

Part III details the Sector Plan's policies, zoning, and proposed projects by topic category.

9.0 Policies and Regulations

A. Land Use Policies

Land Use Goal: Mountain View remains an employment center for the County, but with a new emphasis on industry that does not pollute the air or contaminate the water. Existing industrial contamination continues to be remediated. The area retains its rural character, particularly west of 2nd Street, through low density housing near the river and through preservation of agriculture and open space through a combination of public and private initiatives. Heavier industry moves east of Broadway, which is improved to become the commercial truck corridor. Over time, existing heavy industry converts to lighter industrial, particularly near residential areas. Some industrial land is rezoned to commercial-light industrial, while land along 2nd Street north of Rio Bravo is rezoned to higher density residential to support expansion of the new commuter rail station into a town center with retail, office, residential and light industrial mixed uses and a greenway, plaza, or park. Open space land to secure access to the Bosque is purchased by the County; more parks are created, including expansion of the area around Mountain View Community Center. A trails and bikeways network is expanded throughout Mountain View, including easy access to paths along ditches and to the commuter rail station.

Policy A1. Vulnerable sites within the Mountain View Sector plan shall not be exposed or potentially exposed to one or all of the following: (vulnerable sites definition page A 29)

- a. *Net increases in air and water pollutant concentrations.*
- b. *Hazardous materials whether by transportation through an area or neighborhood, or by use or disposal at the project site.*
- c. *Discharges of water or wastewater from the proposed development or land use.*
- d. *Adverse noise, vibration, light, or odor from any activity or process occurring on, or related to the proposed land use or project.*

Policy A2. A proposed project or land use, by itself or in combination with other existing and/or known, planned projects or land uses within the Mountain View Sector Plan area shall not:



- . *Cause an increase in ambient noise, vibration, light or odor levels in the Mountain View Sector Plan Area.*
- *Cause an increase in the concentration of any air pollutant in the Mountain View Sector Plan Area.*
- *Cause an increase in the concentration of any water pollutant in the Mountain View Sector Plan Area.*

Policy A3. In the event a proposed development contributes to cumulative impacts or causes increased exposures to vulnerable sites, the applicant shall provide mitigation measures. (cumulative impacts and vulnerable sites definition page A 29)

- *Such mitigation measures must include consideration of alternative site locations to lessen exposures to vulnerable sites or eliminate impacts*

Policy A4. The County shall work to attract new industry that does not pollute the air or contaminate groundwater to fill vacant industrial properties.

Objective a. Locate office and airport-related services along I-25. This includes working with the County Office of Economic Development and regional economic development organizations to promote the area as a location for these businesses.

Objective b. Encourage relocation of industry that is dependent upon rail access but does not cause water contamination or air pollution to Mountain View. Such projects should access Broadway and/or rail service and meet other community goals related to truck traffic, screening and buffering, and aesthetics.

Objective c. Allow mixed use research and development north of Rio Bravo.

Policy A5. Retail and service uses shall be promoted to enhance the stability in the Mountain View community.

Objective a. Encourage more neighborhood-oriented commercial services, particularly along Rio Bravo and 2nd Street and within the transit-oriented district.

Objective b. Provide for a limited number of small commercial sites along 2nd Street south of Rio Bravo to meet the convenience retail and service needs of residents.

Objective c. Discourage incompatible commercial development, such as adult entertainment.



Objective d. Support small business development by providing appropriately zoned land for small business locations.

Policy A6. The County shall bring all properties in the Mountain View area up to the standards set by the Bernalillo County Zoning Code.

Objective a. Review the status of all commercial and industrial properties for compliance with the landscaping, hard surfacing and buffering requirements of the County Zoning Code.

- Properties developed after the adoption of these standards that do not meet the legal requirements of the code shall be cited.
- Properties developed prior to the adoption of these requirements that do not comply are nonconforming. A reasonable amortization period shall be established during which all non-conforming properties must provide for landscaping and buffering as required by the Zoning Code.

Objective b. Review the status of all commercial and industrial properties that have on-site storage to ensure compliance with code requirements for solid fencing or storage within a completely enclosed building. Properties that do not comply are either non-conforming or illegal as noted above and should be required to comply with the ordinance immediately if illegal or over a reasonable amortization period if non-conforming.

Objective c. Adopt and enforce a weed ordinance and sponsor community clean up days.

Objective d. Clean up illegal dumps and haul away abandoned vehicles.

- Provide community education workshops regarding regulations, possibly as part of the Mountain View neighborhood association's meetings. This would include brochures that could be given to property owners and information regarding complaints.
- Continue weekly inspections by the Code Enforcement Team.

Policy A7. The County shall provide for open space and parks that reinforce the character of Mountain View and meet the recreational needs of area residents and workers.

Objective a. Provide for community gathering places.



Objective b. Provide land for recreational facilities, including a sports complex.

Objective c. Provide for public open space in new developments.

- Enable cluster development and open space set asides on residentially zoned land.

Policy A8. Mixed residential densities shall be allowed in the plan area.

Objective a. Provide land zoned for higher densities near transit, water and wastewater utilities; maintain lower densities in areas unserved by community utilities.

Objective b. Adopt mobile home park standards to ensure high quality in this type of affordable housing.

Policy A9. Zoning and other incentives shall be used to maintain agriculture in Mountain View.

Objective a. Enable cluster subdivisions with density bonuses on A-1 zoned properties as described in the Southwest Area Plan.

Objective b. Provide funds for acquisition of agricultural open space.

Objective c. Work with the Albuquerque/Bernalillo County Water Utility Authority to investigate the possibility of maintaining the land north of the Water Reclamation Plant as open space.

- Allow the Community to lease Water Utility Authority property for farming.
- If property is not farmed, provide access as public open space.

Policy A10. Institutional land uses shall be allowed which support residents and employers in Mountain View.

Objective a. Work with CNM and or APS to establish a trade school south of Rio Bravo.

B. Environmental Quality Policies

Environmental Quality Goal: Mountain View becomes a safe and healthy place to live, work, and play. Environmental requirements are tightened for new industries through zoning changes and better enforced for all; contamination clean-up continues. Residents are buffered from industry by distance requirements, landscaping, and walls. The Wastewater Reclamation Plant generates no problematic odor, and any expansion is subject to a public hearing. Water and sewer services are extended to the entire Mountain View area, with



priority for existing residences and public financial assistance for low-income families. Ongoing monitoring and inspections ensure that residents are protected over time.

Policy B1. The County shall protect residents and businesses from existing pollution.

- Objective a. Connect all residents and businesses to the water and sewer systems.*
- Objective b. Work with the NM Environment Department to locate a minimum of ten monitoring wells near the auto salvage yards to obtain baseline ground water quality data and to monitor changes to ground water quality over time.*
- Objective c. Change City of Albuquerque Air Quality Division regulations to require that owners of existing facilities having air quality permits monitor actual air quality emissions for hazardous air pollutants and for criteria air pollutants, rather than merely model air quality emissions.*
- Objective d. Improve air pollution monitoring capabilities in Mountain View by placing down-wind(from industrial emissions) monitoring stations throughout the community.*

Policy B2. The County shall strictly evaluate new industrial facilities that may be harmful to the environment or the community's health when locating in Mountain View and better regulate existing industrial facilities having potential harmful impacts (e.g., traffic, noise, air and water pollution) to protect the environment and residents from health and safety hazards.

- Objective a. Create a single industrial zone for the area based on the County's M-1 zone that allows some industrial uses but requires conditional use permit approval for industrial uses that have the potential to cause adverse effects to the community's health and the environment.*
- Objective b. Use the Bernalillo County Zoning Code conditional use process to ensure that applicants for industrial uses that may have potentially harmful environmental and health impacts comply with design standards and federal, state and local environmental and zoning regulations.*
- Objective c. Establish a distance buffer between industrial uses that have potentially harmful environmental and health impacts and*



residential properties, schools, and community facilities for health, safety and aesthetic reasons.

Objective d. As part of the permitting process, insure that consideration is given to the cumulative impacts resulting from the proposed industry seeking a permit, existing industries, and known planned future facilities and potential adverse effects to the community's health and environment.

Objective e. Ensure that all industries and businesses obtain the required environmental permits before being issued a County building permit for either permissive or conditional uses.

- Adopt ordinance, which allows the Bernalillo County Office of Environmental Health to review potential businesses for appropriate environmental health protections.
- Provide public notice, prior to approving industries.
- Require specific conditions to prevent pollution, such as “pollution mitigating devices” (e.g., scrubbers, drains etc.).
- Establish new criteria for conditional uses that make the applicant bear the burden of proof for showing that their industrial practices will not be harmful to the community's health or the environment when considered as part of the total pollution load for the impacted community, that they are complying with all regulations, and that their presence will benefit the community. The total pollution load includes the permit applicant's discharges and emissions, the discharges and emissions of existing industries, and the discharges and emissions of known planned future industries.
- Ensure that all industries and businesses demonstrate that they have obtained the required environmental permits before being issued a County building permit, whether the proposed use is permissive or conditional.
- Require conditional zoning to be revised every two years to ensure compliance with conditions.
- Require a site visit and additional review items prior to granting a certificate of occupancy.

Objective e. Manage the location of industry in the Mountain View area to minimize the cumulative impact of existing, proposed, and known planned future industrial uses and their discharges on the community's health and environment.



- Minimize the cumulative impacts of existing, proposed, and known planned future industrial uses and their discharges on the community’s health and environment by establishing appropriate distance separation buffers.
- Require that existing facilities adequately monitor their discharges and emissions using appropriate monitoring devices on a daily basis and to calculate their total pollution load on an annual basis. In the event that discharges and emissions exceed that permitted for require the applicant to modify their permit.
- Establish a standing committee of representatives from each agency that issues environmental or land use permits in Mountain View. This committee should meet quarterly to assess the cumulative impact of existing facilities, proposed facilities, and known, planned future facilities on the health and the environment of the community and to compile baseline data on the community’s demographics, disproportionate environmental burden of the community, number of existing regulated facilities and their contribution to the total pollution load.
- Establish an advisory board to conduct environmental health reviews for the proposed facility’s discharges in the context of existing facilities’ discharges, and known planned future facilities’ discharges to establish acceptance, acceptance with conditions, or denial of the permit application.
- Publicize the County’s hazardous waste pick-up program.
- Require training and certification in environmental disposal, remediation, mitigation, and reclamation practices before granting the initial permit or permit renewal.

