



**Environmental
Planning
Commission**

*Agenda Number: 2
Project Number: 1009157
Case #: 12EPC-40006, -40007, -40008, -40009, -40010, -40011
November 1, 2012*

Supplemental Staff Report

Agent	Planning Department
Applicant	City of Albuquerque
Requests	<p>Amendment to West Route 66 Sector Development Plan (SDP), new West Route 66 SDP, Amendment to West Side Strategic Plan, Amendment to Tower/Unser SDP, Amendment to Old Town SDP, Amendment to Huning Castle/Raynolds Addition SDP</p>
Location	<p>The new WR66SDP area is generally bounded by properties fronting Volcano Rd and Central Ave to the north, by Sunset Gardens Rd, Bridge Rd and properties fronting Central Ave to the south, by 106th St to the west and by Rio Grande Blvd to the east.</p>
Size	Approximately 1,016 acres
Existing Zoning	<p>RA-1, RA-2, R-1, R-T, R-2, R-3, O-1, C-1, C-2, C-3, SU-1 (incl. SU-1 MH, SU-1 PDA), SU-2 IP, SU-2 PCA, SU-2 PDA, SU-2 M-1, P, P-R. <u>Note</u>: a DOZ applies to all zones.</p>
Proposed Zoning	<p>R-1, SU-1, SU-2/W66 R-2, SU-2/W66 C-2, SU-2/W66 IP, SU-2/W66 SU-1, SU-2/W66 CAC, SU-2/W66 EPR, SU-2/W66 MAC, SU-2/W66 MX, SU-2/W66 RA, SU-2/W66 SAC</p>

Staff Recommendation

RECOMMENDATION OF APPROVAL of Project #1009157, Case #12EPC-40006, -40007, -40008, -40009, -40010, -40011, based on the Findings beginning on Page 4

Staff Planner

Carol Toffaleti, Senior Planner

*** This staff report supplements the July 5, 2012 and October 4, 2012 staff reports ***

Summary of Analysis

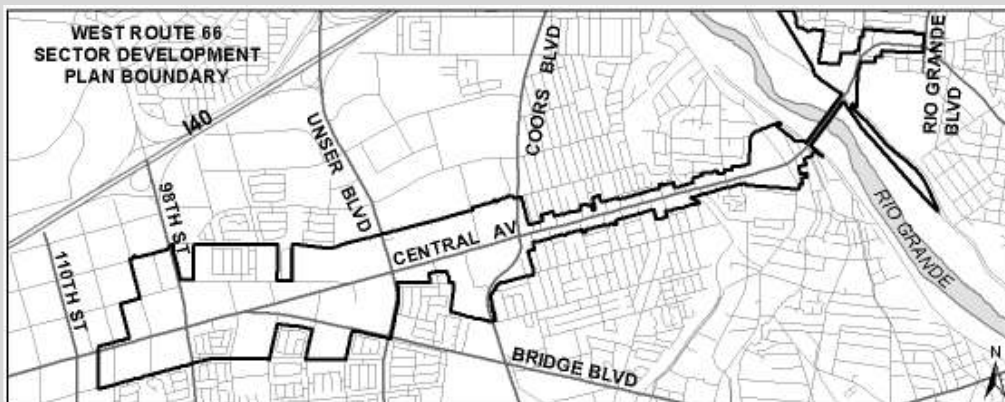
The new WR66SDP (12EPC-40006, -40007) would replace the 1987 plan. It establishes land use and development regulations, and recommends capital improvement and other projects to realize West Central Ave's potential as a commercial destination and multi-modal thoroughfare. The other cases (12EPC-40008, -40009, -40010, -40011 respectively) consist of amendments to certain activity center designations in the West Side Strategic Plan and map amendments to the Tower/Unser, Old Town and Huning Castle/Raynolds Addition sector development plans in order to eliminate overlapping boundaries.

The new WR66SDP meets the tests in R-270-1980. The Plan furthers a preponderance of applicable goals and policies in adopted City plans and the proposed zone changes would be more advantageous to the community as articulated in higher-ranked City plans. It reflects the community's vision, goals and objectives to strengthen West Route as a commercial, employment and recreational destination for residents and visitors. The new zones would replace existing zones that are less appropriate, because: they do not align with lot and ownership lines, are outdated and do not adequately achieve the City's priorities, including strengthening activity centers and corridors and supporting important scenic, cultural, natural and historic resources along West Route 66.

