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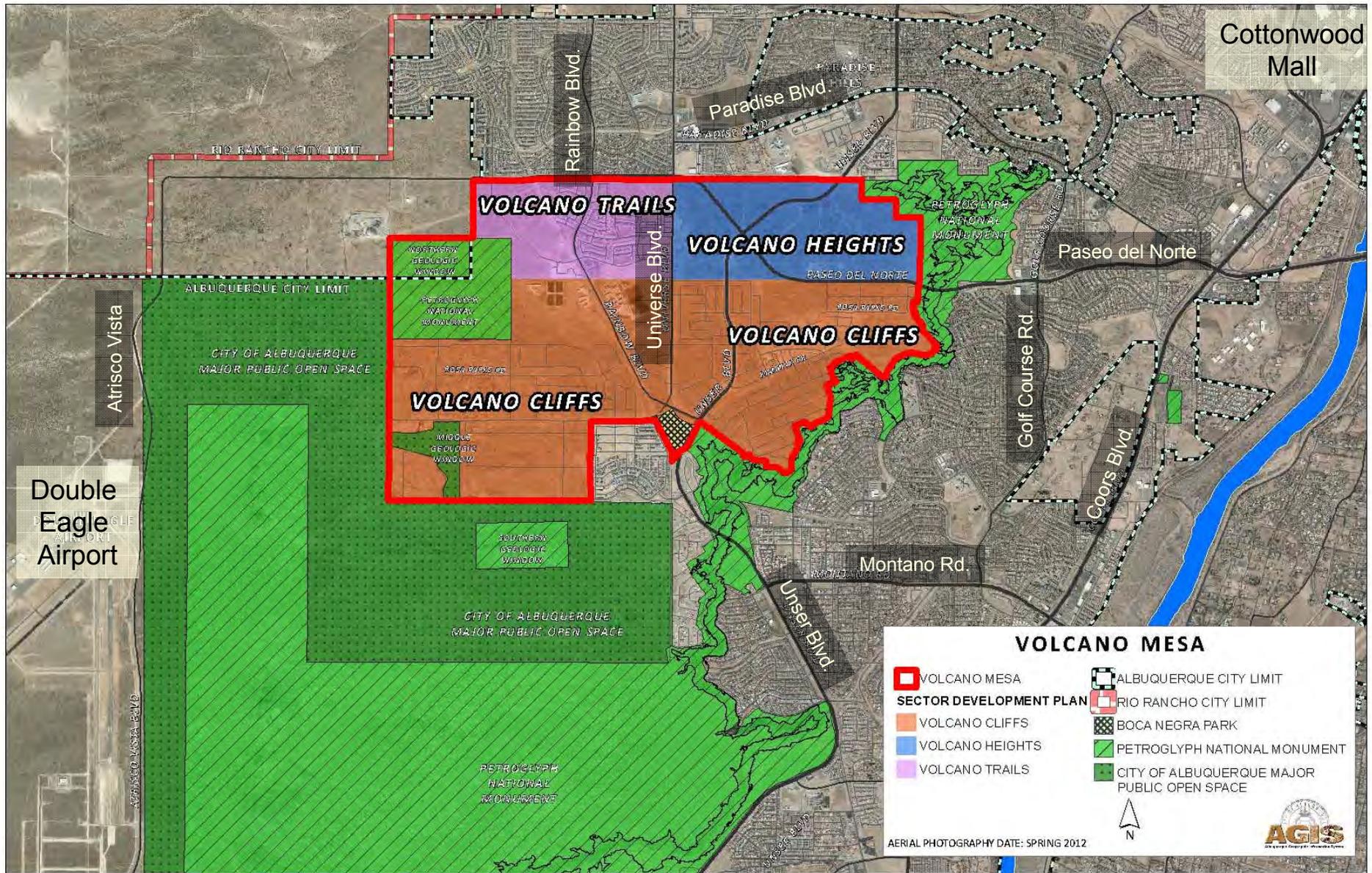
# Volcano Heights Sector Development Plan