Policy B 3. The County shall coordinate better enforcement of existing environmental laws and regulations.

Objective a. Work with the State of New Mexico and local environmental agencies to provide capacity for ongoing monitoring and enforcement of standards that are the responsibility of state and local environmental agencies.

Objective b. Require active environmental monitoring of the Mountain View area and expand the number of air monitoring and ground water monitoring devices in the community.



- Objective c. Establish an annual review of all facilities having environmental permits to ensure compliance with state and local permit requirements and special permit conditions.*
- Objective d. Foster closer cooperation among the various agencies charged with enforcing environmental laws and regulations. Require an interagency team to meet periodically to assess community health or environmental quality issues that are or may be related to existing and proposed facilities and to keep informed of changes in environmental laws, regulations, and enforcement activities.*
- Objective e. Expand the capacity of the County enforcement staff by hiring more enforcement officers.*

Policy B4. The County shall prevent intrusion of industrial uses into residential neighborhoods.

- Objective a. Do not allow Special Use Permits for industrial uses on land zoned A-1, R-1, or other residential zone. This includes any agriculture-related industry that is not currently allowed in the A-1 zone.*

Policy B5. The County shall work with the Mountain View neighborhood to secure a larger role in air quality decisions that affect the County.

- Objective a. Work with the City of Albuquerque Environmental Health Department to appoint a liaison from the County Planning Commission to the Air Quality Control Board.*
- Objective b. Provide for County Office of Environmental Health staff review and input on applications for air quality discharge permits for industries located in the incorporated parts of the County.*

Policy B6. The County shall minimize light pollution in Mountain View.

- Objective a. Establish design requirements for street lights and security lights to prevent light from spilling off the site.*
Economic Development Policies

C. Economic Development Policies

Policy C1. The County shall encourage development of a town center, plaza or park, local retail and other commercial, employment and residential uses at 2nd and Rio Bravo around the commuter rail



station.

Objective a. Encourage mixed uses within ¼ to ½ mile of the commuter rail station, including commercial, office and higher density residential (12-20 dwelling units per acre).

Objective b. Encourage higher density development closest to the rail station, tapering to lower density as development becomes farther away.

Objective c. Invest in a park or plaza at the site, as part of a development partnership.

Objective e. Create a Transit-Oriented Development Zone for a specified area around the rail station that requires a site master plan with specific uses and good quality design.

Policy C2. The County shall promote local commercial/retail development where desired by rezoning.

Objective a. Rezone to commercial or mixed use an area south of Shoreline Court between 2nd Street and Broadway.

Objective b. Encourage retail and commercial activity at Bobby Foster Road and Broadway and north along Broadway.

Policy C3. The County shall involve local organizations and community groups to assist in creating locally-based economic development in Mountain View.

Objective a. Develop and nurture small business incubators, low-income housing projects, and local business associations.
Implementation Policies

D. Implementations Policies

Policy D1. The County shall establish a committee composed of representatives of the Mountain View neighborhood, the State NMED, South Valley Partners for Environmental Justice, and others to oversee and guide implementation of policies and projects in the Mountain View Sector Plan.

E Proposed Zoning



Proposed Zoning (Future land use and zoning map)

This Sector Development Plan establishes zoning that will implement the land use goals of the community. The zoning language was developed by a team of County government staff and consultants and reviewed by the residents and property owners of the Mountain View community.

The intent of the Sector Development Plan, and the zoning language proposed by the plan, is to lessen congestion in the streets and public ways; to secure safety from fire, panic, flooding and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate adequate provisions for transportation, water, sewage, schools, parks, and other public requirements; to conserve the value of buildings and lands; to restore and enhance the natural and cultural assets of the Mountain View community through mitigation of existing environmental contamination and through prevention of future contamination, and to encourage the most appropriate use of land throughout Mountain View in accordance with the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan. Special Zoning Provisions for the Mountain View Sector Development Plan
In 2003, Bernalillo County adopted the SD Sector Development Plan zone as part of the Bernalillo County Zoning Code and described procedures for establishing this zone. The purpose of the zone is to allow a mix of uses controlled by a Sector Development Plan that specifies development and redevelopment appropriate to a given neighborhood, where other zones are inadequate to address special needs. The County Zoning Code states that the SD zone is “appropriate to map where it is applied to an entire neighborhood, and if it is determined that the area proposed for the sector development plan meets at least one of the following criteria:

The area is developed such that the requirements of other available zones do not promote the conservation of special neighborhood characteristics, which the County desires to preserve; or

The area has developed or should develop with a pattern of mixed land uses, which will need careful control and coordination of development at a sub-area scale in order to insure a desirable mixture of uses; or

There are factors which substantially impair or arrest the sound growth and economic health and well-being of the area, or the area constitutes an economic or social burden and is a menace to the public health, safety, or welfare in its present condition and use.”

As described in the existing conditions portion of this report, uses allowed in both the heavy and light industrial zoning (M-1 and M-2) in Mountain View have resulted in serious contamination of the groundwater and air and a preponderance of industry located adjacent to residential areas with little or no buffers. In addition, the large trucks that service these industries pose a hazard for school children and other



pedestrians that use the same roadways. Moreover, the industrial uses mar the aesthetic appearance of residential neighborhoods and lower property values. Therefore, the existing County industrial zoning near residential areas meet the criteria for #3, making it appropriate for mapping an SD zone.

In addition, the area surrounding the commuter rail station meets the criteria for #2, because this area should develop with a pattern of mixed land uses that will require careful control and coordination at a sub-scale level to ensure a desirable mixture of uses and market success.

To carry this out, the Mountain View Sector Plan proposes four new SD zones unique to Mountain View (See Figure 29). It creates new zoning regulations for the first three new zones. Because the Mid-Region Council of Governments has contracted with a firm to develop land uses and design standards for the land surrounding the Railrunner stations, the sector plan sets out principles to follow for regulations in that zone. The new zones are:

- 1) **SD/MV C-LI Zone (Mountain View Commercial-Light Industrial Zone).** This zone is based on the relatively new County Commercial-Light Industrial Zone but has several modifications. Because Mountain View is laboring under a disproportionate number of industries in close proximity to residential areas, compared with the rest of the County, as well as industrial contamination and pollution, the area deserves greater protection. Industries that have the potential to cause contamination and pollution—based on the historical record compiled by the NM Environment Department and the Bernalillo County Office of Environmental Health—will be subject to greater scrutiny than in the past in the process to secure entitlements. Therefore, several uses regulated as permissive in the County-wide C-LI Zone, but with the potential to cause contamination, will be regulated as conditional in the Mountain View C-LI Zone.

The new conditions established are designed to create a physical separation between potentially hazardous industrial uses and residential and public uses both for health and safety reasons and for aesthetic reasons. They are also designed to ensure that potentially hazardous industries obtain the proper environmental permits and comply with environmental regulations. Other conditions are employed to protect residential neighborhoods from heavy truck and vehicle traffic.

Areas to be rezoned SD-MV-C-LI are those parcels currently zoned for industrial uses (M-1 and M-2) whose property lines are within 1,000 feet of land zoned for agriculture (A-1,) or residential (R-1, R-2, and M-H zones). The 1,000-foot distance criteria will serve to buffer residential areas from light industry and help to direct heavy truck traffic east to Broadway Blvd. rather than 2nd Street and residential streets.



- 2) **SD/MV I Zone (Mountain View Industrial Zone).** This zone is based on the existing County M-1 Zone. It disallows the heaviest industrial uses. It will be applied to the remainder of industrially zoned land in Mountain View outside of the SD-MV-C-LI Zone, the SD-MV-RT Zone and the SD-MV-TOD Zone.
- 3) **SD/MV RT Zone (Mountain View Residential Townhouse Zone).** This new zone would permit up to 12-15 townhomes per acre north of Rio Bravo Blvd. along the west side of 2nd Street west to the Barr Canal. The higher density residential would establish a residential population within walking distance of the commuter rail station that could help support retail activities in the TOD site.
- 4) **SD/MV TOD Zone (Mountain View Transit-Oriented Development Zone).** This zone generally would be applied to land within a one-quarter mile radius of the new Railrunner station at 2nd Street and Rio Bravo. The sector plan recommends a number of principles to follow in developing regulations for this zone, but does not establish it.

Figure 29 is a zoning map showing the proposed locations for the new Sector Development Plan zoning.

SD/MV C-LI (Mountain View Commercial/Light Industrial Zone)

- A. The regulations set forth in this section, or set forth elsewhere in an ordinance when referring to this section, are the regulations in the Mountain View Commercial/Light Industrial Zone. The purpose of this zone is primarily for a mix of community commercial uses, higher density residential, light manufacturing, light fabricating, warehousing and wholesale distribution with off-street loading and off-street parking for employees, and with ready access to arterial highways or railroads. It is suitable for mapping adjacent to higher density residential areas and the SD-MV-Industrial Zone described below.

SD/MV C-LI

B. Use Regulations:

1. Prohibited Uses. The following uses are prohibited in this zone: Church and any residential use, except that each individual use may provide accommodations for one security resident employed on the premises, provided that such accommodations are not used as rental property. However, mixed use development may be permitted as noted under conditional uses in this section.
2. Permissive Uses. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.
 - a. Amateur Radio Antenna/Tower up to 65 feet as measured from grade.
 - b. Arts and crafts objects retail sales, supplies plus their incidental creation.
 - c. Automobile, motorcycle, bicycle, motorized bicycle (moped), all terrain vehicle, and small engine repairing, but no bodywork. Repairing shall be done within a completely enclosed building at least 20 feet from any residential zone.



Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.