There is general support for the new plan from the Southwest Alliance of Neighbors, representing 18 NAs, West Old Town NA and West Park NA. However, significant concerns have been raised by commercial property owners about the proposed zoning. Since the full July 5 2012 hearing, Planning Staff have dealt with two appeals (both denied by Council), had discussions with property-owners, departments and agencies, and considered all comments received. The attached matrix contains the Planning Department's responses to comments, together with a Red-Line of the regulatory Chapter 4 of the Plan, for the EPC's consideration. Together they contain suggested changes to the 2.23.12 draft Plan.

While certain issues remain unresolved, the Planning Department feels they can be addressed during the Council process and that the draft Plan, supplemented by findings and conditions, is sufficient to support a Recommendation of Approval to the City Council of the West Route 66 Sector Development Plan (WR66SDP), and associated cases.

Proposed WR66SDP boundary:



The draft plan is available on the project webpage at <http://www.cabq.gov/planning/residents/sector-development-plans/west-route-66-sector-development-plan/>

The 1987 plan is at

<http://www.cabq.gov/planning/publications/documents/West66amended2009Wlegislation0511.pdf/view>

UPDATE

Neighborhood/Public

City Staff has conversed or met with a number of property-owners, or their agents, to discuss the plan and its implications for their properties and any development plans they are considering. Additional comments have been received since the October 4, 2012 staff report was completed and are attached. City Staff is expecting neighborhood comments and/or testimony at the November 1st hearing.

Agencies

Additional information has been received from MRGCD regarding the recommended project to improve access and parking to bosque trails on the northwest side of the Rio Grande and coordination with the US Army Corps of Engineers. The legal status of all MRGCD facilities within the plan area has also been provided.

Draft Plan and Research

- The Demographics section of the plan, based on 2010 Census data, is nearing completion.
- An on-line survey to obtain stakeholders' opinion on recommended projects was posted on the project webpage on Friday October 19th and results will be available 48 hours prior to the November 1st hearing. 18 surveys have been completed to date.
- In response to comments and testimony at the July 5, 2012, Planning staff began investigating the issue of parking lot safety on West Central with the assistance of the APD's Crime Analysis Unit. A report is pending, in order to refine and vet the research and due to constraints on APD and Planning Staff time.
- A Roadway Safety Audit of West Central between Coors and Atrisco Dr. is being developed to evaluate conditions for all modes and come up with possible solutions to the high incidence of crashes and fatalities in this area, as highlighted in the draft WR66SDP (p. 47). The Audit is funded by the Federal Highway Administration and led by MRCOG, with participation from Planning, APD, ABQ Ride, DMD, NMDOT and others.

Staff Response to Comments

The attached matrix lists the comments in alphabetical order by last name of commenter or organization. Public comments are followed by Agency comments. Staff responses fall under No change or Change. The majority of changes to zoning are reflected in the Red-Line of Chapter 4, which is a separate color attachment to the staff report. The majority of the changes to other parts of the Plan are worded as Conditions and are listed on page 9 of this staff report.

In general, Staff is proposing text changes to the regulatory chapter to make it clearer and more user-friendly, as it appeared that several concerns sprang from confusion about the zoning proposals. The proposed zoning maps have been updated, along with some diagrams. Substantive changes to the zoning are also recommended in the Red-Line and Conditions, including: allowing drive-up uses in the W66 CAC zone (Atrisco area) and W66 SAC zone (east of river) as long as they meet standards for site layout and screening; removing the cap on parking in the W66 CAC; and eliminating the minimum building height requirement in the W66 MAC (Major Activity Center) zone. Other requirements have been adjusted, such as relaxing the limitation on ground floor residential uses in the W66 MAC on

“shallow” lots, and lowering the minimum building height in the W66 CAC from 26 to 20 ft. However, other regulations were retained largely “as is” despite opposition, because they are considered necessary in a long-term plan like the WR66SDP, in order to foster a transition to more compact development in activity centers along what is the most successful transit corridor in the City.

Staff has addressed official comments from Long Range Planning, the City Engineer, DMD, Parks & Recreations (Planning & Design and the Open Space Divisions), Transit, MRGCD and PNM. Staff has also addressed suggestions from Zoning based on discussions with their Staff. There are many outstanding issues from DMD. Unfortunately, a meeting with DMD did not materialize before completion of this staff report. However, many of the DMD comments refer to project recommendations that would need further evaluation and approval anyway before moving on to the capital project list (or other funding program) for implementation.