**Transportation Coordinating Committee**

March 1, 2013

# Albuquerque's West Side: Volcano Mesa



**VOLCANO MESA**

VOLCANO MESA	ALBUQUERQUE CITY LIMIT
<b>SECTOR DEVELOPMENT PLAN</b>	RIO RANCHO CITY LIMIT
VOLCANO CLIFFS	BOCA NEGRA PARK
VOLCANO HEIGHTS	PETROGLYPH NATIONAL MONUMENT
VOLCANO TRAILS	CITY OF ALBUQUERQUE MAJOR PUBLIC OPEN SPACE

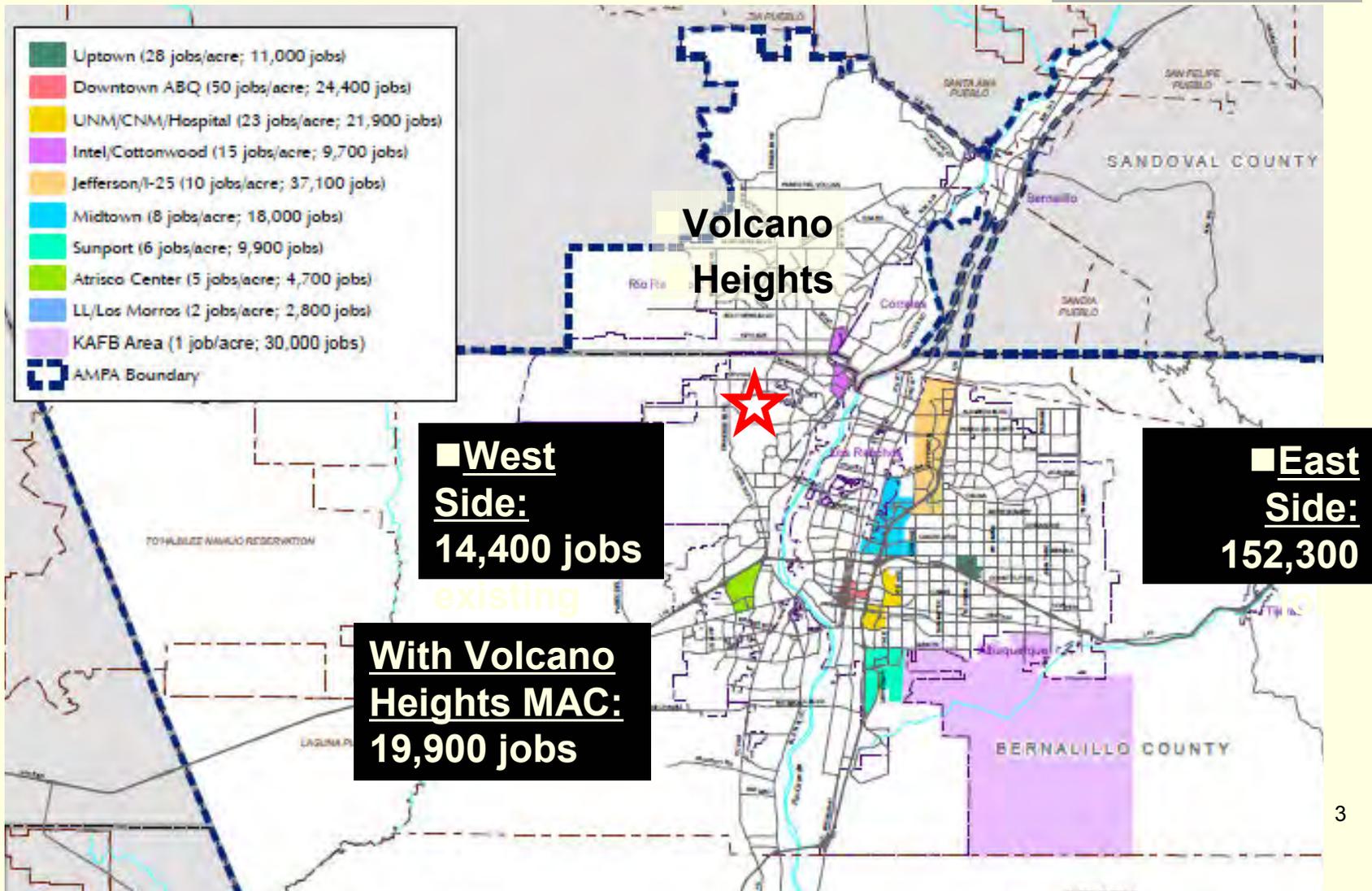
AERIAL PHOTOGRAPHY DATE: SPRING 2012

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AGIS  
A Group Company of Alameda Group