- d. Auto parts and supply retail sales.
- e. Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail costs.
- f. Banking and loaning money.
- g. Bicycle and motorized bicycle (moped) sales and rental, provided that outdoor display is permitted only 50 feet or more from any residential zone.
- h. Books, magazines, newspapers, stationery for retail sales, but not an adult bookstore.
- i. Car wash.
- j. Clothing, shoes, dry goods for retail sales.
- k. Cosmetics, notions, hobby supplies for retail sales.
- l. Delivery service.
- m. Drive-thru facilities such as banks, drugstores, dry cleaners, restaurants and similar uses provided there is adequate on-site space for vehicle queuing and the vehicle movement plan is approved by the County.
- n. Drug store.
- o. Feed or fruit storage or sales (wholesale), provided all outside storage is enclosed by a solid wall or fence six feet high on all sides abutting A-1, R-1, R-2, M-H, or SD-MV-RT property.
- p. Grocery store.
- q. Health gymnasium.
- r. Institution, including library, museum, school, day care center, but not disciplinary institutions or hospitals for human beings.
- s. Jewelry sales and supplies.
- t. Laundromat, clothes pressing.
- u. Nursery or greenhouse provided all outside storage other than plant material is enclosed by a six-foot high solid wall or fence on all sides.
- v. Office.
- w. Paint store.
- x. Pet shop and/or pet grooming, provided there are no outside pens.
- y. Photographic equipment sales and/or service.
- z. Radio and/or television station, and/or motion picture industry activities.
- aa. Restaurant, provided there shall be no drive-in restaurant; and alcoholic drink may be sold only under a restaurant license for sale of beer and wine, as provided by NMSA 1978, § 60-6A-4.
- bb. Sales and display rooms or buildings for wholesalers, distributors.
- cc. Service station, including the sale of liquefied petroleum gas, but not for resale, provided any tube or tire repairing, minor auto repair or battery charging shall be conducted within a completely enclosed building.
- dd. Sign, on premises, as regulated in the C-1 zone, provided that freestanding signs are limited to 10 feet in height and must be designed as monument signs with an enclosed base.



- ee. Tailoring, dressmaking.
 - ff. The following uses must be conducted within a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high, which must be solid along the sides of the site facing or abutting land zoned A-1, R-1, R-2, M-H, or SD-MV R-T and provided further that products, items or materials stored on the site are not stacked to a height above the height of the required wall or fence:
 - (1) Building material storage and sales.
 - (2) Contractor's equipment storage, rental, or sale.
 - (3) Food processing.
 - gg. One residence per business for a security resident employed on the premises provided that such accommodations are not used as rental property.
 - hh. Wireless Telecommunications Facility, provided that it satisfies the requirements of Section 22.5 of the Comprehensive Zoning Ordinance of Bernalillo County, and as specifically limited below:
 - (1) Face-mounted wireless telecommunications facility.
 - (2) Roof-mounted wireless telecommunications facility, up to 6 feet above the parapet of the building on which it is placed.
 - (3) Concealed wireless telecommunications facility.
 - (4) Wireless telecommunications facility for which all antennas are mounted on an existing vertical structure.
3. Conditional Uses. The following uses may be permitted, if approved by the Zoning Administrator, in accordance with the procedures and under the conditions set out in the Administration Section of the Comprehensive Zoning Ordinance of Bernalillo County with additional requirements deemed necessary to safeguard the best interest of the adjoining property, neighborhood and community.
- a. Amateur Radio Antenna/Tower 65 to 100 feet as measured from grade.
 - b. Mixed use development with residential and nonresidential uses combined in the same building or buildings. The nonresidential uses are limited to those allowed as permissive or conditional in the C-LI zone, plus incidental activities.
 - c. The following uses, provided they comply with items 1-3 below:
 - (1) the site must be enclosed by a solid wall or solid fence at least six feet high on all sides abutting or facing a major street or A-1, R-1, R-2, M-H, or SD-MV-RT property; and products, items or materials stored on the site must be stacked below the height of the required wall or fence;
 - (2) the property line of the proposed use must be at least 1,000 feet from the property line of any conforming residential use, school, park or community center; and
 - (3) primary vehicular access must be to Broadway Boulevard.
 - (a) Bottling plant
 - (b) Cold storage plant
 - (c) Ice plant (wholesale)



- (d) Public building including fire and police stations
 - (e) Warehouse
- d. The following uses, provided they comply with items 1-4 below:
- (1) the site must be enclosed by a solid wall or solid fence at least six feet high on all sides abutting or facing a major street or A-1, R-1, R-2, M-H, or SD-MV-RT property; and products, items or materials stored on the site must be stacked below the height of the required wall or fence;
 - (2) the property line of the proposed use must be at least 1,000 feet from the property line of any conforming residential use, school, park or community center;
 - (3) primary vehicular access must be to Broadway Boulevard; and
 - (4) the applicant shall comply with Land Use Policies A1, A2 and A3 of the Mountain View Sector Plan.
 - (a) Dry cleaning provided only a closed system is used and only nonflammable or noncombustible materials are used in the cleaning process.
 - (b) Laboratory (experimental or testing).
 - (c) Laundry Cleaning, or dyeing works, including rug works and rug and carpet cleaning.
 - (d) Machine shop, blacksmith shop, ornamental iron shop, welding shop.
 - (e) Manufacturing, compounding, assembling, or treatment of articles made from the following materials: Bone, shell, cellophane, cork, fiber, fur, glass, horn, leather, precious or semiprecious metals or gems, paint (not involving a boiling process), paper, plastics, textiles, yarn, tobacco, or wood.
 - (f) Manufacturing, compounding, processing, packaging, treating, assembling, maintaining, repairing, overhauling, or rebuilding of the following products: bakery goods, candy, cosmetic goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, mechanical devices, electronic instruments and devices, radios or phonographs, musical instruments, pottery, figurines, ceramics provided only previously pulverized clay and kilns fired by electricity or gas shall be used, signs, including electric or neon, billboards, commercial advertising structures, toys, and novelties.
 - (g) Public utility structure.
 - (h) Sheet metal working (light), including the making of heating or ventilating products or equipment, cornices, and eaves.

C. Height Regulations. The same regulations apply as in the C-2 zone of the Comprehensive Zoning Ordinance of Bernalillo County, except as provided in the Supplementary Height and Area Regulation Section of the ordinance.

D. Area Regulations:

- a. Front Yard. There shall be a front yard having a depth of not less than 30 feet.



- b. Side Yard. None required except on the side of a lot abutting an A-1, R-1, R-2, M-H or SD-MV-RT zone, in which case there shall be a side yard of not less than 15 feet in width.
 - c. Rear Yard. Except as hereinafter provided in the Supplementary Height and Area Regulation Section of the Comprehensive Zoning Ordinance of Bernalillo County, there shall be a rear yard having a depth of 15 feet.
 - d. Off-Street Parking and Loading and Unloading Spaces. Off-street parking spaces, and loading and unloading spaces, shall be provided in accordance with requirements for specific uses set forth in the Off-Street Parking, Loading and Unloading Regulation Section of the Comprehensive Zoning Ordinance of Bernalillo County.
- E. **Landscape and Buffer Landscaping.** Nonresidential uses facing or abutting on a principal or minor arterial, as identified in the Long Range Major Roadway System Map, shall provide landscaping as provided and regulated in the Landscaping and Buffer Landscaping Regulations Section of the Comprehensive Zoning Ordinance of Bernalillo County.



SD/MV I (Mountain View Industrial Zone)

- A. The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section are the regulations in the MV-Industrial Zone. The purpose of this zone is primarily for light manufacturing, light fabricating, warehousing, and wholesale distribution with off-street loading and off-street parking for employees, and with access to principal arterials or railroads. Areas zoned MV-Industrial will create an employment center, with protections from environmental hazards.
 - B. Use Regulations:
 - 1. Prohibited Uses. The following uses are prohibited in this zone: Church, library, school, hospital, or any residential use, except that each individual industrial use may provide accommodations for one resident watchman or caretaker employed on the premises, provided that such accommodations are not used for commercial, industrial or office purposes.
 - 2. Permissive Uses. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.
 - a. Any permissive or conditional use listed and as regulated in the C-2 zone of the Comprehensive Zoning Ordinance of Bernalillo County, except as qualified above in section B.1.
 - 3. Conditional Uses. The following uses may be permitted, if approved by the Zoning Administrator, in accordance with the procedures and under the conditions set out in the Administration Section of the Comprehensive Zoning Ordinance of Bernalillo County with additional requirements deemed necessary to safeguard the best interest of the adjoining property, neighborhood and community.
 - a. Amateur Radio Antenna/Tower 65 to 100 feet as measured from grade.
 - b. Mixed use development with residential and nonresidential uses combined in the same building or buildings. The nonresidential uses are limited to those allowed as permissive or conditional in the C-LI zone, plus incidental activities.
 - c. The following uses, provided they comply with items 1-3 below:
 - (1) the site must be enclosed by a solid wall or solid fence at least six feet high on all sides abutting or facing a major street or A-1, R-1, R-2, M-H, or SD-MV-RT property; and products, items or materials stored on the site must be stacked below the height of the required wall or fence;
 - (2) the property line of the proposed use must be at least 1,000 feet from the property line of any conforming residential use, school, park or community center; and
 - (3) primary vehicular access must be to Broadway Boulevard.
- (a) Cold storage plant.
 - (b) Feed or fruit storage or sales (wholesale).