CONCLUSION

The new WR66SDP meets the tests in R-270-1980 as analyzed in the July 5, 2012 staff report. The Plan furthers a preponderance of applicable goals and policies in adopted City plans, including the transit corridor and activity center policies of the Comprehensive Plan. The proposed zone changes would be more advantageous to the community as articulated in higher-ranked City plans. It reflects the community’s vision, goals and objectives to strengthen West Route as a commercial, employment and recreational destination for residents and visitors, while respecting the different character of sub-areas of the corridor. The Plan, through zoning and recommended infrastructure improvements, also supports important community assets including the open-ness and views afforded by the West Mesa, historic Route 66 properties, the bosque and Rio Grande, the BioPark and the route to Old Town.

The Planning Department requests a Recommendation of Approval to the City Council of Project #1009157, the West Route 66 Sector Development Plan (WR66SDP) and associated cases, based on the following findings and conditions.

FINDINGS FOR RECOMMENDATION - #1009157, 12EPC-40006, -40007, -40008, -40009, -40010, -40011, Map Amendment to West Route 66 Sector Development Plan, new West Route 66 SDP, Text Amendment to West Side Strategic Plan, Map Amendment to Tower/Unser SDP, Map Amendment to Old Town SDP, Map Amendment to Huning Castle/Raynolds Addition SDP – November 1, 2012

1. The requests are for an Environmental Planning Commission recommendation to City Council to approve a new West Route 66 sector development plan (WR66SDP) and boundary, which would replace the 1987 plan and boundary upon adoption; and to recommend approval of related amendments to certain activity center designations in the West Side Strategic Plan and map amendments to the Tower/Unser, Old Town and Huning Castle/Raynolds Addition sector development plans in order to eliminate overlapping boundaries. The proposed new plan area generally extends west to east from 106th St to Rio Grande Blvd and includes properties on and near West Central Ave, totaling approximately 1,016 acres.
2. The Charter of the City of Albuquerque, the Albuquerque / Bernalillo County Comprehensive Plan, the West Side Strategic Plan, Bosque Action Plan, Trails and Bikeways Facility Plan, Albuquerque On-Street Comprehensive Bike Plan, West Route 66 Sector Development Plan (1987, amended), Tower Unser Sector Development Plan, Old Town Sector Development Plan, Huning Castle & Raynolds Addition Sector Development Plan, the City of Albuquerque Zoning Code and the 2035 Metropolitan Transportation Plan are incorporated herein by reference and made part of the record for all purposes.
3. The new WR66SDP was formulated with input from residents, property-owners, business-owners and interest groups over a year-long community planning process, and is informed by baseline conditions in the plan area and adopted City plans and policies.
4. The new WR66SDP establishes land use and development regulations to meet the service, employment, housing, and recreational needs of residents and visitors. It also recommends capital improvement projects to improve the appearance and multi-modal function of West Central (a principal arterial and designated transit corridor in the Comprehensive Plan), and to enhance significant community resources, including historic Route 66 properties, the Rio Grande Valley State Park and the Albuquerque BioPark.
5. On July 5, 2012, the EPC voted to continue hearing project #1009157 on October 4, 2012. The EPC's continuance of the project was appealed to the City Council by Peterson-98th/Central LLC represented by Douglas H. Peterson. The appeal (AC-12-14) was heard by the City's Land Use Hearing Officer (LUHO) on August 27, 2012, who recommended denial of the appeal. The Council accepted LUHO's recommendation at the September 17, 2012 meeting.

6. A second appeal regarding the WR66SDP (AC-12-15) was submitted by the Old Town Shopping Center Partners, LP, represented by Douglas H. Peterson, regarding the Planning Director's determination to review the 1987 WR66SDP. The second appeal was heard by LUHO on Monday, October 1, 2012, who recommended denial of the appeal. The Council accepted LUHO's recommendation on October 15, 2012.

7. The proposed zoning is justified under R-270-1980 per the following considerations:
 - (A) The proposed zoning and general development standards in the WR66SDP further a preponderance of applicable goals and policies in the Comprehensive Plan and adopted Rank 2 plans, as analyzed in section II of this staff report. They were also formulated with guidance from the community throughout the planning process, based on their vision, goals and objectives for the future of West Route 66. Future land uses and development in the plan area will therefore be consistent with the City's health, safety, morals and general welfare.

 - (B) The general approach of the Plan is to retain existing zoning where it is consistent with applicable city goals and policies and community values, and to rezone other areas where there are opportunities to better further these goals, policies and values. The 1987 WR66SDP includes a Design Overlay Zone which applies to all properties in the associated plan area; the new plan uses the same approach by proposing general development standards. The existing plan boundary was adjusted to exclude existing single family housing where possible in order to strengthen West Route 66 as an area for commercial, employment, higher density residential, civic and cultural uses. The main strategy of the new zoning is to create concentrations of these uses in activity centers along Central, a major arterial and designated transit corridor. However, the location of the new zones and the regulatory content of the Plan were also calibrated to be sensitive to existing and adjoining land uses, scenic and natural resources and current property entitlements. In addition, some of the proposed changes remedy situations where zone lines do not match parcel or ownership lines. The Plan has aimed for a balanced approach to rezoning.