# West Side Growth & Traffic

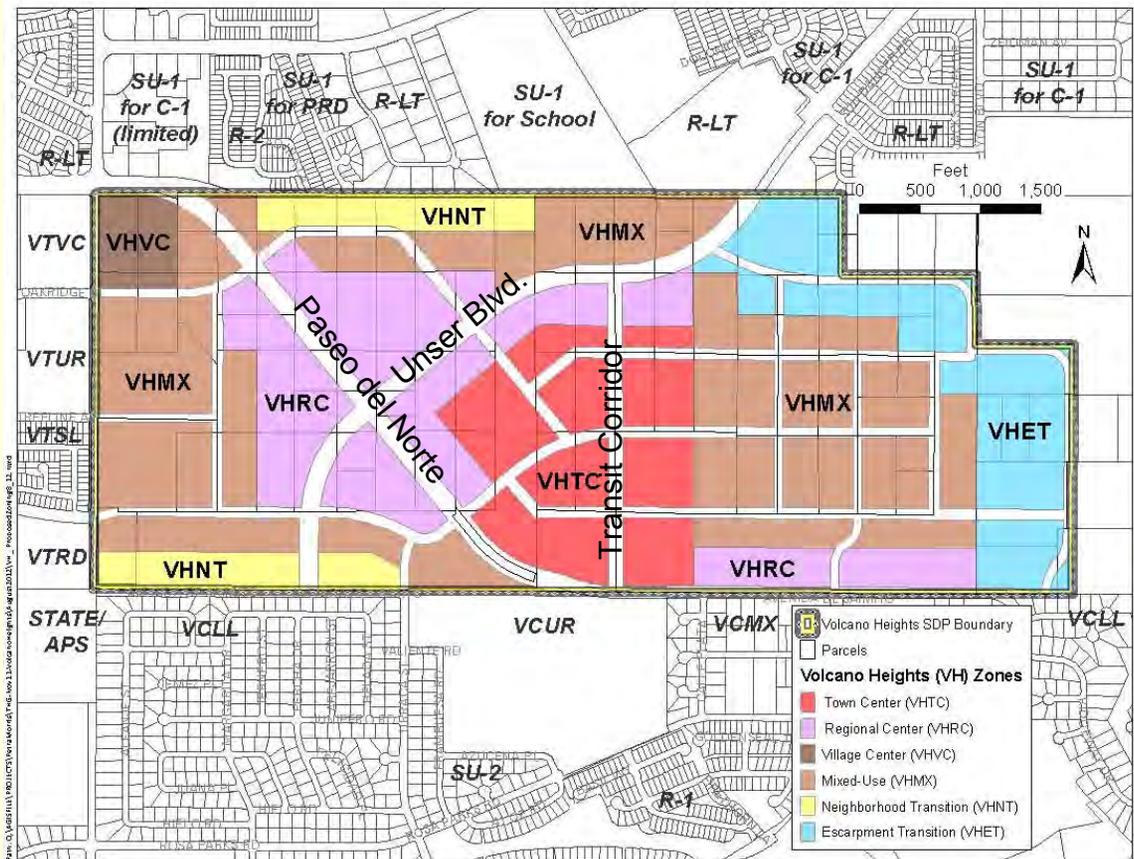
## Imbalance of Jobs & Housing, Today





# Mixed-use Zones

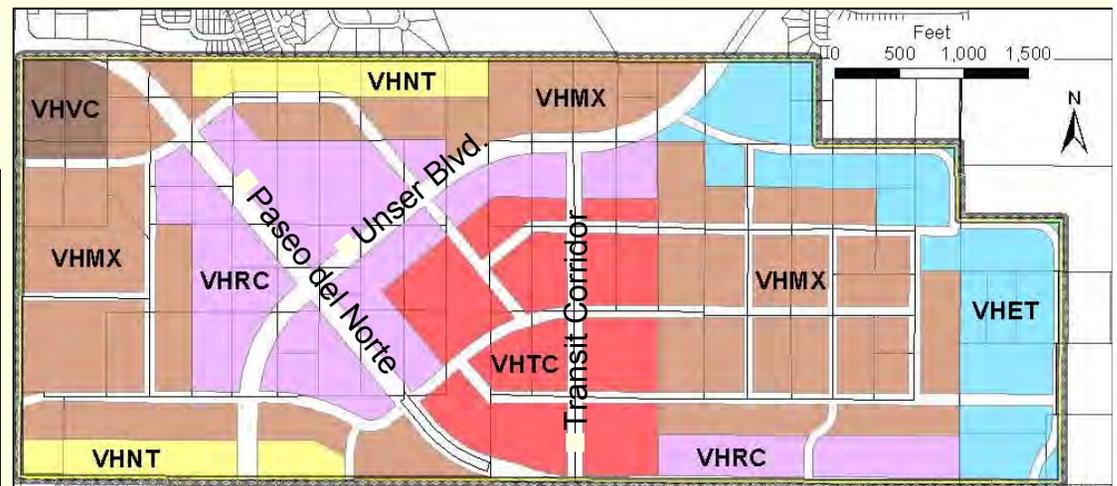
- **Town Center** along Transit Corridor
- **Regional Center** along Paseo del Norte/Unser Blvd.
- **Village Center** across Universe Blvd. from Village Center in Volcano Trails
- **Transition zones** to protect existing neighborhoods & Petroglyph National Monument