- (c) Ice plant (wholesale). Building material storage and sales.
- (d) Contractor's equipment storage, rental, or sale; contractor's plant.
- (e) Warehouse.
 - i. Food processing.
 - ii. Accessory uses to any of the foregoing.
 - iii. Off-premises sign or advertising structure as regulated in the C-2 zone of the Comprehensive Zoning Ordinance of Bernalillo County, except that maximum area of any one sign face shall not exceed 672 square feet, plus an additional add-on sign area for cutouts or extensions which may not exceed 34 square feet.
 - iv. Tire recapping.
- d. The following uses, provided they comply with items 1-4 below:
 - (1) Uses, not listed as already being permissive in this section, which must be conducted within a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high, and which must be solid along the sides of the site facing or abutting a major street or land zoned A-1, R-1, R-2, M-H or MV-RT, and provided further that products, items or materials stored on the site are stacked to a height below the height of the required wall or fence.
 - (2) The proposed use must be at least 1,000 feet from any residential property line, or school or parks or community center or similar public facility.
 - (3) Primary vehicular access must be to Broadway Boulevard.
 - (4) the applicant shall comply with Land Use Policies A1, A2 and A3 of the Mountain View Sector Plan.
 - (a) Asphalt batching plant.
 - (b) Foundry, casting of lightweight, nonferrous metal, provided there shall be no fumes or odors discernible beyond the premises.
 - (c) Laboratory (experimental or testing), provided any potentially hazardous substances are contained and disposed of in a manner that does not contaminate the environment.
 - (d) Cleaning, or dyeing works, including rug works, including rug and carpet cleaning.
 - (e) Concrete or cement products manufacturing, batching plant, gravel or sand removal activity, stockpiling, processing or distribution, provided:
 - i. Any gravel removal activities shall be conducted in accordance with sound engineering practices.
 - ii. Depleted land shall be rehabilitated by grading or backfilling with nonnoxious, nonflammable, noncombustible solids.



- iii. Depleted land shall be graded or backfilled so as not to collect or permit stagnant water to remain therein.
 - iv. Depleted land shall be so graded or backfilled that it will result in topography in substantial conformity to the land immediately surrounding it and which will minimize erosion caused by rainfall and runoff.
 - v. Concrete or cement products manufacturing, batching plant, or processing of stone shall be conducted in accordance with current environmental pollution controls.
- (e) Fuel storage or sales (wholesale).
 - (f) Machine shop, blacksmith shop, ornamental iron shop, welding shop.
 - (g) Manufacturing, compounding, assembling, or treatment of articles made from the following materials: Bone, shell, cellophane, cork, fiber, fur, glass, horn, leather, precious or semiprecious metals or gems, paint (not involving a boiling process), paper, plastics, textiles, yarn, tobacco, or wood.
 - (h) Manufacturing, compounding, processing, packaging, treating, assembling, maintaining, repairing, overhauling, or rebuilding of the following products: bakery goods, batteries, candy, cosmetic goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, electronic instruments and devices, radios or phonographs, musical instruments, pottery, figurines, ceramics provided only previously pulverized clay and kilns fired by electricity or gas shall be used, signs, including electric or neon, billboards, commercial advertising structures, toys, and novelties.
 - (i) Poultry or rabbit live storage or killing and dressing.
 - (j) Sheet metal working (light), including the making of heating or ventilating products or equipment, cornices, and eaves.
 - (k) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.
 - (l) Auction of livestock.
 - (m) Auto dismantling yards, junkyards, storage and salvage yards and yards used for the open storage of materials.
 - (n) Manufactured or Mobile Homes Sales.

C. Height Regulations. The same regulations apply as in the C-2 zone of the Comprehensive Zoning Ordinance of Bernalillo County, except as provided in the Supplementary Height and Area Regulation Section of the ordinance.



D. Area Regulations:

1. Front Yard. There shall be a front yard having a depth of not less than 30 feet.
 2. Side Yard. None required except on the side of a lot abutting an A-1, R-1, R-2, M-H or MV-RT zone, and in which case there shall be a side yard of not less than twenty (20) feet in width.
 3. Rear Yard. Except as provided in the Supplementary Height and Area Regulation Section of the Bernalillo County Zoning Code, there shall be a rear yard having a depth of 15 feet for a lot abutting a non-residential zone. For a lot abutting an A-1, R-1 Regulation Section of the Bernalillo County Zoning Code.
- E. Landscape and Buffer Landscaping. Nonresidential uses facing or abutting on a principal or minor arterial, as identified in the Long Range Transportation Plan, shall provide landscaping as provided and regulated in the Landscaping and Buffer Landscaping Regulations Section of the Bernalillo County Zoning Ordinance.

SD/MV RT (Residential Townhouse)

- A. The regulations set forth in this section or set forth elsewhere in this ordinance, when referred to in this section, are the regulations in the Mountain View Residential Townhouse Zone. The purpose of this zone is to permit in appropriate areas a higher density of population than in one-family zones and still maintain a residential environment.
 - B. Use Regulations: A building or premises shall be used only for the following purposes, all uses customarily incidental to the, R-2, M-H or MV-RT zone, there shall be a rear yard of not less than twenty 20 feet in width.
4. Off-Street Parking and Loading and Unloading Spaces. Off-street parking spaces, and loading and unloading spaces, shall be provided in accordance with requirements for specific uses set forth in the Off-Street Parking, Loading and Unloading building or premises shall be maintained on site:
 1. Prohibited Uses. The following uses are prohibited in this zone:
 - a. The open storage of inoperative vehicles or auto parts;
 - b. The open storage of trash or junk;
 - c. The open storage of large appliances;
 - d. Any use not designated a permissive use or conditional use in this zone, unless otherwise authorized by this Code; or
 - e. Any use not recognized as customarily incidental to a permitted use in this zone.
 2. Permissive Uses:
 - a. Townhouses.
 - b. Single Family Homes.
 3. Conditional Uses: The following uses may be permitted to encourage new housing and small office uses within walking distance of the Transit-Oriented Development Zone, if approved by the Zoning Administrator, in accordance with the procedures and under the conditions set out in the Administrative Section of the Bernalillo County Zoning Ordinance with additional



requirements deemed necessary to safeguard the best interest of the adjoining property, neighborhood, and community.

- a. Live-work units: A residential unit in which up to 50 percent of the area is used for commercial purposes, such as a small office. Height shall not exceed two stories and 26 feet from grade. Office entries should front onto streets or commercially designated parking areas. A parking ratio of one space/unit for residential components of this building-type will be contained within the building site. Parking for office components shall be provided on the street or shared with other commercial uses. Shall not exceed net density of 15 live-work units per acre.

C. Height Regulations. Structures may exceed 26 feet in height, but any portion of a structure that exceeds 26 feet in height may not exceed a plan drawn at a 45 degree angle from the horizontal from the ground level of land zoned A-1, R-1, M-H, or SD-MV-RT.

D. Area Regulations:

1. Minimum Lot Area and Lot Width. For townhouses, the minimum lot area must be 2,600 square feet and the minimum lot width must be 24 feet, provided water and sewer facilities are available. If community utilities are not available, then the minimum lot size must be three-quarters of an acre per dwelling unit. (YIELD: ~ 13 du/ac.)
2. Front Yard:
 - a. There shall be a front yard having a depth of not less than 20 feet, except as provided in the Supplementary Height and Area Regulations Section of this ordinance, or for townhouses, which shall have a minimum front yard depth of ten feet, provided that the length of any driveway shall not be less than 20 feet.
 - b. Where lots have double frontage, the required front yard shall be provided on both streets.
3. Side Yard:
 - c. Except as hereinafter provided in the following paragraphs and in the Supplementary Height and Area Regulations Section of this ordinance, there is no required side-yard setback from internal lot lines for townhouses; there shall be a five-foot setback from external lot lines of corner townhouse lots.
4. Rear Yard.
 - a. Except as hereinafter provided in the following paragraphs and in the Supplementary Height and Area Regulations Section of this ordinance, there must be rear yard having a depth of not less than 15 feet for townhouses.
5. Density. Every building hereafter erected or structurally altered for dwelling purposes must comply with the following density requirements:
 - a. A floor area ratio of 0.5 is permitted provided community water and sewer facilities are made available.
 - b. If community utilities are not available, then the minimum lot area shall be three-quarters of an acre.



6. Usable Open Space.
 - a. Usable open space shall be provided on site at 550 square feet per townhouse dwelling unit, and 360 square feet per townhouse dwelling unit on a lot with vehicle access only to the rear yard from an alley.

Proposed Additional Land Use Policy Recommendations

In addition, the County will also:

- Allow County Environmental Health to set conditions known to help prevent pollution (for example, installing scrubbers, drains, etc.) for approval of specific industries that apply for a conditional use under the Sector Development Zoning Code.
- Require a site visit and determination of compliance with all environmental requirements before granting a certificate of occupancy.
- Investigate the possibility of assessing and monitoring cumulative environmental risks rather than modeling single emissions or discharges as part of air quality permits, NPDES permits, and conditional use permits.
- Consider adding an advisory board for Environmental Health Review that could comment on the application and suggest conditions for approval.
- Require training and certification for environmental disposal practices before granting the initial permit or renewal.



