

West Route 66 Sector Development Plan 10/26/10 West Mesa Community Center - Listening Meeting Summary

I. Introductions

- a. Introduction by Carol Toffaleti, Planning Department Project Manager
- b. Introduction and explanation of planning process by Councilor Benton
- c. Introduction and explanation of planning process, timeline and purpose of meeting by Lola Bird, Strata Design

[Council President Sanchez joined the meeting later on]

II. Facilitated discussion

The Planning Team introduced the concept of a Sector Development Plan and the process for the revision of the existing West Route 66 Sector Development Plan (WR66SDP). The Team summarized the information that was collected from the community at the previous two meetings. A list of talking points was presented to stimulate discussion regarding the group's issues and concerns about the West Central Corridor pertaining to land use and zoning, transportation, public infrastructure, potential projects, and general topics such as the historic significance of the corridor. The open discussion is summarized in the following questions & answers and comments:

Q&A

- Question: *Is the zoning that a property currently has a property right? Can it be changed without any input?*
Answer: Yes, zoning is an entitlement. Through this planning process we are requesting input on potential changes in zoning.
- Question: *You are at 2 months out of 12 months in the process--have you already planned everything?*
Answer: No, this is the beginning of the planning process where we are gathering community input, which will guide the direction of the Plan.
- Question: *How far off of Central does the Plan go?*
Answer: The plan boundary is generally one block on either side of Central.
- Question: *What do hatched lines on the map mean?* (refers to map with Sector Plan boundary).
Answer: The hatched lines on the map are the Metropolitan Redevelopment Area boundary.

- Question: *You refer a lot to the Plan [WR66SDP] that is in place. Can it be a clean slate if there is already a plan in place?*

Answer: To clarify, the planning process is a clean slate.

- Question: *The City limits end at 114th Street. Does the City want to annex west of that property? Am I hearing that you will make recommendations to the County?*

Answer: The City does not intend to annex the County area inside the Plan boundary. The Plan will make recommendations to the County for areas that are within their jurisdiction.

- Question: *Is the current Sector Plan available on the website?*

Answer: Yes, the current Sector Plan can be found on the City's website at:

<http://www.cabq.gov/planning/publications/pdf/West66amended2009.pdf>

- Question: *Will there be committees?*

Answer: Yes, put a check mark by your name on the sign-in sheet if you are interested in serving on a committee.

- Question: *There are elements in the City that are already working on things--medians, parks, trail plans, etc. Is that factored in?*

Answer: We work with city departments and other agencies through this process.

Comments

- I would like a global perspective: what is it we are trying to create a plan for? Are we trying to create a Historic Route 66 District? Can you create a historic preservation district on a road?
- Currently, the eastern boundary starts at the west side of the River. We would like the plan to go to at least the middle of the bridge if not further east.
- We need the cultural facilities on the east side of the River to support the development on the west side of the River.
- The Bio Park is so nice. It would be good if we could continue that benevolent feel.
- It would be good to have a Welcome Center at the top of Nine Mile Hill in the west portion of the plan area.
- You should start with a vision and how you are going to fund that vision.
- Carry the feel of Central on the east side of the River through to the west through landscaping.
- Businesses have issues with grand schemes. What will that cost? There are so many people who have nothing to do with business dictating what should happen.

- Turn the area into a destination.
- I ride a bike to work, but I don't take Central. You are taking your life in your own hands riding a bike on Central.
- We bring a lot of people into the City for the Balloon Fiesta. What do they do after 10 am? A historic Route 66 District could be an attraction.
- We should take what we have now and build on it. There is a beautiful start at Unser Crossing. We need shopping opportunities on the west side.
- [Regarding Lowes not going in to Unser Crossing:] There are other retailers that may be interested in that site. We should reach out to someone like Ace Hardware.
- You don't have any control over about 50% of the plan area [in the County]. Why not change the Plan boundary to what you do have control over?
- There is a big difference between the part of the plan that is in the City limits and my business that is at the top of Nine Mile Hill, which is an industrial area. I moved my business there because that is what it is. Get rid of everything that is not in the City. We come to these meetings because we are worried you will make us build parks, etc.
- Trees up to 47th St. are being cut by PNM--it is disrespectful to the neighborhoods.
- Signage is horrible--too much beer advertising.
- We need access to ditches instead of fencing them off.
- There is too much street alcohol consumption--people consume alcohol as close as they can to outlet that sells it or take alcohol to the Bosque to consume.
- The impact fees are ridiculous. They are a ridiculous checker board.
- There are constantly panhandlers at Albertsons and Smith. You don't see that at Ranch Market--they have security.
- Re-open the rest area at the top of Nine Mile Hill.
- The service stations at the west edge of the plan area that are closed are a possible location for a Welcome Center.

III. Mapping and Survey Exercises

Participants were asked to complete a survey regarding the Economic Health of the Corridor and the existing Zoning on the Corridor. Mapping Exercises were provided for participants to annotate parts and areas of the corridor that demonstrate examples of what they would like to see preserved or replicated, and areas with issues that needed to be addressed through the planning effort. A second mapping exercise asked participants to annotate a map indicating

what services along the corridor they use and how they access these services—vehicle, bicycle, foot, etc.

IV. Next Steps

The Planning Team encouraged participants to remain involved in the process and asked for people to indicate on the sign-in sheet if they were interested in being contacted to participate in a steering committee. The community workshop on November 13, 2010 from 9-12 pm at Alamosa Community Center was announced.

Any questions regarding this meeting or the planning process in general should be addressed to: Carol Toffaleti, Senior Planner, Long Range Planning Division, City of Albuquerque Planning Department, (505) 924-3345, (505) 924-3339 fax, cgtoffaleti@cabq.gov.

Website: <http://www.cabq.gov/planning/long-range/wr66sdp.html>