# West Side Growth & Traffic Development Vision

- **Major Activity Center** (recommended by Rank II WSSP Volcano Mesa Amendment)
  - ~ 2 million square feet of retail + office uses = ~ 5,500 jobs
- **High-density Residential**
  - <5,000 dwelling units = ~13,000 residents
  - ~350 Single-family
  - ~300 Townhouse
  - ~4,000 Multifamily

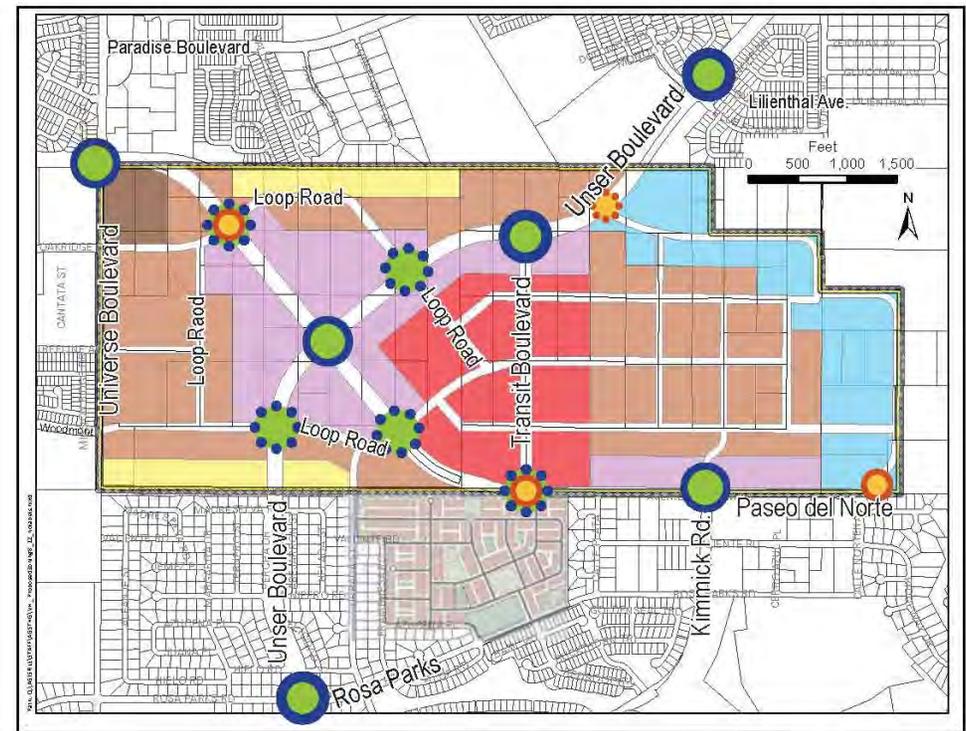
Volcano Heights (VH) Zones	
	Town Center (VHTC)
	Regional Center (VHRC)
	Village Center (VHVC)
	Mixed-Use (VHMX)
	Neighborhood Transition (VHNT)
	Escarpment Transition (VHET)