 - (C) The zone changes proposed in the WR66SDP further adopted elements of higher ranked plans as follows:

The majority of the WR66SDP plan area falls within the Developing and Established Urban Area of the Comprehensive Plan (CP). The Plan supplements the existing C-2 Community Commercial and IP Industrial Park zones with new zones that broaden the choice of housing and employment opportunities in the area. The zones are tailored so that development will respect the values and resources of different neighborhoods along West Route 66, while the general standards in the Plan aim to enhance the overall appearance of the corridor. (CP Goal and Policy II.B.5.d)

The Plan proposes higher density housing in appropriate areas: Activity Centers (Major, Community and Special); along Central Avenue and other major streets in the plan area; and

where the use can act as a transition for single family residential subdivisions outside the plan area.(CP Policy II.B.5.h)

The Plan proposes zones for employment and service uses to complement surrounding residential neighborhoods. The majority of the zones also allow a mix of multi-family housing and non-residential uses, but with appropriate spacing and buffering between them. (CP Policy II.B.5.i, WSSP Goal 4)

The new zones and general standards in the plan allow a variety of architectural styles and many offer a choice of compliance measures, which allows innovation and helps achieve the quality of development desired by the West Route 66 community and the City. (CP Policy II.B.5.l)

The zones for the western segment of the corridor maintain views by promoting campus-style development, limiting building heights along public ROWs and requiring aggregated open spaces within developments. The general standards will help improve the visual quality of the built environment over time by addressing many elements of building and site design (CP Policy II.B.5.m)

The area east of the river is within the Central Urban Area of the Comprehensive Plan. The proposed W66 Special Activity Center zone in this area provides for denser housing and a mix of activities that serve residents and visitors. Along with development standards, the zone change respects and supports community resources, including the BioPark and existing historic Route 66 properties (CP Goal and Policy II.B.6.a & b)

The proposed W66 CAC, MAC and SAC zones allow concentrations of moderate and higher density mixed land uses in existing and new activity centers along Central Ave, which accommodate economic activities close to residential neighborhoods and enhance the identity of Route 66. The land uses and development standards of each zone are tailored to support the classification criteria for activity centers in the Comprehensive Plan (CP Activity Centers goal and Policy II.B.7.a & c, WSSP Goal 4)

The proposed W66 CAC, MAC and SAC zones reflect existing physical conditions and provide the regulatory framework to support the social, cultural and historical identity of different communities along the Central corridor (CP Community Identity and Urban Design Goal and Policy II.C.9.c, d & e)

The proposed zoning and development regulations improve conditions for multi-modal travel and allow jobs and housing at higher densities in support of transit along Central Ave, an Enhanced Transit and Major Transit Corridor. (Transportation and Transit goal and Policy II.D.4.a, b & c; WSSP Goal 5, Policy 4.6.c, g & h)

The W66 RA zone was formulated to ensure that land uses and densities would be compatible with the adjacent Rio Grande Valley State Park (Bosque Action Plan Goal A and Policy 1).

- (D) The proposed zone changes in the western segment of the plan area are partly justified under 2. Changed Condition, because the residential population of the Southwest Mesa has

increased significantly since the existing zoning was established by the 1987 WR66SDP. The vast majority of the new residents live in single family homes. The new Plan proposes zoning (W66 EPR, W66 MAC, W66 C-2) that diversifies housing in this sub-area by allowing for multi-family housing and assisted living units, and increases opportunities for retail, service and employment uses closer to where they live.

Additionally, the proposed zone changes are justified under 3., because they will result in land use categories that are more advantageous to the community as articulated in higher-ranked plans. (See sub-section 1C above for an analysis of applicable goals and policies in these plans)

The existing zones that would be replaced by the Plan (see Table on p. 20 of this staff report) are no longer appropriate or less appropriate, for the following reasons:

Some of the existing zones do not support current City priorities, as articulated in higher-ranked plans (Comprehensive Plan, WSSP, Bosque Action Plan) that were adopted or have been amended since the zones were established by the 1987 WR66SDP.

2002 amendments to the Comprehensive Plan include strengthening Activity Centers and Corridors. The existing C-1 and C-2 zones, SU-1 PDA and SU-2 IP zones do not allow the range and mix of uses, nor the densities of development, to support the Community and Major Activity Centers proposed in the Plan, which are consistent with criteria of the Comprehensive Plan. In addition, they are fragmented and do not provide regulations to ensure that developments within centers will complement each other, inter-connect by all modes of travel and strengthen the identity of Route 66.

