

West Route 66 Sector Development Plan - Options for Implementation
Notes of Community Meeting - March 29, 2011

SEGMENT 1: City/County line to Coors

Neighborhood Activity Center-98th and Central:

- Participant owns 2 lots at the SW corner of 98th and Central that have a DRB approved site plan for a small commercial center. Site plan includes pedestrian/bike connections. Existing zoning (SU-2/PDA) requires a portion of O-1 office & R-2 residential uses on the property. Would like this adjusted so that they are not required.

Streetscape Improvements-98th and Central area:

- Would like to see streetscape improvements from 98th Street all the way to Unser.

Housing/Mixed Use Opportunities-north and south of corridor:

- Some of the existing housing needs to be cleaned up.
- Higher density housing and townhouses are acceptable as long as they are upscale.
- Need senior housing.
- Mixed use that includes housing is OK as long as it is not lower income housing or trailer parks, because there are enough of those in the area.
- Don't go through all the planning effort and then propose "straight" zoning. Zoning in the sector plan should include design standards.

Commercial/Mixed Use Corridor-between activity centers:
(no comments recorded)

Unser Community Activity Center:

- Community college would be a good use.

Housing Opportunities-south of Unser Community Activity Center:

- Want senior housing (55+).

SEGMENT 2: Unser to Old Coors (west to east)

Major Activity Center Designation-between Unser and Coors:

- Make it attractive and inviting so that you can feel you are entering an activity center.
- Need a hospital in the area. New UNMH clinic on Unser is the only facility – City project team: Presbyterian intends to build a hospital after they complete the one in Rio Rancho, possibly within 5 years.
- Major Activity Center in this location is a great idea.

Streetscape Improvements-Alamosa's connectivity to area west of Coors:
(no comments recorded)

Coors Center:

- Need things for kids to do—there are no movies, bowling, youth activities or amusement park.
- There is nothing for older people either.

Housing/Mixed Use Opportunities-south of Central west of Coors:

- Mixed use is OK, as long as it does not include mobile home parks or low income housing.
- South of Verizon, neighborhood has been wanting an athletic field.

Coors Activity Center:

(no comments recorded)

Mixed Use Corridor-Coors Activity Center to Yucca:

- Existing arches/ gateways on Route 66 are good.
- “Raise the bar” for new development between New and Old Coors

Catalytic Site-57th:

- Fire station on Central w/ senior housing on the back.

Streetscape Improvements-Coors Activity Center to Yucca:

(no comments recorded)

SEGMENT 3 Old Coors to Rio Grande Blvd. (west to east)

Pedestrian Corridor-Yucca to Atrisco Plaza:

(no comments recorded)

Catalytic Site-Arenal Canal and Central:

- Envision picnic tables & trail, bike racks, etc.
- A small park and open space for families.

Retail/Mixed Use Corridor-Yucca to Atrisco Plaza:

- Encourage attractions for people to come from across the river.

Community Activity Center-Atrisco Plaza:

- No strip malls
- Movie theater, bowling alley would be good.

Metropolitan Redevelopment Site-west of River:

- Discussion of proposed catalytic housing project – City project team: good architecture could be encouraged through a design competition.
- The use of this site and area should be open space-oriented.

Specialty Activity Center-Old Town, Bio Park, River connection:
(no comments recorded)

Metropolitan Redevelopment Site-El Vado/Casa Grande:

- Retail shops and small restaurant

Pedestrian Corridor-improve connection between Old Town and Atrisco Plaza:
(no comments recorded)

Other Questions and Comments

- Will “sunset”/grandfathering provisions be included in the plan? - Yes
- Nothing (retail/commercial) will happen until there are more houses on the West Side. Immigration into ABQ should be encouraged.
- There are too many houses on the West Side.
- The area lacks medical services.
- Impact fees are too high on the West Side. – City project team: Plan can look at the issue of impact fees & make recommendations. Impact fees don’t apply in an MRA (not to affordable housing or retail/commercial)
- Clean up, emphasize Route 66 & make it an attraction.
- Existing zoning regulations need to be enforced, e.g. landscaping requirements – City project team: Plan can call for compliance within a certain period and an enforcement “sweep”.
- This is good timing for a new plan, so that it is in place when the economy recovers.
- Visitor’s center on 9 mile hill needs to be part of the county’s plan for WR66.
- Develop recreational use of the canals in the Atrisco area. Recognize social/cultural needs.