Figure 28. Industrial Buffer Area

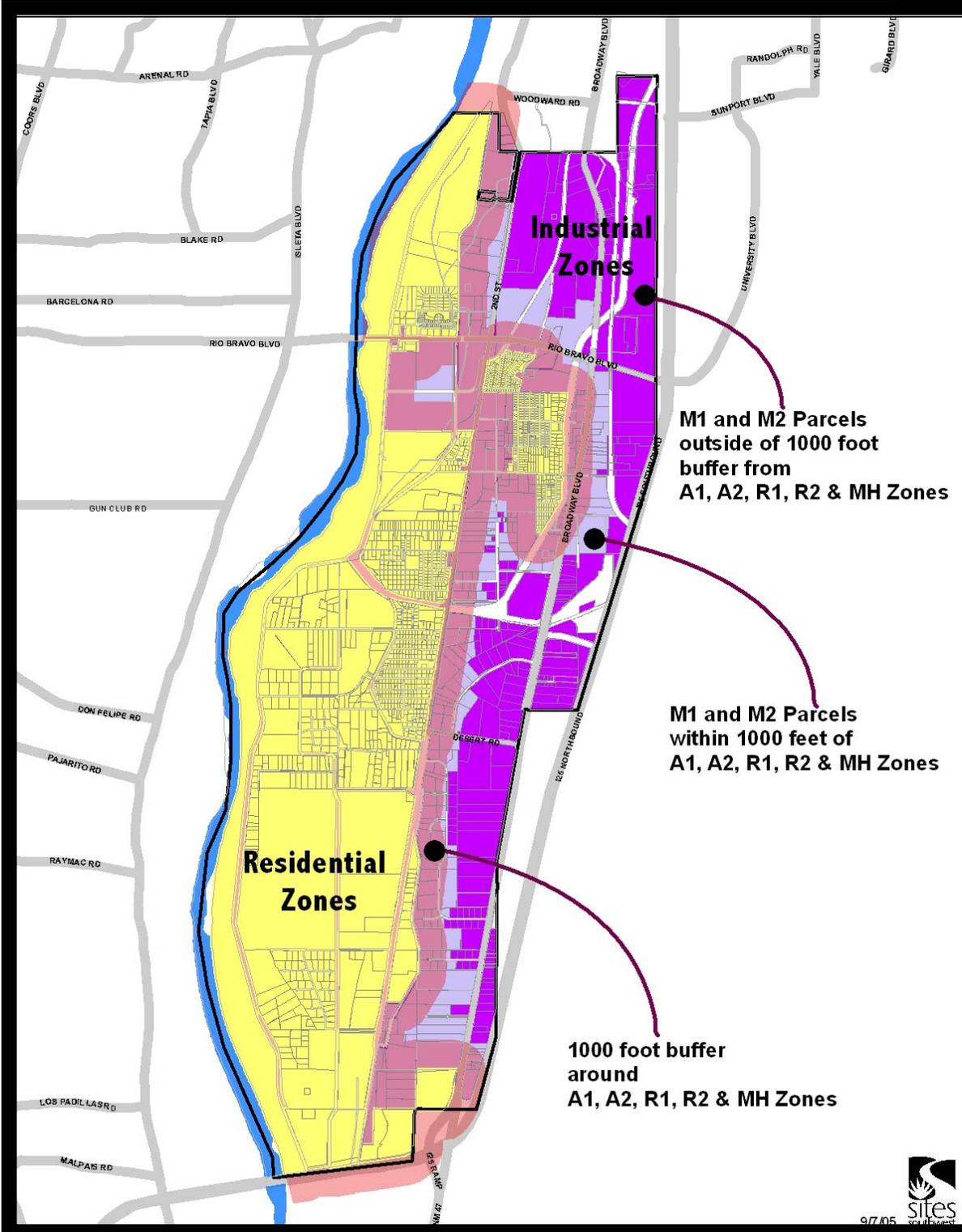
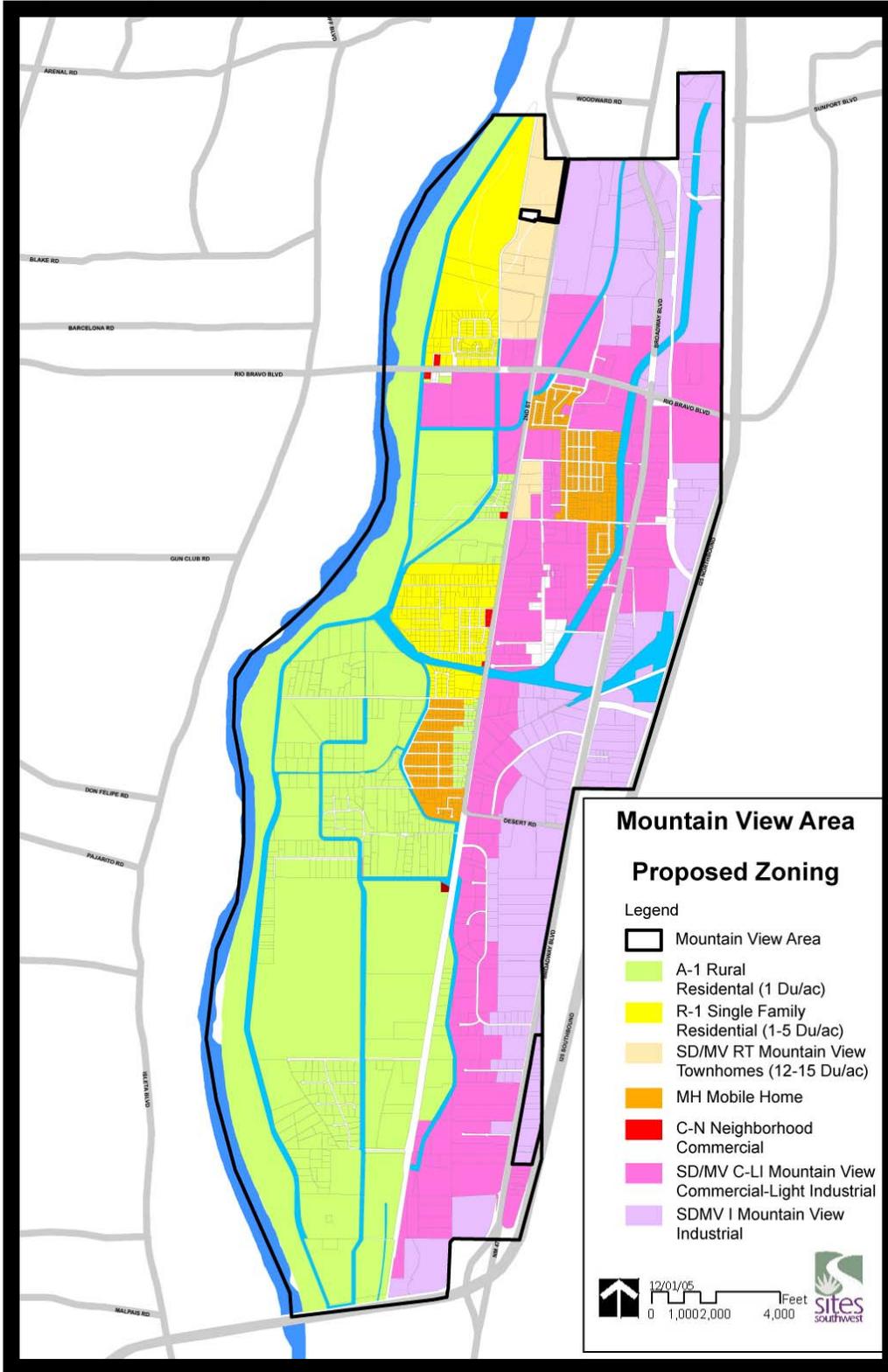


Figure 29. Proposed Zoning



MV- Transit-Oriented Development Principles

The purpose of the Mountain View Transit-Oriented Development Zone is to encourage an appropriate mixture, density and design of activity around the upcoming Railrunner commuter rail station at 2nd and Rio Bravo to increase ridership, promote transportation alternative to automobiles, increase potential customers for neighborhood retail in the area, and to develop a Town Center. Objectives of the Mountain View TOD district are to encourage people to walk, ride a bicycle and use transit by

- Allowing for a mix of uses and round-the-clock activities to attract pedestrians and other customers,
- Achieving a compact pattern of development conducive to walking and bicycling,
- Offering amenities (shade, landscaping, trails, street furniture) that create a comfortable environment for pedestrians, bicyclists and other users,
- Maintaining sufficient parking and access for automobiles that is integrated safely with other modes of transportation,
- Providing a sufficient density of employees, residents and recreational users to support transit and promote safety, and
- Generating a relatively high percentage of trips serviceable by transit.

The following principles should be followed in creating regulations for the Mountain View TOD Zone. The zone should:

- Be applied to land within five to ten minutes' walk of the train station.
- Contain small blocks with a complementary mix of land uses and a well-connected grid of streets.
- Restrict employment uses to those that will provide a minimum density of one employee or user for every 500 square feet of gross building area, exclusive of parking facilities.
- Incorporate bicycle paths and lanes, such as a greenway along the San Jose Drain.
- Create pedestrian cross-walks (preferably of paving material different from the street paving material).
- Require sidewalks to have at least an 8-foot, and preferably 12-foot, unobstructed width and be shaded by trees, awnings, porticos, or other means.
- Use landscape strips, bike lanes, trees and other elements to buffer pedestrians from automobile traffic.
- Provide for architectural materials, landscape, and lighting elements and height limits that "break up" the scale of buildings and spaces (articulation) and achieve a scale and height comfortable for pedestrians.
- Incorporate a central feature, such as a park or plaza as part of the Town Center.
- Design buildings to achieve a compact form conducive to walking and bicycling, emphasizing pedestrian access, comfort and visual interest. There should be safe and comfortable separation from vehicle access to the building and site.
- Establish maximum building setbacks to create a consistent street wall to promote walking. Setbacks could be increased to accommodate outdoor seating, patio dining, or retail sales. Features such as overhangs, porticos, balconies, loggias, or arcades could be allowed within the setback.



- Require clear windows to encompass at least approximately 50 percent of the building façade length fronting on to a street, and place limits on the linear expanse of blank walls uninterrupted by doors or windows. Windows should be a prescribed distance above the adjacent interior finished floor and adjacent sidewalk grade.
- Require building lots that abut a transit platform, transit station, transit street, or major pedestrian access way to orient at least one main building entry to these structures.
- Prohibit large-scale retail commercial stores (eg, more than 80,000 square feet) from fronting the street with parking lots. Instead require pedestrian-oriented “liner” retail buildings to front the street instead.
- Prohibit exterior storage on sidewalks, except for outdoor seating for food and drink establishments and accessory uses such as sales displays or food and drink stands.
- Set standards for auto and bicycle parking and require off-street parking to be located to the rear or interior of a lot to minimize its visibility from a street. Require parking structures that abut a transit station, transit street or major pedestrian access way to have a non-parking use at ground level.
- Require walls or fences and a landscape strip to buffer residential uses from parking lots.
- Consider prohibiting the following uses in the core TOD: automobile and other motorized vehicle dealers, resellers, service stations, except retail or wholesale dealers selling parts; boat dealers, resellers, repair and leasing; bulk retail and wholesale uses; car washes; cemeteries; cold storage plants; commercial and construction equipment sales, service and rentals; drive-in businesses; funeral homes and mortuaries; gas stations and accessory uses such as mini-marts; golf courses; junk yards and motor vehicle wrecking yards; kennels, excluding those accessory to veterinary clinics; manufactured home sales; nurseries or greenhouses; RV parks or mobile home parks and campgrounds; solid waste transfer stations; telecom hotels; towing services; truck stops and related uses except loading and unloading for permitted commercial uses; warehouses, mini-warehouses, storage facilities and mini-storage facilities (indoor or outdoor).
- Consider requiring conditional use permits for the following uses: drive-through facilities; fast-food establishments (prohibit franchise architecture and require design to conform to TOD standards); grocery store with building footprints over 50,000 square feet; light industrial facilities; liquor, retail sales and package retail sales; outdoor recreational uses; commercial parking facilities; private post offices; and sport facilities with more than 10,000 seats.

