City Planning Documents

- Rank I
  Comprehensive Plan
- Rank II Area Plans
- Rank II Facility Plans
- Rank III Sector
  Development Plans
  (Policy & Regulation)
- Zoning Code
- Development
  Process Manual
City Sector Development Plans

- ~60 plans cover half of Albuquerque
- Some have policies, some don’t
- Some mix planning ideas and regulations
- Majority more than 10 years old
Special use zones: SU-2 & SU-3

Over 235 separate zones!

Over 40 standalone Sector Development Plans with zoning

• Sector Plans = Place-based but one-off solutions
• Complicated regulations & multiple layers driving away some development
• Conflicting regulations
• Inconsistent development processes
• All but impossible to enforce

2/20/2014
Why Update?

• Anticipated growth
• New demographic trends
• Coordinating land use / transportation
• Leveraging and enhancing sense of place

Mid-Region Council of Governments Forecast for 2040:
• 311,000 new people
• 132,000 new jobs
Conflicting & Overlapping Policies

ABC Comp Plan

Rank 1 Goals & Policies

Rank 2 Area Plan Goals & Policies

Rank 3 City Sector Plan Goals & Policies

New Goals & Policies
What’s the update process?

1. Identify community values and desires through public engagement.
2. Define existing conditions and confirm the community vision.
3. Evaluate the community vision for the City & County.
4. Update the ABC Comp Plan.
5. Coordinate to create City’s new Integrated Development Ordinance.

We are here!
<table>
<thead>
<tr>
<th>Date</th>
<th>Public Engagement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feb. 2015</td>
<td>Public Kickoff</td>
</tr>
<tr>
<td>May-June 2015</td>
<td>Community Visioning Workshops</td>
</tr>
<tr>
<td>July 2015</td>
<td>Focus Groups</td>
</tr>
<tr>
<td>Sept. 2015</td>
<td>Draft Vision Meetings</td>
</tr>
<tr>
<td>Nov./Dec. 2015</td>
<td>Focus Groups</td>
</tr>
<tr>
<td>Dec. 2015</td>
<td>County-focus Meetings</td>
</tr>
<tr>
<td>Jan. 2016</td>
<td>Draft Review Meetings</td>
</tr>
</tbody>
</table>
Survey

- 1,115 responses
- Online in English & Spanish
# Guiding Principles

<table>
<thead>
<tr>
<th>Strong Neighborhoods</th>
<th>Mobility</th>
<th>Economic Vitality</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image" alt="House Icon" /></td>
<td><img src="image" alt="Mobility Icon" /></td>
<td><img src="image" alt="Economic Vitality Icon" /></td>
</tr>
<tr>
<td><strong>Equity</strong></td>
<td><strong>Community Health</strong></td>
<td><strong>Sustainability</strong></td>
</tr>
<tr>
<td><img src="image" alt="Equity Icon" /></td>
<td><img src="image" alt="Apple Icon" /></td>
<td><img src="image" alt="Sustainability Icon" /></td>
</tr>
</tbody>
</table>
City – Community Planning Area Assessments

City Sector/Area Plan Content

1. VISION, GOALS & POLICIES → COMP PLAN
2. REGULATIONS & ZONING
   → INTEGRATED DEVELOPMENT ORDINANCE
3. AREA PROFILE → COMMUNITY PLANNING AREA ASSESSMENTS
Policies from SDPs

Topic: “mixed-use”
Repeated 20 times

“The City shall encourage vertical mixed-use commercial development in appropriate areas of Barelas.”

“The City should discourage future zone map amendments from residential to mixed-use zones.”

“Create a mixed-use development integrating residential, retail and office uses.”

“Accommodate the flow of automobile traffic through the plan area while integrating it with a pedestrian-oriented, multi-modal, mixed-use, urban environment.”

“Develop South Yale as a healthy neighborhood which is safe, clean, and walkable with a vibrant mixed-use economic area that promotes community ownership.”

“Provide pedestrian connections through mixed-use areas and activity centers, and separation between parking and pedestrian circulation for public safety and general welfare of the area residents.”

“The City of Albuquerque should encourage and support telecommuting and home based enterprises on the West Side. The City should assign appropriate zoning district designations to community and neighborhood activity centers to encourage employers to locate in accessible mixed-uses areas.”

“Community Activity Centers shall contain mixed-use buildings and/or mixed-use developments that combine commercial, residential, and/or civic land uses in one accessible location. Clustered buildings and formation of meaningful plazas and sheltering forms to promote pedestrian-friendly environments are encouraged.”

“Establishing TIDDs that meet State, County and City laws regarding their formation in order to promote the Uptown Area’s redevelopment as a premiere mixed-use economic development area that will benefit Albuquerque, Bernalillo County and the entire State.”

“A village plaza or small urban park should be located near the center of the mixed-use Village Center.”

