

## 1.0 Introduction and Purpose

This document creates a sector development plan for the Mountain View neighborhood, an area approximately 8,400 acres in size that lies just outside the southwest limits of the City of Albuquerque in an unincorporated portion of Bernalillo County, New Mexico. A sector development plan is authorized by the Bernalillo County Zoning Ordinance which specifies standards for the area's development and can establish zoning regulations for an area that differ from those normally allowed, based on unique neighborhood conditions. It must be consistent with the Albuquerque/Bernalillo County Comprehensive Plan (Rank One plan) and the Southwest Area Plan (Rank Two).



The Southwest Area Plan (SWAP), adopted in August 2001, recommended that a sector plan be developed to incorporate land use policies addressing water and air quality, roadway access, zoning, open space, trails and viable economic development for the Mountain View area. The County initiated the planning effort for the following reasons:

- SWAP Policy 23a. states that a sector development plan should address the location of industrial, commercial, and residential land, public facilities, open space, and environmental pollution.
- Primary employment is needed near transportation facilities.
- Incentives are needed to create a balance between economic development and quality of life.
- It is important to reinforce community character, stability and vitality.

The Mountain View Sector Development Plan addresses these issues by establishing new zoning and recommending new policies, plans and infrastructure to achieve these results.

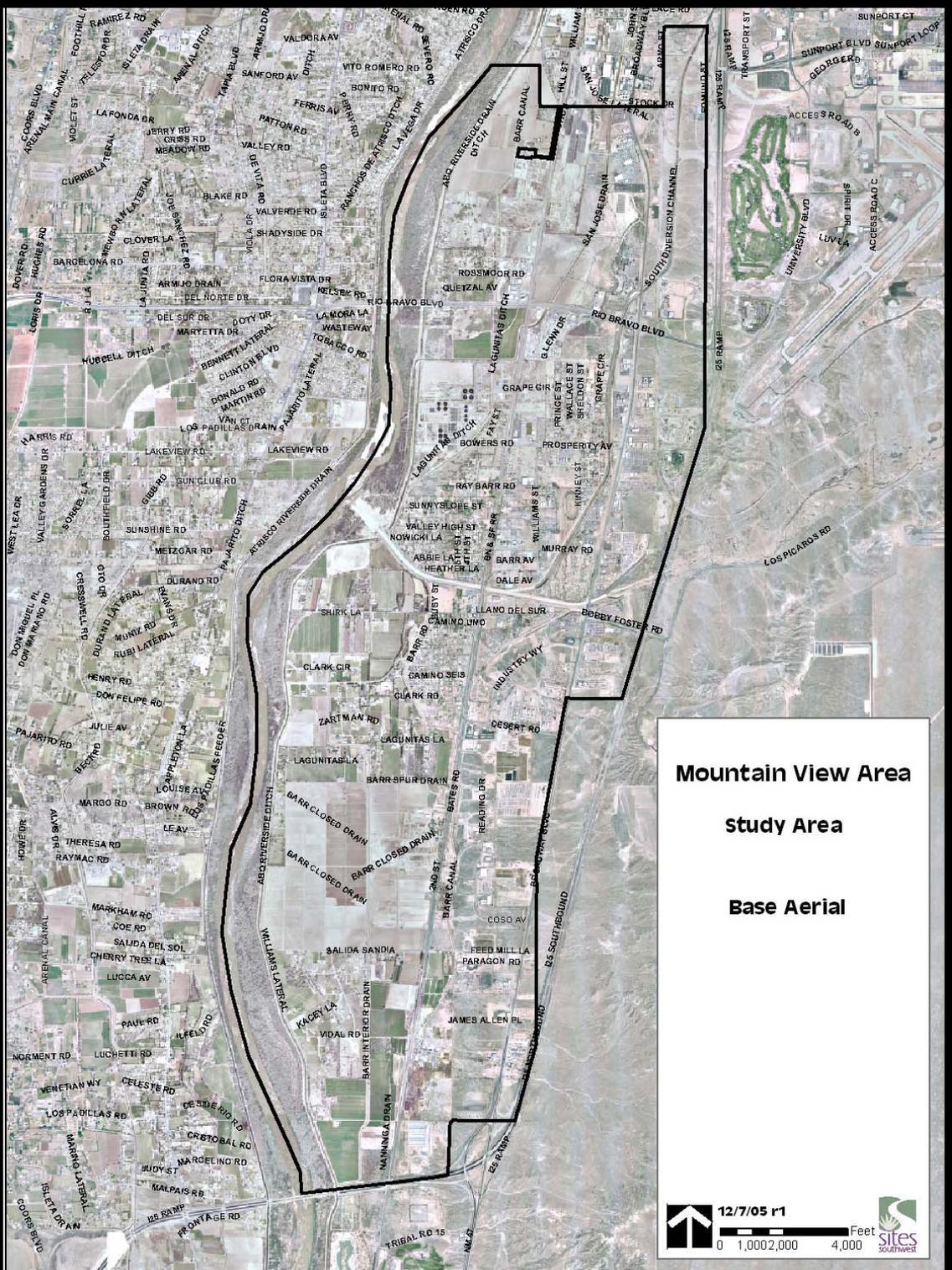
### A. Study Area Boundaries and Overview