The existing C-2, C-3, R-1 and R-2 zones adjacent to the river do not realize the goals and policies of the 1993 Bosque Action Plan that call for land uses to be compatible with the ecology of the bosque and for development to increase recreational opportunities and enhance access to the Rio Grande State Park.

Conventional C-2 and R-2 zoning is not sufficiently prescriptive to achieve the quality desired by the community and City for multi-family housing in Activity Centers and along designated Transit Corridors.

There are areas with zones too small to be viable or with boundaries that do not align with lot or ownership lines (C-1 Neighborhood Commercial, C-3 Heavy Commercial, RA-1, RA-2, R-T Residential, SU-1 for a fire station at 47th St that is being replaced on another lot, P Parking, P-R Parking Reserve).

- (E) The proposed modified and new zones in the Plan were formulated to allow uses appropriate to their location on the corridor. Protection of single family residential uses in adjacent zones was addressed by providing adequate setbacks and landscape buffers and by limiting building heights. Rezoning of some districts is proposed so that permissive uses would be less harmful to adjacent property, such as from C-3 to W66 RA and from SU-2 M-1 Manufacturing to W66 IP. While the new zones allow considerable latitude in terms of permissive uses, they limit potential harm to adjacent property, neighborhoods and the wider

community by requiring development to occur in specified building types and by limiting and prohibiting uses such as heavy manufacturing.

- (F) The proposed zones do not require any major and unprogrammed capital expenditures by the City.
- (G) The cost of land or other economic considerations are not the determining factor for the proposed zone changes. The most significant factor is that the changes are more advantageous to the community as articulated in adopted City plans.
- (H) The location of office, commercial and higher density residential zoning, such as apartments, along Central Ave and other major streets in the plan area is not the only justification for the proposed changes. The new mixed use zones further a preponderance of adopted City goals and policies, such as increasing housing choice and attracting more retail, services and employment to activity centers and transit corridors, for the benefit of the local and wider community.
- (I) The proposed zone change that may be considered a spot zone is the rezoning of the site of the city's Aquarium and Botanic Garden from C-2 and RA-1 to SU-1 for BioPark. The change is justified under 2. because it reflects a well-established, unique land use that is associated with a master plan and its own Special Activity Center designation, which facilitates realization of the Comprehensive Plan. These make the site unsuitable for other uses and zoning.
- (J) The Plan area consists primarily of properties fronting Central Ave. The street is part of historic Route 66, known for its road-side businesses, and is currently an established commercial corridor east of new Coors Blvd. Much of the existing C-2 zoning would be considered strip zoning, but is consistent with the historic legacy of the corridor and is suitable on an arterial. Properties currently zoned SU-2 PDA, PCA and IP at the western end of the corridor, many of which are vacant, are proposed to be rezoned to W66 C-2 to support the Plan's vision for West Route 66. The rezoning at the southwest corner of 98th St is consistent with the Neighborhood Activity Center designation at the crossroads of two arterials. The other changes will help realize the Transportation and Transit Corridor policies of the Comprehensive Plan and unify the regulatory framework for future development on Route 66. However, the Plan proposes to incorporate the C-2 areas within the Major Activity Center into the new W66 MAC zone, which will reduce the amount of C-2 strip zoning in this sub-area of the corridor.

Conclusion: The proposed zone changes in the WR66SDP are justified because they have met the tests in Resolution 270-1980. In some cases they address changed conditions, but are justified primarily because they will encourage quality and context-sensitive development which is more advantageous to the community as articulated in adopted City plans.

10. Comments and testimony were received from city departments and agencies and from property-owners, businesses, residents and other interested parties. There is both support and opposition to the draft Plan. The majority of the concerns have been addressed through the following conditions for recommendation.