“Developments of the Regional Center shall be inclusive of mixed-use, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.”

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“Provide pedestrian connections through mixed-use areas and activity centers, and separation between parking and pedestrian circulation for public safety and general welfare of the area residents.”

“Mixed-use development should include opportunities for retail and services for local and nearby residents.”

“Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.”

“Support the location of mixed-use development that includes multi-family residential developments within designated Activity Centers in the Westland South Community.”

“Support the location of mixed-use development that includes multi-family residential developments within designated Activity Centers in the Rio Bravo Community.”

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Example: Heritage Conservation

Chapter 11 – Heritage Conservation

Policy 11.1.3 Coordinate and support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development. 30

a) Encourage pedestrian access that connects adjacent neighborhoods with the acequia system in coordination with MRGCD. 31 [ABC]

b) Increase neighborhood awareness and increase participation in using and maintaining the acequias/ditches. 32 [BC]

c) See also Parks & Open Space Chapter. [xref needed]

d) See also Infrastructure & Service Provision Chapter. [xref needed]

Action 11.1.3.1 Coordinate with MRGCD, acequia advocates, and acequia governmental organizations to create standards for development adjacent to acequias and appropriate public access. [BC]

Action 11.1.3.2 Tailor development requirements to preserve the irrigation system network. 33 [BC]

i. Amend the Subdivision Ordinance to require the preservation of existing private ditches and ancillary facilities. 34 [BC]

ii. Amend the Subdivision Ordinance to require the depiction of all ditches and ancillary facilities on all approved plats in order to preserve the irrigation system network. 35 [BC]

Policy 11.4 Keep local traditions and heritage alive and cultivate neighborhoods and rural areas as safe and excellent places to live and raise families. 36 [ABC]

Action 11.1.4.1 Develop and sustain multi-generational programs that respond to today’s needs and revitalize neighborhood traditions. 37 [ABC]

Action 11.1.4.2 Coordinate with MRGCD, acequia advocates, and acequia governmental organizations to create standards for development adjacent to acequias and appropriate public access. [BC]

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30 Los Duranes SDP [463], North Valley Area Plan [646]
31 Los Duranes SDP [463]
32 Los Duranes SDP [465]
33 Southwest Area Plan [779]
34 Southwest Area Plan [779]
35 Southwest Area Plan [779]
36 Los Duranes SDP [448]
37 Los Duranes SDP [449]
### Policy Matrix

#### HERITAGE CONSERVATION
Existing Policies - Comp Plan, Area Plans, and City Sector Development and Corridor Plans

<table>
<thead>
<tr>
<th>Plan</th>
<th>Last Update</th>
<th>Category/Section Topic (in plan)</th>
<th>Goal/Policy Language</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Candelarias Village Center &amp; MR Plan</td>
<td>2001</td>
<td>Resist conversion of residential into commercial</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Los Candelarias Village Center &amp; MR Plan</td>
<td>2001</td>
<td>Keep pastures and fields</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Los Duranes</td>
<td>2012</td>
<td>Families, Youth &amp; Elders</td>
<td>Promote neighborhood events that bring people together.</td>
<td>55</td>
</tr>
<tr>
<td>Los Duranes</td>
<td>2012</td>
<td>Families, Youth &amp; Elders</td>
<td>Keep the traditions and heritage alive and cultivate the neighborhood as a safe and excellent place to live and raise families.</td>
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</tr>
<tr>
<td>Los Duranes</td>
<td>2012</td>
<td>Families, Youth &amp; Elders</td>
<td>Develop and sustain multi-generational programs that respond to today's needs and revitalize neighborhood traditions.</td>
<td>55</td>
</tr>
<tr>
<td>Los Duranes</td>
<td>2012</td>
<td>Families, Youth &amp; Elders</td>
<td>Promote multi-generational cultural events that celebrate the traditions and neighborhood's pride.</td>
<td>55</td>
</tr>
<tr>
<td>Los Duranes</td>
<td>2012</td>
<td>Housing</td>
<td>Encourage renovation and rehabilitation to preserve and enhance the existing housing stock.</td>
<td>56</td>
</tr>
<tr>
<td>Los Duranes</td>
<td>2012</td>
<td>Streets, Sidewalks, &amp; Trails</td>
<td>Develop sidewalk and street design standards that improve pedestrian comfort and safety while maintaining neighborhood character.</td>
<td>58</td>
</tr>
<tr>
<td>Los Duranes</td>
<td>2012</td>
<td>Land Uses, Agriculture, &amp; Acequias</td>
<td>Promote sustainable agricultural practices by encouraging and reconnecting the neighborhood with the acequia system.</td>
<td>60</td>
</tr>
<tr>
<td>Los Duranes</td>
<td>2012</td>
<td>Land Uses, Agriculture, &amp; Acequias</td>
<td>Create incentives and promote development of community and family gardens, farms, locally grown produce and a continuation of livestock raising.</td>
<td>60</td>
</tr>
<tr>
<td>Los Duranes</td>
<td>2012</td>
<td>Land Uses, Agriculture, &amp; Acequias</td>
<td>Preserve the acequia system by increasing neighborhood awareness and increasing participation in using and maintaining the acequias/ditches.</td>
<td>60</td>
</tr>
</tbody>
</table>