The Mountain View sector planning study area is shown in Figure 1. The approximate boundaries for this planning area are Woodward to the north, the Rio Grande to the west, and I-25 to the east and the south. Mountain View is a mix of rural residential, industrial, and agricultural areas.

The Rio Grande, Bosque, and large agricultural tracts create one of the most attractive physical settings in the metropolitan area, and many area residents share strong historical and cultural ties to the South Valley. Approximately 4,282 people live in the area, including 1,321 households with families of 3 people on average. More than 55 percent of residents are Hispanic.



Figure 1. Study Area



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Vast acres of heavy industry between 2<sup>nd</sup> Street and Interstate 25 offer convenient employment opportunities and provide significant revenues for the County, while some have negatively impacted visual and environmental conditions. Mountain View businesses provide 4,319 jobs – more jobs than there are residents in the area.

## **B. Purpose of the Sector Development Plan**

The Mountain View Sector Plan seeks to balance the preservation and enrichment of community character with the continued support of economic activity, while mitigating the negative impacts of industrial uses on residential neighborhoods.

The Sector Plan clearly designates land uses and explores creative solutions to address incompatibility between residential and industrial uses. The plan establishes zoning and design standards for future development. In addition, it identifies ways to solve immediate problems, such as appropriate buffering of current uses that will not be subject to new regulations. The plan also addresses historic incompatibility by recommending ways to protect residents from past pollution still affecting the area.

Groundwater contamination and other environmental issues pose significant challenges in Mountain View. The plan recommends ways to prevent future negative impacts.

In order to maintain Mountain View's contribution to the County as one of its most important economic engines, the Sector Plan explores ways to create an attractive, clean-industry employment center that takes advantage of the area's transportation facilities. Interstate and rail access are assets for business, and Mountain View already has an established employment base. The Sector Plan recommends employment center locations, zoning regulations, and design standards that can help minimize and control the impact of businesses on residential areas.

In order to create a viable mixed-use community, the Sector Plan determines how best to accommodate the mix of residential and industrial uses in the area, while protecting the integrity of each use and the rural character of the area.

The Sector Plan process prioritized community involvement by residents and business owners to planning for Mountain View's future. Public involvement is vital to ensure that the plan meets the needs of stakeholders and that residents are invested in working toward implementation of the vision captured in the plan for the future. The Mountain View neighborhood association, area residents, and business owners have shared knowledge of the community's issues and have been an invaluable asset to the preparation of this plan. Through historic and ongoing involvement in working toward a healthy and vibrant community, residents have demonstrated their ability to identify issues and effect change.

## **C. Plan Organization**

The plan is organized into nine chapters and an Appendix.



**Chapter 1.** introduces the project and notes the reasons it was initiated. It also gives a brief profile of the neighborhood area, defines the boundaries, and summarizes the extensive public participation process (details are in the appendix).

**Chapter 2 (Part I)** divides the Mountain View neighborhood into six sub-areas, profiling the character of each and noting the issues, opportunities and desirable visions for each.

**Chapters 3-8 (Part II)** summarize existing conditions, issues and opportunities for land use and zoning (including agriculture), environmental quality, and economic development as well as utilities, transportation and parks and open space.

**Chapter 9 (Part III)** recommends policies, actions, regulations and implementation projects for the topics discussed in Part II.

**Chapter 10** contains various appendices.

## D. Policy Framework

The *Albuquerque/Bernalillo County Comprehensive Plan* sets out policies to achieve the long-term vision for land-use and the preservation of natural, cultural, and historic resources for the entire Albuquerque metropolitan area. The *Southwest Area Plan* is specific to the area south and west of Albuquerque, including Mountain View, the South Valley, and the West side of the Rio Grande south of I-40. Specific policies that must be followed and that are applicable to the Mountain View Sector Development Plan are described in the Appendix. Consultants also drew on guidance from a number of other plans cited in the annotated bibliography to develop recommendations for this plan. These are described in the related topic chapters.

## E. Public Involvement

Public meetings were held at least once a month from March 2005 to January 2006 throughout the development of the Sector Plan to elicit issues, community vision, and recommendations for policy and zoning changes. All meetings were held at the Mountain View Community Center. Meeting summaries can be found in the Appendix.



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