CONDITIONS FOR RECOMMENDATION - #1009157, 12EPC-40006, -40007, -40008, -40009, -40010, -40011, requests to recommend approval to City Council of map amendment to West Route 66 Sector Development Plan, adoption of West Route 66 SDP, Text Amendment to West Side Strategic Plan, Map Amendment to Tower/Unser SDP, Map Amendment to Old Town SDP, Map Amendment to Huning Castle/Raynolds Addition SDP, November 1, 2012

1. For recommended changes to Chapter 4 Zoning and General Development Standards of the West Route 66 Sector Development Plan (2.23.12 EPC draft), see attached 11.1.12 Redline.
2. Other recommended changes to the WR66SDP 2.23.12 EPC draft are as follows:
 - p. 8, after 1st sentence, insert: "The community goals and objectives also serve as the policies that should be used by reviewing bodies and decision-makers in matters relating to land use and development in the West Route 66 plan area, and can assist enforcement staff to interpret the intent of the Plan's regulations."
 - p. 11, 1.5.3.e, change to read "Investigate the feasibility of creating or improving pedestrian and bike trails along canals and ditches."
 - p. 11, 1.5.3.3, replace "pedestrian and bike trails" with "pedestrian/bike trails"
 - p. 32, add language from addendum to retail market study that discusses potential impacts of "east extension" ..
 - p. 34, insert Demographics section
 - p. 57 Amend Section 6.4.1 , including Segment 2 discussion in part a, to reflect lack of bike lanes between Atrisco and and the Rio Grande Bridge. Revise trail descriptions to correct locationsP. 160, add priority level/timeframe in consultation with community and departments & agencies
 - p. 57, 6.4.1, reword 2nd para.: "...: the Paseo del Bosque, the trail on Coors Blvd. north of Central, the trail on Unser Blvd. south of Central, and the trail on 98th St. south of Central."
 - p. 138 Amend Figure 48 to show continuous westbound bike lane on Central at 98th
 - P. 63, 9, insert after Amole Watershed Drainage Master Plan "is being updated as of 2012"
 - p. 64 Amend the second sentence of paragraph 9.1.d to read "...but also to insufficient storm drain capacity and electricity supply in the area."
 - p. 64 Amend the first sentence of paragraph 9.0 to read: "The City of Albuquerque has received its EPA MS4 Permit for stormwater quality with an effective date of March 1, 2012."

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- p. 64 Amend the second to last sentence in paragraph 9.0 on to read "...volume and flow of stormwater."
- p. 71, 11.1.1.a reword last sentence: "This is a potential site for Parks or Family and Community Services." p. 154, 5.1.b, reword beginning of sentence: "Consider a Parks or Family & Community Services facility..."
- p. 71, 11.1.1.c, replace "linear park" with "trail corridor".
- p. 72, d., delete "MRGCD". At the end of the paragraph, add: "The trails were constructed by the U.S. Army Corps of Engineers and are maintained by City Parks and Recreation Department/Open Space Division."
- p. 72, 3rd para., add "Some facilities, or portions of facilities, may not be suitable for trail development due to right-of-way, landownership or other constraints." Last sentence, change to read "assume liability and responsibility for maintaining them."
- p. 84, add "Internal side setback. Side setback between lots within a specified zone, i.e. does not apply to side setback of a lot adjoining a different zone."
- p. 84, add "Gated Community. A residential area where accessibility is controlled by means of a gate, guard, or barrier, which restricts access to normally public spaces such as streets and pedestrian/bike paths. Gated access to interior courtyards and residents-only parking is allowed."
- p. 95, Limited Uses, 1. insert at end, "and lots less than 150 ft wide and 200 ft deep as measured from the Central ROW are exempt."
- p. 96, Building Height 4. insert after "public ROW", "or the edge of a primary drive accessing Central Ave."
- p.103, add "Required open space is encouraged adjacent to the bosque and MRGCD facilities."
- p. 116, delete 13. and renumber the following standards.
- p. 116. 10, replace "public ROW" with "street".
- p. 126, L, add "All screening and vegetation surrounding ground-mounted transformers and utility pads shall 10 ft of clearance in front of the equipment door and 5 ft to 6 ft clearance on the remaining three sides for access and to ensure work crew and public safety during maintenance and repair, or as specified in the *Facility Plan: Electric System Transmission and Generation*. Non – permanent use of clearance, such as for parking, is permitted. Aesthetic improvements are encouraged to minimize the visual impact of ground-mounted equipment."
- p. 121, 3.b.ii. and 3.c.i, add "Per City policy, maintenance is the property-owner's responsibility."
- p. 136 d.1, insert "minimum" before 10; d.6, at end add "Trail and signage would conform with City standards in consultation with the Parks and Recreation Department."
- p. 140, Amend to note need for further evaluation in conjunction with DMD and MRCOG.
- p. 142 Amend Figure 50 to show bike lanes on Coors Blvd
- p. 143 1.2.1.a and p. 160 Projects table, add reference to potential BRT