**Policy reference number**

**Where policy is located in its plan of origin**
Neighborhoods: Community Planning Areas
Neighborhoods: City Assessments

- Character
  - Platting
  - Mix of uses
  - Scale: Size / massing / height
  - Historic designation
- Trends
- Performance Tracking / Metrics
- Recommendations
  - Policy
  - Regulation
  - Implementation
Open Space Network
Other Jurisdictions
Neighborhood Centers
Village Centers
Multi-Modal Corridors
Commuter Corridors
Premium Transit Corridors
Community Vision
Community Vision
Land Use:
Areas of Change & Consistency

- Direct growth toward **Areas of Change**
- Preserve character in **Areas of Consistency**
“Areas of Change/Areas of Stability” concept used in 5 other cities!
Since Blueprint was adopted in 2002, Denver’s most intense development activity has occurred within designated Areas of Change.
Urban Design: Design Types

Auto Oriented  Pedestrian Oriented
## Urban Design: Coordinating land use & transportation

<table>
<thead>
<tr>
<th>Design Type</th>
<th>Activity Centers</th>
<th>Corridors</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Village</td>
<td>Neighborhood</td>
</tr>
<tr>
<td>1 Rural</td>
<td>Rural</td>
<td>Rural</td>
</tr>
<tr>
<td>2 Suburban</td>
<td>Suburban</td>
<td>Suburban</td>
</tr>
<tr>
<td>3 General Urban</td>
<td>General Urban</td>
<td>General Urban</td>
</tr>
<tr>
<td>4 Centers &amp; Main Streets</td>
<td>Centers &amp; Main Streets</td>
<td>Centers &amp; Main Streets</td>
</tr>
<tr>
<td>5 Urban Core</td>
<td>Urban Core</td>
<td>Urban Core</td>
</tr>
</tbody>
</table>

*Note: The table shows the alignment of different design types with activity centers and corridors.*
ABC Comp Plan

• Introduction & How-to Use
• Growth & Development
• Vision – A People’s Summary
• Comp Plan Elements
• Implementation [pending]
  • 5-year strategic plan for City & County
  • Long-term & medium-term actions
  • Coordination with outside agencies and/or organizations

Challenges / strategies
Goals
Policies
Comp Plan Elements

1. Neighborhoods
2. Land Use
3. Transportation
4. Urban Design
5. Economic Development
6. Housing
7. Parks & Open Space
8. Heritage Conservation
9. Resilience & Sustainability
10. Infrastructure, Community Facilities, & Services
Guiding principles capture the hopes, dreams and aspirations of our community and were used to develop the goals, policies, and actions for each Comp Plan element. In this way, the Comp Plan and its implementation process remain consistent with the shared vision of our residents.
Parks and Open Space will be viewed as essential parts of the community’s infrastructure and as indispensable to the needs of the public.

The park system will balance small, neighborhood-scale parks with larger active facilities to contribute to the city’s livability and high quality of life.

The City and County will coordinate to enhance large-scale, regional recreational opportunities both to serve local residents and to attract visitors and investment.

Linear parks and trails will connect residents to public facilities and other destinations in a system of parks, Open Space, and trails.

The County will implement their Parks, Recreation, and Open Space Master Plan. The City will work towards preparation of a Parks and Recreation Facility Plan to guide future park development.

The County and City will preserve and maintain significant Open Space to conserve natural and cultural resources and environmental features, to create a sense of place and unique character, and to provide educational and low-impact recreational opportunities.

Multi-use trails will serve as integral parts of the Open Space system, as well as key elements of the transportation system, which connect Major Public Open Spaces.

Preserving acequias, agricultural land, and unique natural features as Open Space will protect the natural resources and ecological functions of the land as well as the cultural aspects of the landscape and land uses.

To achieve our community’s vision the City and County need to address key challenges and strategies summarized in this chapter:

**CHALLENGES**

- System expansion and maintenance needs competing for the same limited resources.
- Distribution of parks and Open Space, community desires more green space.
- Coordination of Major Public Open Space with other agencies’ and private open spaces.
- Mandate to manage Open Space to provide public access while protecting natural resources.
- How to maintain high level of service as population grows and changes.
- Cost of acquiring land and timing acquisition concurrently with development.

