frontage roads, and access limitations.
6. Appropriate, site-specific Traffic Impact Studies and Air Quality Impact Assessments shall be prepared for individual development proposals as required. Approval of these studies, if they are required, by the appropriate authority shall be required prior to subdivision. Major changes in land use which increases trip generation or change distribution may trigger the need to update Air Study based upon Conformity.
7. As stated in the Petroglyph National Monument Establishment Act of 1990, the National Park Service "may participate in land use and transportation management planning conducted by appropriate local authorities for [the applicant's] lands adjacent to the Petroglyph National Monument." The applicant will allow and coordinate access through the plan area to the adjoining portion of the monument.
8. Development phasing within the Westland Master Plan area shall generally occur from east to west as shown on the applicant's phasing plan.
9. Residential streets shall not be more than 32 feet in width.
10. Mixed-use housing should be encouraged in the town center.
11. Power centers and stand-alone retail buildings in excess of 60,000 square feet should be discouraged in the town center. These uses are more appropriate in an industrial zone.



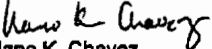
## APPENDIX C: Resolutions

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12. Large commercial parking facilities should be shared with other users such as government uses, churches, etc.
13. Useable open space and public facilities (libraries, parks, elementary schools, middle schools, high schools, trails, etc.) shall not be located within the PNM easements for overhead powerlines. Each facility should be located at a prudent distance away from these easements.

If you have any questions concerning this matter, do not hesitate to call me at 924-3700. My office is in the County Zoning, Building & Planning Department, 600 Second Street NW, Suite 400, Albuquerque, NM 87102.

Sincerely,

  
Nano K. Chavez  
Program Planner Senior

xc: File  
Roger Paul, County Public Works Department  
Matthew O'Grady, Public Works Department  
Bob Wroughton, Consultant, 500 Copper NW  
Jim Strozler, 718 Central Ave SW  
Matthew Schmader, 718 Central Ave SW  
Bob Gurule, City of Albuquerque  
Norman Gaume, City of Albuquerque  
Jeanette Baca, 901 Field SW, 87121  
Pam Micker, 2608 Sol De Vida NW, 87120  
Ernie Saiz, 2701 Los Compadres NW, 87120  
Bob Mccannon, 2808 El Tesoro Escondido NW, 87120  
John Behrend, 2814 El Tesoro Escondido NW, 87120  
Cynthia Baca, 8305 Calle Ensueno NW, 87120  
James J. Joyce, 8024 Camino Paisano NW, 87102  
Jackie Sanders, 7624 Maplewood NW, 87120  
Rob Ambrose, 7608 Lynwood NW, 87120  
Victor Arrey, 380 Dolores Dr. NW, 87105  
Nancy Lesicka, 1719 55<sup>th</sup> Street NW, 87105  
Dean Mccann, 1719 Tierra Del Oso Dr. NW, 87120  
Norma Dominguez, 1419 Desert Bloom Court NW, 87120  
Silviano Candelaria, 7509 Frederick Lane SW, 87121

BERNALILLO COUNTY BOARD OF COMMISSIONERS  
JULY 7, 1997  
SPR 96-2  
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Terry Carr, 3430 Dakota NE, 87110  
Manuel Moralez, 308 Galataneu NW, 87110  
Dinah Theasher, 335 Galataneu NW, 87120  
Ron Romero, 511 Marble NW, 87102  
Ramona Torres Ford, 9010 Alexis SW, 87121  
Bert Lucero, 10900 Cartagena SW, 87121  
Leonard Utter, 7405 Fremont Place NW, 87121  
Gary Fain, 7320 Aladdin Court NW, 87121

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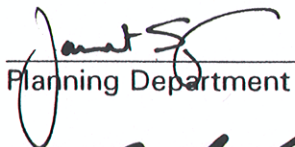
**WESTLAND NORTH MASTER PLAN**  
**ALBUQUERQUE CITY COUNCIL APPROVAL MAY, 1998**  
**SPR - 96-2/SD (C) - 96-3**  
**Council Bill R-20**

Development Review Board Action:

I hereby certify that this document has been modified in accordance with the conditions of approval by the City Council on May 18, 1998

Project # 1000599

Application # 00450-00000-00809

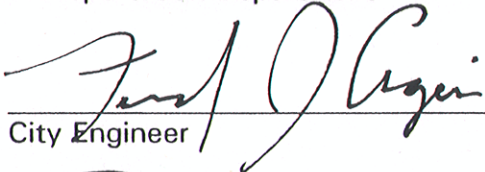
  
Planning Department

RP 6-13-00

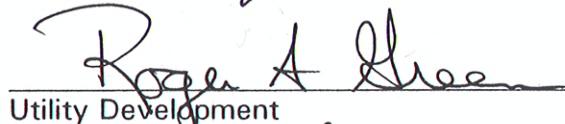
6/14/00  
Date

  
Transportation Department

8-11-99  
Date

  
City Engineer

3-27-00  
Date

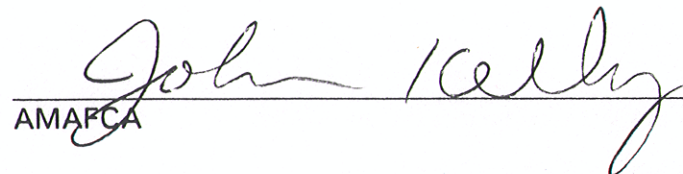
  
Utility Development

8-18-99  
Date

  
Parks and Recreation/Design & Planning Division Department

8-11-99  
Date

Acknowledged:

  
AMAFCA

3-10-00  
Date