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- p. 144 Revise General Site Standards diagrams to acknowledge sight triangle preservation.
- p. 135 Amend 1.1.1c to reflect that signals are currently synchronized.
- p. 143 h. After "vehicular bridge", insert "that connects to north-south trails along the river.", p. 148 e. At end of paragraph, insert "Connections to existing trails along both sides of the river should be incorporated in its design",
- p. 146 Amend Section 1.2.1 .m to note need for engineering study of signalization at Clayton
- p. 148, 2nd sentence 1st para.: "In order to encourage more trips by bicycle in the Plan area, it is necessary to ensure good bike connectivity between Central and the intersecting north/south streets, as well as good access to, and within, activity centers and to popular destinations along the corridor."
- p. 148, 2nd sentence 1st para.: "In order to encourage more trips by bicycle in the Plan area, it is necessary to ensure good bike connectivity between Central and the intersecting north/south streets, as well as good access to, and within, activity centers and to popular destinations along the corridor."
- p. 148, e., insert "and in keeping with the natural character of the bosque".
- p. 154, delete d.
- p. 154, c. add quotes i.e. "pocket park"; begin e.: "Consider developing an urban park model..." and insert ", which" after "active uses".
- p. 155 6.1.c At end of paragraph, insert "Ensure that connections to existing north-south bosque trails, including the accessible trails on the west side of the river, are considered and evaluated in its design."
- p. 155, 7.1d, reword as follows: "Consider removing the existing chain-link fence along the Alameda Drain in the block north of Central Ave. or replacing it with a more attractive design."
- p. 155, 7.0, At end of paragraph, insert: "Any proposed improvements need to be reviewed by the MRGCD in the concept stage to evaluate impacts to, and ensure that projects maintain or enhance necessary access to facilities from roads.
- p. 160, complete Project Table in consultation with departments and agencies.
- p. 161, 7.1.c, insert after MR site: "and bosque trails"
- p. 161, include consultation with Open Space
- p. 171, add "Multi-use trail. A path physically separated from motorized vehicle traffic by an open space or barrier, and constructed within the street right-of-way or within an independent right-of-way including shared-use rights-of-way or utility or drainage easements that permits more than one type of non-motorized use".
- p., 171, add definition of HAWK.

In zones that include MRGCD facilities, ensure there is a setback of 5 ft from MRGCD property or easement.

RECOMMENDATION - #1009157, November 1, 2012

Recommendation of Approval to City Council of 12EPC-40006, -40007, -40008, -40009, -40010, -40011, map amendment to West Route 66 Sector Development Plan, adoption of West Route 66 SDP, Text Amendment to West Side Strategic Plan, Map Amendment to Tower/Unser SDP, Map Amendment to Old Town SDP, Map Amendment to Huning Castle/Raynolds Addition SDP, based on the preceding Findings and Conditions.

Carol Toffaleti
Senior Planner

Notice of Decision cc list:

Alamosa NA (R), Jeanette Baca, 901 Field SW, Albuquerque, NM 87121
Anderson Hills NA, Celeste Wheeler, 3209 Lazy Day Dr. SW, Albuquerque, NM 87121
Avalon NA, Kelly Chappelle, 9135 Santa Catalina Ave NW, Albuquerque, NM 87121
Crestview Bluff NA, Fran Lopez, 1509 Sunset Farm Rd SW, Albuquerque, NM 87105
El Rancho Grande HOA, Jessica Rivera, PO Box 93488, Albuquerque, NM 87199
Encanto Village HOA, Norman Mason, 7427 Via Tranquilo SW, Albuquerque, NM 87121
Historic Old Town Property Owners Assoc., Jim Hoffsis, 2012 S. Plaza St NW, Albuquerque, NM 87104
Huning Castle NA (R), Ranne B. Miller, 1521 Parks SW, Albuquerque, NM 87104
Los Altos Civic Assoc. (R), Diane Beserra, 814 Rio Vista Cir SW, Albuquerque, NM 87105
Los Volcanes NA (R), Margaret K. Woods, 6503 Honeylocust Ave SW, Albuquerque, NM 87121
Orchards at Anderson Heights Subassoc., Inc., Chris Perkins, 2924 Margerum Trail SW, Albuquerque, NM 87121
Pat Hurley NA (R), Joan Jones, 309 Rincon Ct NW, Albuquerque, NM 87105
Riverview Heights NA (R), Pat Baca Jr. 1206 Riverview Dr NW, Albuquerque, NM 87105
Skyview West NA (R), Bea Purcella, 201 Claire Ln SW, Albuquerque, NM 87121
Stinson Tower NA (R), Norman Mason, 7427 Via Tranquilo SW, Albuquerque, NM 87121
Sunrise HOA (R), Andres Anaya, 209 Galataneu NW, Albuquerque, NM 87121
Sunstar NA, David Vargas, 3200 Rio Bravo SW, Albuquerque, NM 87105
Tapia Meadows NA (R), Terri Gallegos, 1042 Draco SW, Albuquerque, NM 87105
Vista West H.O.A. (VWH), Denise Guana, 676 Ridgeside Trl. SW, Albuquerque, NM 87121
Valley Gardens NA (R), Marcella Rael, 4600 West Lea SW, Albuquerque, NM 87105
Vecinos Del Bosque NA (R), Rod Mahoney, 1838 Sadora Rd SW, Albuquerque, NM 87105
Vista Magnifica Assoc. (R), Lorelei Novak, 1520 Buck Ct NW, Albuquerque, NM 87105
Vista Sandia HOA, George Benavidez, 8001 Vista Volcan Ln SW, Albuquerque, NM 87121
Vista West H.O.A. (VWH) Denise Guana, 676 Ridgeside Trl. SW, Albuquerque, NM 87121
West Mesa NA (R), Michael Quintana, 301 63rd St NW, Albuquerque, NM 87105