**STRATEGIES**

- Promoting parks and Open Space as economic engines that provide quality of life for residents and attractiveness for tourism and new jobs.
- Leveraging City and County funding for regional recreational facilities and eco-tourism opportunities.
- Preserving acequias and agricultural lands in the region.
- Identifying ecological zones and creating networks of Open Space, trails, and parks to connect them.
- Responding to changing demographics and community needs, such as providing more regional parks, active sport parks, urban agriculture as green space, and “signature” parks or Open Space.
Goals, Policies + Actions

for Parks and Open Space

Goal 10.1 Parks
Provide opportunities for outdoor education, recreation, and cultural activities at the local and regional scale that meet community needs, enhance the quality of life, and promote community involvement for residents from all cultural, age, geographical and educational groups.

Goal 10.2 Open Space Network
Acquire significant areas of land throughout the community to protect natural and cultural resources, provide opportunities for outdoor recreation and education, and to shape the urban form. [ABC]

Goal 10.3 Special Features
Protect the integrity and quality of the region’s natural features and environmental assets.

Goal 10.4 Facilities and Access

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Goal 10.5 Coordination
Coordinate across disciplines, jurisdictions and geographies to leverage limited resources, maximize efficiencies, and best serve the public’s need for parks and recreation facilities.
Multiple layers of zoning tools

Parcels Regulated only by Zoning Code 53%

Parcels Regulated by SDP or Overlay Zone 47%
Special use zones: SU-1

Over 550 separate zones!
Conflicting and Overlapping Zoning

ABC Comp Plan

Rank 1
Goals & Policies

Rank 2
Area Plan
Goals & Policies

Rank 3
City Sector Plan
Goals & Policies

New Goals & Policies
What happens to SU-2 Zones?

**Base Zones**
- Extends SU-2 zones to other areas with similar character

**Charter Overlay Zone**
- Applies protections in unique areas

**City-wide Standards**
- Become citywide or areawide standards

**Incentives**
- Achieves results not wisely/legally gained through zoning

**Deleted**
- Removes outdated or unenforceable regulations

**SU-2 Zones**

**Options**

City-wide standards become citywide or areawide standards.
Module 1

2. Permitted Uses

- 40 SU2s with Zoning
- Many with 5-10 subareas
- = 235+ different zone districts (+550 SU1 districts)

This table continues for 115 pages
Be Realistic

• Much SU2 content reflects good ideas that can be generalized

• Not all SU2 content should or will be included in the new IDO

“Dry goods not included. Provided any one of the following conditions are met: a. A minimum of 50% of the total acreage of premises along individual block faces and within the same block as the subject lot contains existing legal non-residential uses; or b. The subject property contains a building that had a non-residential use for a minimum of 10 of the past 50 years; or c. The building on the subject property was originally built for commercial uses AND provided there is no outdoor storage or activity except parking.”
The IDO Strategy

IDO is drafted in 3 “Modules”

1. Zone Districts and Permitted/Conditional Uses

2. Development Standards

3. Administration and Procedures

Then a Consolidated Draft to EPC for review
A Simpler Permitted Use Table

Zone districts in 3 categories

<table>
<thead>
<tr>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Mixed-use</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land use category</th>
<th>Use-specific standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW ZONE DISTRICT</td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td></td>
</tr>
<tr>
<td>Household living</td>
<td></td>
</tr>
<tr>
<td>Dwelling, single-family detached</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling, mobile home</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling, cluster development</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling, co-housing development</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling, cottage development</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling, two-family detached (duplex)</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling, attached townhouse</td>
<td>P</td>
</tr>
</tbody>
</table>

| GROUP LIVING             |                         |
| Assisted living facility or nursing home | C | C | P | P | P | P | P | P | 3-3.2H |

Land uses organized by type
Consolidate the Use-Specific Standards

Special standards that apply to a particular use that can regulate

- Scale
- Location
- Protection of adjacent land uses
- Etc.

AND

- Can be tailored to specific locations if needed

Example
Veterinary Hospital

- In the MX-L and MX-M zone districts treatment of large animals, including but not limited to cattle, horses, sheep, goats, or pigs weighing over 100 pounds, is not allowed. Only treatment of dogs, cats, other domestic pets, and small animals is allowed.

- In the MX-M and NR-C zone districts outside exercise runs are permitted, provided they are enclosed with a solid wall or fence at least six feet high. Outside areas for occupancy by animals overnight are not permitted.
The Process

1. Read the SU2s and identify use controls

2. Module 1 Text
   - Make good general standards into Use-specific Standards for that use
   - Do not carry over lot-specific, outdated, or unenforceable provisions

3. Conversion Table and Map
   - Identify the NEW zoning district most similar to the intended character of the area
   - Draft zone district conversion table (Done) and conversion map (In process)

Save height, size, and other SU2 regulations for consideration in Modules 2 and 3
Questions?

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Project Webpage:  
https://abc-zone.com