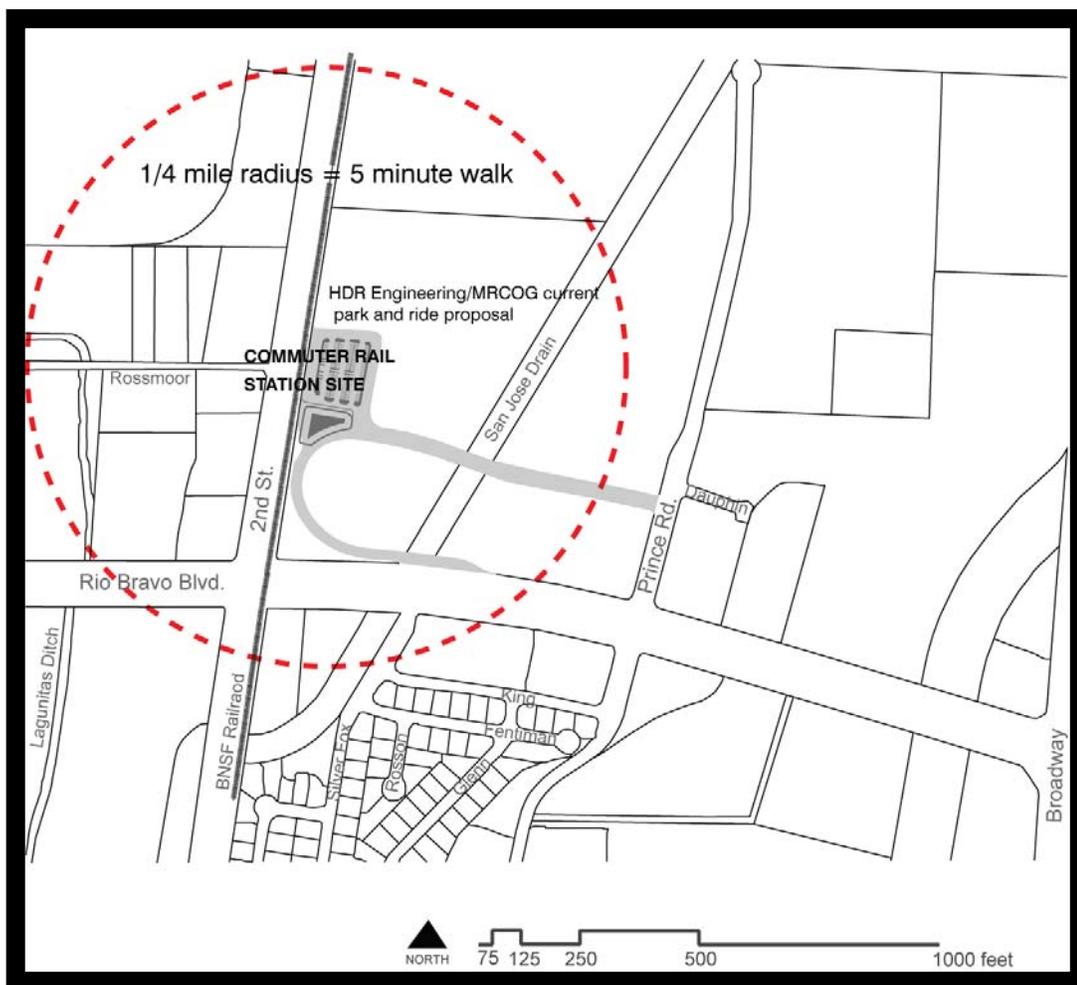


Transit-Oriented Development Schematic Design

Quarter Mile Radius

TOD, or Transit-Oriented Development, is the idea that growth in a region should happen around transportation sources alternative to the car, such as bus or train stations and stops. With the coming of the new Rail Runner Commuter Rail to the Mountain View neighborhood, this design strategy presents itself as a viable option. The quarter mile radius around the proposed rail station site represents a comfortable five-minute walk for users of the rail line. Within these boundaries a mixed-use commercial and residential Village Center could greatly add to the quality of this neighborhood and spur controlled growth for the future.

Figure 30. TOD Schematic Design Quarter Mile Radius



Potential Village Center Design Elements

1. Commuter Rail Station
2. Mixed-use retail and commercial buildings
3. Spaces between buildings provide opportunities for parks and plazas. Drainage is routed through these corridors, which help to support vegetation.
4. Higher density housing on the periphery helps support retail and services and provides 24-7 security.
5. Parking courts are dispersed throughout the project to support commuter rail and retail traffic.
6. On-street parking creates a buffer between moving traffic and pedestrians.
7. Storm water retention pond
8. Pedestrian greenways connect to the greater Mountain View neighborhood.
9. Private lawns and gardens add to the greenery along pedestrian greenways



Figure 31. TOD Schematic Design Potential Village Center Design Elements

C. Parks and Open Space Policies

Goal: The goal for Mountain View is to preserve open space through both public acquisition and private incentives, provide better access to the bosque and Rio Grande Valley State Park, and establish additional parks and sports fields in areas lacking these amenities.

Policy F1. The County shall establish additional pocket, neighborhood and community parks and sports fields in Mountain View.

Objective a. Work with the Albuquerque/Bernalillo County Water Utility Authority to explore the possibility of establishing ballfields or other recreational uses on unused portions of the City land north of the Southside Reclamation Plant.

Objective b. Collect the full amount, rather than the lower assessed amount, of park impact fees to help fund purchases of land for parks and recreation.

Objective c. Encourage the County to budget more funds for park operations and management.

Objective d. Select and prioritize vacant land for parks in the following areas:

- The Caminoes
- SW corner of 2nd Street and Rio Bravo
- Vacant land near Barr Canal and Ray Barr Road with bridge across ditch for Bosque access
- Vacant land east side of 2nd Street and west of Williams Street

Policy F2. The County shall work with the community to improve safety for trail users.

Objective a. Post signs and enforce dog rules and animal patrols on trails, especially along the South Diversion Channel.

Policy F3. The County shall work to preserve agricultural and recreational easements along the MRGCD acequia system to serve irrigation and trail system needs.

Objective a. Encourage landowners to place agricultural/recreational easements along the irrigation ditches on their property before selling it.



- Objective b. Amend the County subdivision ordinance to require ditches and private ancillary facilities to be recorded as easements to preserve the irrigation system network.*
- Objective c. Become involved with the Ditches-with-Trails Partners project underway to identify the key issues and opportunities that must be addressed before a trail network can be formally designated on MRGCD irrigation ditches and drainage canals in the Albuquerque area.*
- Objective d. Work with the MRGCD to preserve irrigation ditches both for irrigation and recreation.*

Policy F4. The County shall work with City Open Space to provide better access to the Rio Grande Valley State Park.

- Objective a. Work with the City and the community to specify locations for additional foot/bicycle bridges over the Riverside Drain.*
- Objective b. Seek funding to build additional foot-bicycle bridges over the Riverside Drain.*

Policy F5. The County shall work with the community to preserve land for open space and agriculture, where desirable, in the Mountain View Area.

- Objective a. Select and prioritize parcels to be purchased as open space by the County.*
 - Investigate potential open space purchases at the Old Valley Gold Dairy.
- Objective b. Explore establishing a Transfer of Development Rights program. Development rights from areas the County wanted to remain open space could be transferred to “receiving zones” where higher density was desired.*
- Objective c. Encourage the County and State to create a Purchase of Development Rights program to fund the 50 percent matching portion of the Federal USDA program to purchase development rights from landowners who want to preserve open space on their properties. Work with the Rio Grande Agricultural Land Trust or another land trust to implement this program in Mountain View.*
- Objective d. Encourage developers to cluster residential development to provide usable open space.*



Objective e. Make available to private landowners information about the new NM Land Conservation Incentives Act (75-9-1 to 75-9-6), which offers tax credits of up to \$100,000 to persons donating land or conservation easements to open space programs or environmental organizations. The Act's purpose is to encourage private landowners to be stewards of lands that are important habitat areas or contain significant natural, open space and historic resources by providing private landowners with incentives that encourage the protection of private lands for open space, natural resources, biodiversity conservation, outdoor recreation, farmland and forest land preservation, historic preservation, and land conservation purposes.

Objective f. Develop a brochure or other fact sheet informing private owners of incentive programs available for preserving some of their land as open space.

Table 11. Planned or Programmed Projects:

Project Type	Project	Description	Responsibility	Schedule
Park design	Ed Romero Park	Park design with \$100,000 Legislative appropriation 2003	BCPR	Ongoing
Park Improvements	Ed Romero Park	Implement park design	BCPR	As funds become available
Park Improvements	Mountain View Community Center	Parking on Williams Street, on-site perimeter trail, basketball court fencing	BCPR	As funds become available



Table 12. Additional Proposed Projects:

Project Type	Project	Description	Responsibility	Schedule
Rio Grande Valley State Park Access	New foot/bicycle bridges over the Riverside Drain	Select locations for access points, secure land or easements, design and build bridges	BCPR, MRGCD? COA	As funds become available
Open Space preservation	Land purchase at Price's Dairy	Work with landowners to select and purchase parcel of land at Price's Dairy	BCPR	As funds become available
Park Land	Land purchase in Caminoes	Work with neighborhood to choose a parcel for a future park	BCPR	As funds become available
Park Land	Land purchase or donation at 2nd and Rio Bravo	Work with landowners to purchase or obtain donation of park land/drainage area	BCPR	As funds become available
Park Land	Land purchase or easement on vacant land near Barr Canal and Ray Barr Road with ditch footbridge	Purchase or obtain easement from landowner	BCPR	As funds become available
Park land	Land purchase or donation on vacant land east of 2nd Street and west of Williams	Purchase from landowner	BCPR	As funds become available



D. Utility Service Policies

Policy G1. The County shall work with the Albuquerque/Bernalillo County Water Utility Authority (WUA) to continue to implement measures that make the Southside Water Reclamation Plant a good neighbor in the community.