West Old Town NA (R), Anna Padilla Morgan, 2633 Marble Ave NW, Albuquerque, NM 87104
West Park NA (R), Kevin Hagen, 2021 Alhambra SW, Albuquerque, NM 87104
Westgate Heights NA (R), Paul Fredrickson, 8508 Mesa Real Ave SW, Albuquerque, NM 87121
South Valley Coalition of NA's, Andres Lazo, 3220 Grasshopper Dr SW, Albuquerque, NM 87121
South West Alliance of Neighbors (SWAN), Klarissa Peña, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Westside Coalition of NA's, Gerald C. Worrall, 1039 Pinatubo Pl NW, Albuquerque, NM 87120
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Ron Bohannon, 5571 Midway Park Pl, Albuquerque, NM 87109
Mike Stewart, 8101 Central NW, Albuquerque, NM 87121
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Steven Coe, 2325 San Pedro Dr NE, Ste 2A, Albuquerque, NM 87110
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Craig Calvert, 4700 Lincoln Rd NE, Ste. 111, Albuquerque, NM 87109
Ross Perkal, 708 Marquette NW, Albuquerque, NM 87102
Jack Dettweiler, 4308 Candlestick NE, Albuquerque, NM 87109
John Andrews, 8500 Menaul NE, Ste. A440, Albuquerque, NM 87112
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George Rainhart, 9814 Carmel Ct, Lone Tree, CO 80124
David Heeter, 8715 Volcano Rd NW, Albuquerque, NM 87121
Brian Sallee, PO Box 16552, Albuquerque, NM 87191
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Jerry Gallegos, 417 65th St SW, Albuquerque, NM 87121
George Katsaros, 3916 Central SW, Albuquerque, NM 87105
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Marie Villalobos, 123 40th St NW, Albuquerque, NM 87105

Ruth Wendell, 4011 Central NW, Albuquerque, NM 87105

D.M. Moya, 9317 Central NW, Albuquerque, NM 87121

Joseph Kenner / Ram Gas Station, 2309 Central NW, Albuquerque, NM

Attachments

October 4, 2012 EPC Action Sheet

October 11, 2012 EPC Notice of Decision

AC-12-15 Council Notice of Decision

Matrix of Staff Responses to Comments

Red-Line of Chapter 4 of 2.23.12 draft West Route 66 Sector Development Plan

Public comments received after completion of October 4, 2012 staff report

COMMENTS FROM OTHER AGENCIES

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

Email received 10/18/12

1 MRGCD Rights-of-way information for West Route 66 SDP

1. Arenal Main Canal – Fee Simple Ownership per Receipt & Conveyance # 3025, 3026, & 5506.

Deferred & Prescriptive Easement for pt. of Map 39 at Central Ave. SW.

2. Isleta Interior Drain – Easement per Receipt & Conveyance # 1859 &

Deferred & Prescriptive Easement for Map 39 Tr. 131.

3. Atrisco Acequia – Community Ditch O&M Agreement (prescriptive easement?)

4. Atrisco Lateral - Fee Simple Ownership per Receipt & Conveyance # 2890.

5. Atrisco Riverside Drain & Floodway - Fee Simple Ownership per Receipt & Conveyance # 1345

excluding R/W for State Highway.

6. Albuquerque Riverside Drain - Fee Simple Ownership per Receipt & Conveyance # 2069
excluding R/W for State Highway.

7. Alameda Interior Drain - Fee Simple Ownership per Receipt & Conveyance # 391, 1446 &
pt. of Map 38 Tr. 330A per Prescriptive Easement.