Objective a. Continue to implement operational improvements that will eliminate odors.

Objective b. Rezone the City's property to MV Commercial-Light Industrial with a Special Use Permit for a wastewater treatment facility.

Objective c. Maintain vacant property on the north side of the plant to Rio Bravo as open space, including the possibility of leasing the property for farming or allowing the County to use for recreation purposes.

Policy G2. The County shall work with the WUA to protect groundwater quality through the appropriate expansion of the wastewater collection system.

Objective a. Extend the wastewater collection system to the south to encompass higher density residential neighborhoods and all businesses.

Objective b. Require that wastewater collection systems be provided by the developer in all subdivisions located in areas planned for utility service.

Objective c. Extend the wastewater collection system to industrial areas east of 2nd Street.

Objective d. Ensure that residents and businesses located in areas served by the existing wastewater system hook up to the system within the next five years.

Objective e. Provide financial assistance to help low income residents pay for sewer hookups. Low income assistance is available to residents who own their home and live in it. The house must be valued at no more than the County Assessor median appraised house value and annual income must be 80% or less of HUD median household income. A maximum of \$3,500 for sewer hook-ups.

Policy G3. The County shall work with the WUA to provide water utility service appropriate to the type of development.

Objective a. Extend water service to all areas that have or will have densities that support the cost of line extensions, including



residential neighborhoods with density higher than one dwelling unit per 1.25 acres and all businesses.

Objective b. Encourage residents and businesses located in areas served by the existing water system hook up to the system within the next five years.

Objective c. Provide financial assistance to help low income residents pay for water hookups. Low income assistance is available to residents who own their home and live in it. The house must be valued at no more than the County Assessor median appraised house value and annual income must be 80% or less of HUD median household income.

Objective d. Require water system infrastructure as part of subdivision approval in areas planned for water utility service.

Objective e. Work with owners of property south of the area currently planned for water system expansion to obtain water service pursuant to the line extension policies of the WUA. System expansion south of Lagunitas/Shirk Lane will be paid for by private development.

Policy G4. The County Public Works Division will seek funding for projects that eliminate flooding.

Objective a. Document flooding problems and develop an area wide drainage management plan, with specific attention to problem areas identified at community meetings:

- Rio Bravo and Broadway*
- North side of Desert Road*
- North and south of the South Diversion Channel*
- Along Broadway*

Objective b. Program drainage improvements into the County capital improvement program.

E. Capital Improvements Plan for Water and Wastewater Utilities and Storm Drainage

The table below lists capital improvements that have been proposed, the agency or other entity responsible, and current status or actions required to make these projects a reality.

Planned or programmed projects are already included in the facility plans for the water and wastewater utilities. Other projects are those desired by the community that are not yet included in an adopted plan.

Table 13. Planned or Programmed Projects:



Project Type	Project	Description	Responsibility	Schedule
Wastewater System	Water Reclamation Plant odor control program	Implement recommended improvements	Albuquerque Bernalillo County Water Utility Authority	Phase II Study FY 2006
Project Type	Project	Description	Responsibility	Schedule
Wastewater System	Valley Utility Expansion	Extend wastewater collection system south to Barr Spur Drain and Lagunitas Subdivision	Albuquerque Bernalillo County Water Utility Authority	
Water System	Design	Expansion Shirk Lane/Lagunitas Area	ABCWUA	

Table 14. Additional Proposed Projects:

Project Type	Project	Description	Responsibility	Schedule
Wastewater System	Expansion of system	Extend wastewater collection system south of the Barr Spur Drain to include Price's Dairy	Master planned community developer	
Utility Hook-ups	Utility hookups	Hook-up all residences and businesses in service area to the water and wastewater systems	Individual property owners; Albuquerque Bernalillo County Water Utility Authority; Bernalillo County	Ongoing
Utility Hook-ups	Financial assistance	Establish grants and loans for low income residents and business owners	Bernalillo County; Albuquerque Bernalillo County Water Utility Authority	Ongoing
Water System	Service expansion	Extend water service to areas that have or will have densities that support the cost of line extensions	Subdivision developers; Fund through Subdivision Development or Public Improvement District	Ongoing
Storm Water Drainage	Drainage Management Plan	Prepare a drainage management plan (DMP) for the southeast valley	Bernalillo County	
Storm Water Drainage	Drainage improvements	Program drainage improvements identified in the DMP	Bernalillo County	



F. Transportation Policies

Policy I1. The County, through the Long Range Transportation Planning process and its Capital Improvements Program, shall plan a future roadway system that provides adequate access for businesses and residents while minimizing the negative impacts of traffic on residential areas.

Objective a. Eliminate study corridor designation on Pajarito Road between Coors and I-25.

Objective b. Provide interstate access to Mesa del Sol through an extension of Desert Road connecting the I-25/Mesa del Sol intersection directly to Broadway.

Objective c. Maintain the rural character of 2nd Street in any future roadway system improvements.

- Add landscape strip with street trees between road and sidewalk or path.

Objective d. Construct roadway connections from Prince north and south of Rio Bravo to provide an alternative to Prosperity Avenue for trucks. Consider Murray Road as an alternative route south of Rio Bravo.

Policy I2. The County shall put traffic controls in place to reduce or eliminate heavy commercial truck traffic on streets that are not principal arterials, and particularly all streets that are adjacent to residential neighborhoods.

Objective a. Discourage commercial truck traffic on all streets classified as minor arterials or lower in the Metropolitan Transportation Plan by establishing size and weight limits. Post and enforce limits.

Objective b. Provide attractive alternative routes that encourage commercial trucks to use appropriate roadways.

Objective c. Design and install neighborhood traffic control structures on residential streets that have excessive cut-through traffic.

Objective d. Coordinate transportation goals with land use goals through zoning and requirements for traffic impact studies of new development that is expected to have a significant impact on local traffic as defined by County Public Works.



Policy I3. The County, through the Regional Long Range Transportation Planning process, shall improve access, circulation and capacity along Broadway and I-25 to serve commercial truck traffic.

Objective a. Request that MRCOG conduct a study of traffic and the impact of potential improvements (i.e. medians, turn lanes) on Broadway and traffic control on other roadways.

Objective b. Work with the NMDOT to design and implement improvements to Broadway.

Objective c. Program desired improvements through the MRCOG metropolitan area transportation process.

Policy I4. The County, through the Long Range Transportation Planning process, shall improve Rio Bravo to better handle traffic volumes while also serving businesses adjacent to the roadway.

Objective a. Determine which combination of potential roadway improvements would improve the traffic capacity of Rio Bravo and reduce the negative impacts of traffic congestion on surrounding neighborhoods. Improvements identified by the community include:

- Frontage roads along Rio Bravo to provide local access to properties along the roadway
- Lanes for through traffic
- An underpass or overpass at Broadway
- Intersection improvements to facilitate the flow of traffic at 2nd Street and Broadway.

Objective b. Evaluate potential system improvements, such as I-25 frontage roads or additional interstate access to Broadway, that could reduce the volume of traffic on Rio Bravo.

Objective c. Evaluate alternatives to single occupancy vehicles, including transit, car pool lanes, etc. on Rio Bravo.

Policy I5. The County shall work with the City of Albuquerque Transit Department to improve transit access from Mountain View to downtown, the airport and Mesa del Sol.

Objective a. Provide a new north/south route or extend existing routes to Mountain View.

Objective b. Extend the Rio Bravo route east to the airport, and in the future, to Mesa del Sol.



Policy I6. The County will work with MRCOG and the Railrunner Commuter Rail project to provide direct auto, pedestrian and transit connections from the Mountain View area to the commuter rail station at Rio Bravo and 2nd Street.

Objective a. Support future design modifications to the rail platform that will allow vehicle access directly from 2nd Street.

Policy I7: The County will provide a trail and bikeway network through Mountain View in conjunction with long-range bikeway and trail plans.

Objective a. Complete the Mountain View area bikeways shown on the Long Range Bikeways System map except the proposed bike trail on Broadway should be moved to 2nd Street.

Objective b. Provide pedestrian and bikeway linkages to the commuter rail station along 2nd Street and Rio Bravo.

Objective c. Maintain rights-of-way along ditches and encourage their use as bikeways, pedestrian and equestrian trails.

Policy I8: The County will work with the Albuquerque International Sunport to reduce airport noise in Mountain View residential neighborhoods.

Objective a. Work with Albuquerque International Sunport staff to obtain information about airport noise levels at monitoring stations at Mountain View Elementary School and Mountain View Community Center.

Objective b. Participate as a stakeholder and provide opportunities for community participation in the Airport Noise Abatement Program, which is intended to mitigate noise from commercial, private, cargo and military aircraft.

Policy I9. Improve and expand pedestrian and bike trails to link residential areas to existing trails and parks. Create “green” roads along major streets in Mountain View to soften the visual impact of industries on the neighborhood.

Objective a. Construct a paved bicycle path along the east side of 2nd Street along the railroad to link to the existing path along Rio Bravo Boulevard. Landscape 2nd and provide a protective fence along the east side to buffer the railroad track from the roadway.

Objective b. Construct sidewalks or a pedestrian path on the west side of 2nd adjacent to the residential areas. Enforce landscaping and



screening requirements on private properties along Broadway and other major streets.

Objective c. Construct a sidewalk or paved path on the north side of Prosperity that would serve the community center and nearby residences.

Objective d. Construct a sidewalk or paved path along the part of Williams leading into the Kinney Brick neighborhood.

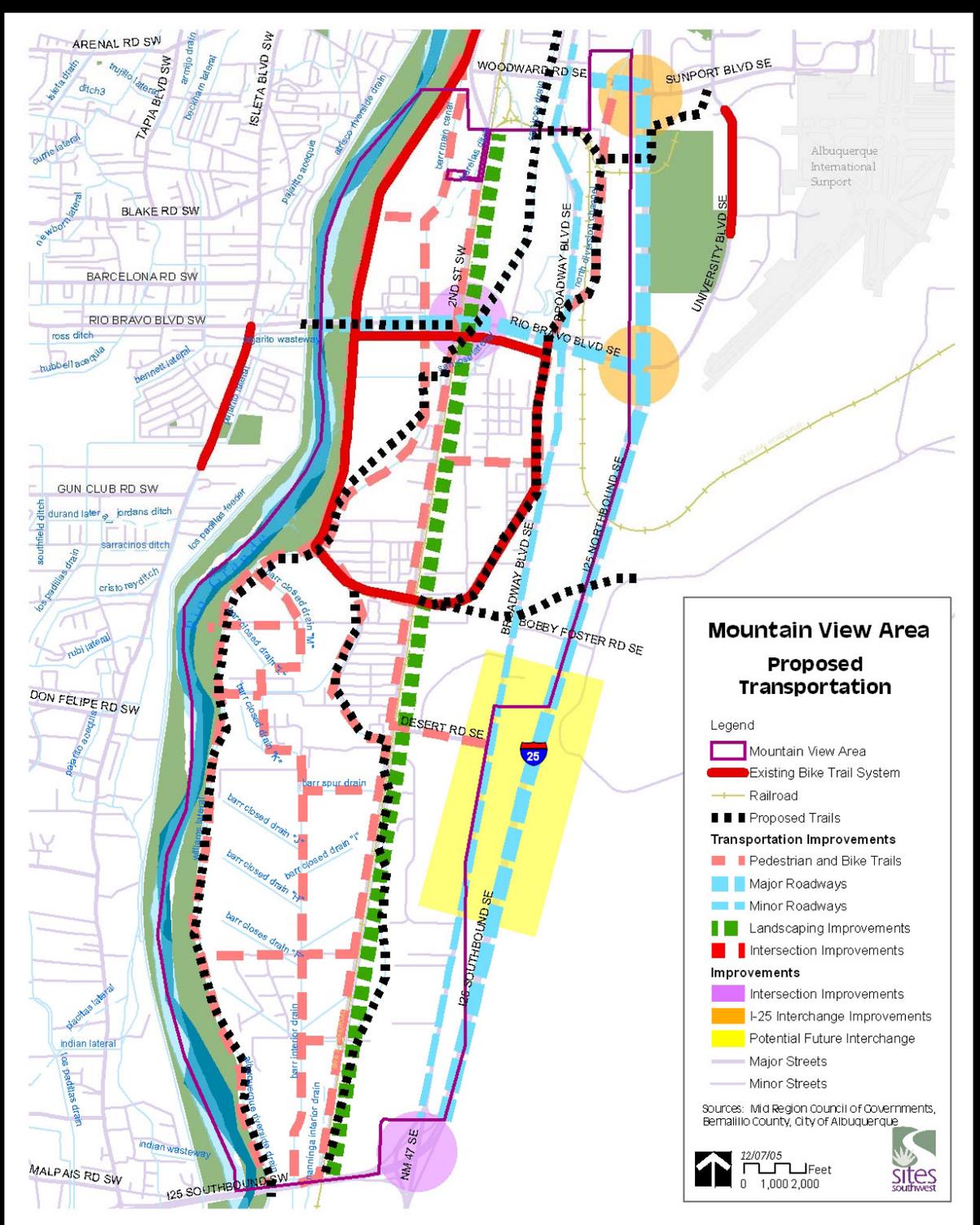
Policy I10. Provide adequate street lighting on all Mountain View Streets.

Objective a. Evaluate existing street light locations and provide funds to install street lights in areas where there are gaps. Review proposed locations with residents to confirm their desire for lights.

Objective b. Install shielded street lights to promote dark skies.



Figure 32. Proposed Transportation



G. Proposed Transportation and Trails Plan

Capital Improvements Plan for Transportation

Proposed improvements to the transportation system are shown on Figure 32. The table below lists capital improvements that have been proposed, the agency responsible and current status or actions required to make these projects a reality.

Planned or programmed projects are already included in the formal transportation plans for Bernalillo County and the metropolitan region. Projects scheduled for 2006-2011 are funded. Projects scheduled after 2011 are not yet funded. Additional proposed projects are desired by the community but are not yet included in an adopted plan.

Table 15. Planned or Programmed Projects:

Project	Description	Responsibility	Schedule
Interstate	I-25 Improvements	Expand by one lane in each direction between Rio Bravo and Gibson (\$21,300,000)	NMDOT 2016-2025
Interstate	I-25 Frontage Roads	Two-lane frontage road northbound between Sunport Blvd and Gibson Blvd	NMDOT, joint funding w/City of Albuquerque & Private Sector 2006-2011
Interstate	I-25 Interchange	Mesa del Sol interchange	NMDOT 2006-2011 (Preliminary Engineering)
Roadway	Rio Bravo/I-25 Interchange	Reconstruction (\$20,000,000)	NMDOT 2016-2025
Roadway	Sunport Blvd. Extension	Extend west from I-25 to Broadway as a four-lane limited-access principal arterial (\$50,303,000)	NMDOT 2016-2025
Bike Lane	Rio Bravo	From Coors to I-25	
Bike Lane	2 nd Street	South of the South Diversion Channel to Desert Rd.	
Bike Routes	South Diversion Channel and Tijeras Arroyo	Extension along North Diversion Channel north of Rio Bravo and along Tijeras Arroyo east of the Diversion Channel	



Table 16. Additional Proposed Projects:

Project Type	Project	Description	Responsibility	Schedule
Interstate	Extension of roadway from I-25	Mesa del Sol interchange to Broadway	Bernalillo County, NMDOT	Evaluate for impact on the roadway system and addition to MRCOG MTP
Roadway	Broadway Improvements	Improvements to accommodate heavy truck traffic generated by area industry. This could include better access control (curbs & driveways), medians & turn lanes.	Bernalillo County, NMDOT	Evaluate for impact on the roadway system and addition to MRCOG MTP
Roadway	Rio Bravo improvements for through traffic	Separate lane for I-25 traffic	Bernalillo County, NMDOT	Evaluate for impact on the roadway system and addition to MRCOG MTP
Roadway	Rio Bravo improvements for local traffic	Frontage road system with access to local businesses fronting Rio Bravo	Bernalillo County, NMDOT	Evaluate for impact on the roadway system and addition to MRCOG MTP
Roadway	Rio Bravo/Broadway intersection	Turn lanes from Rio Bravo onto Broadway	Bernalillo County, NMDOT	Evaluate for impact on the roadway system and addition to MRCOG MTP
Roadway	Rio Bravo/2 nd Street intersection	Intersection improvements, potentially to include right turn lanes; right turn lane between Rio Bravo and Prosperity	Bernalillo County, NMDOT	Evaluate for impact on the roadway system and addition to MRCOG MTP
Roadway	Roadway Improvements	Encourage truck traffic to use Murray as an alternative to Prosperity for access to Broadway through signage and other traffic control devices.	Bernalillo County	
Roadway	Traffic control signage	Post weight limits on 2 nd Street, Prosperity and Prince to restrict heavy commercial trucks; post Broadway as a truck route	Bernalillo County, NMDOT	

- Deleted:** I-25 Frontage Roads
- Deleted:** Extend two-lane frontage road along I-25 south between Sunport Blvd and Broadway/I-25 interchange.
- Deleted:** Interstate
- Deleted:** I-25 Interchange
- Deleted:** , City of Albuquerque
- Deleted:** Int... [1]



Project Type	Project	Description	Responsibility	Schedule
Pedestrian improvements /sidewalks	2 nd Street Pedestrian Improvements	Right turn lanes at Rio Bravo intersection. Sidewalks or pedestrian path on west side of Second. Priority area is Woodward to Shirk Lane. Secondary from Shirk Lane south.	Bernalillo County	Evaluate for impact on the roadway system and addition to MRCOG MTP
Pedestrian improvements / sidewalks	Pedestrian access to commuter rail station	Improve pedestrian crosswalks and sidewalks or paths along Rio Bravo and 2 nd Streets to improve pedestrian access from Mountain View neighborhoods to the commuter rail station. Create a paved multi-use path along the San Jose Drain that leads to the commuter rail station.	Bernalillo County	
Pedestrian improvements / sidewalks	Prosperity between Second and Broadway; access to community center	Sidewalk or paved path with curb and landscape strip on north side of Prosperity	Bernalillo County	
Pedestrian improvements / sidewalks	Williams north of Prosperity, leading to Kinney Brick neighborhood	Sidewalks or paved paths with curbs	Bernalillo County	
Bikeways	East side of Second from Woodward south	Paved off-street bike trail along railroad. Protective fence, landscaping between railroad and trail.	Bernalillo County	
Trails	Ditch trail system	Network of trails along Barr canal with east/west connections	Bernalillo County in agreement with MRGCD	Add to Trails and Bikeways Plan
Neighborhood Traffic Control	Prince St.	Post signs and consider other traffic control to restrict traffic on Prince South of Rio Bravo to residential traffic only	Bernalillo County	
Transit	Improved transit service	Improve access to downtown, airport/University and other points east of the river Provide bus shelters at most heavily used bus stops	Bernalillo County, SunTran	Study route improvements
Streetscape improvements	2 nd Street	Landscape strip with street trees	Bernalillo County, adjacent property owner	
Street lighting	2 nd Street	Improve street lighting on 2 nd St. Use shielded lights to protect dark skies		
Street lighting	General	Evaluate the need for street lights throughout the neighborhood and program additions needed		
Road Maintenance	Repaving Clean and mow rights of way	Sunnyslope from 2 nd Street to the Barr Canal	Bernalillo County	