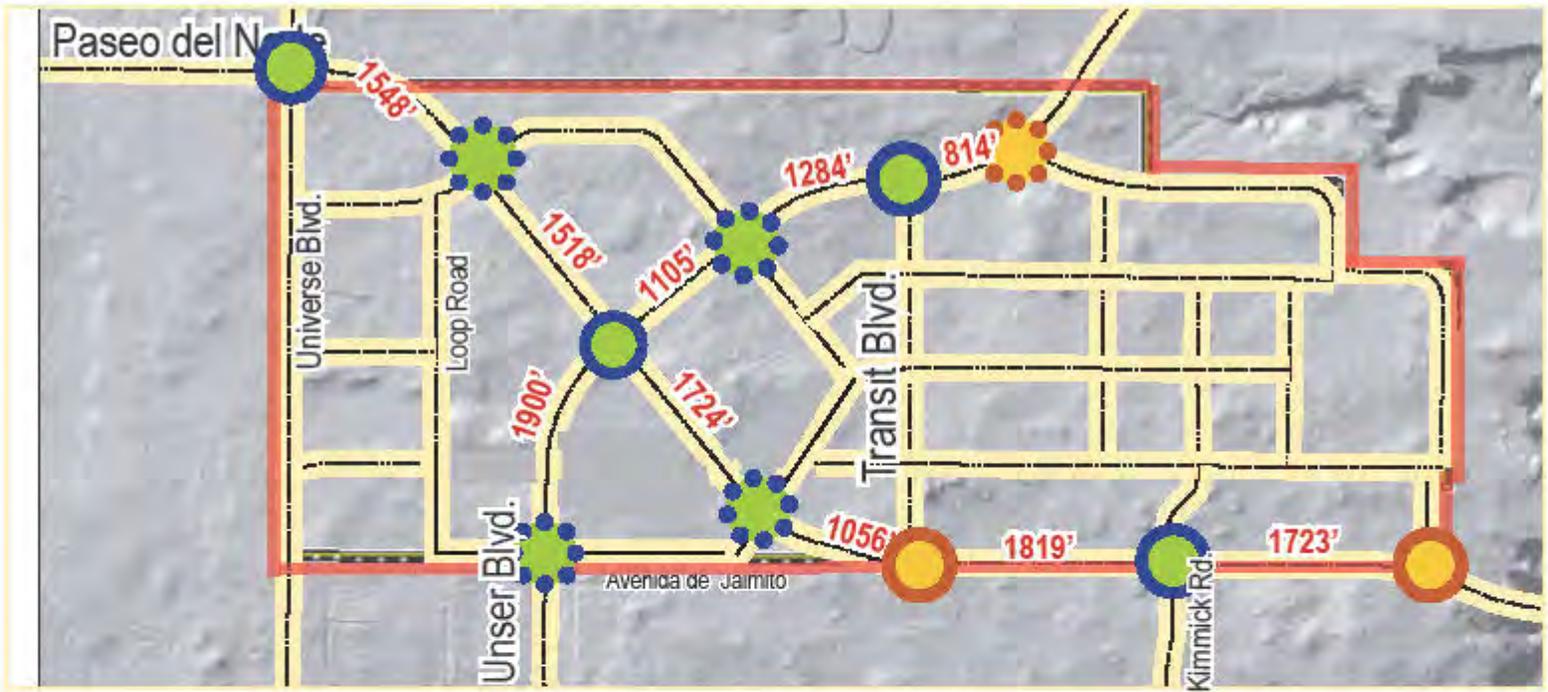
# VHSDP Strategy 4: Land Use & Transportation

## Access Modifications

- New intersections on limited-access Paseo & Unser to create:
  - “Loop road” around busy intersection
  - Transit corridor to accommodate Bus Rapid Transit (BRT)
  - Mandatory street grid to disperse regional traffic and serve local development
- Metropolitan Transportation Board (MTB) Resolution to grant access

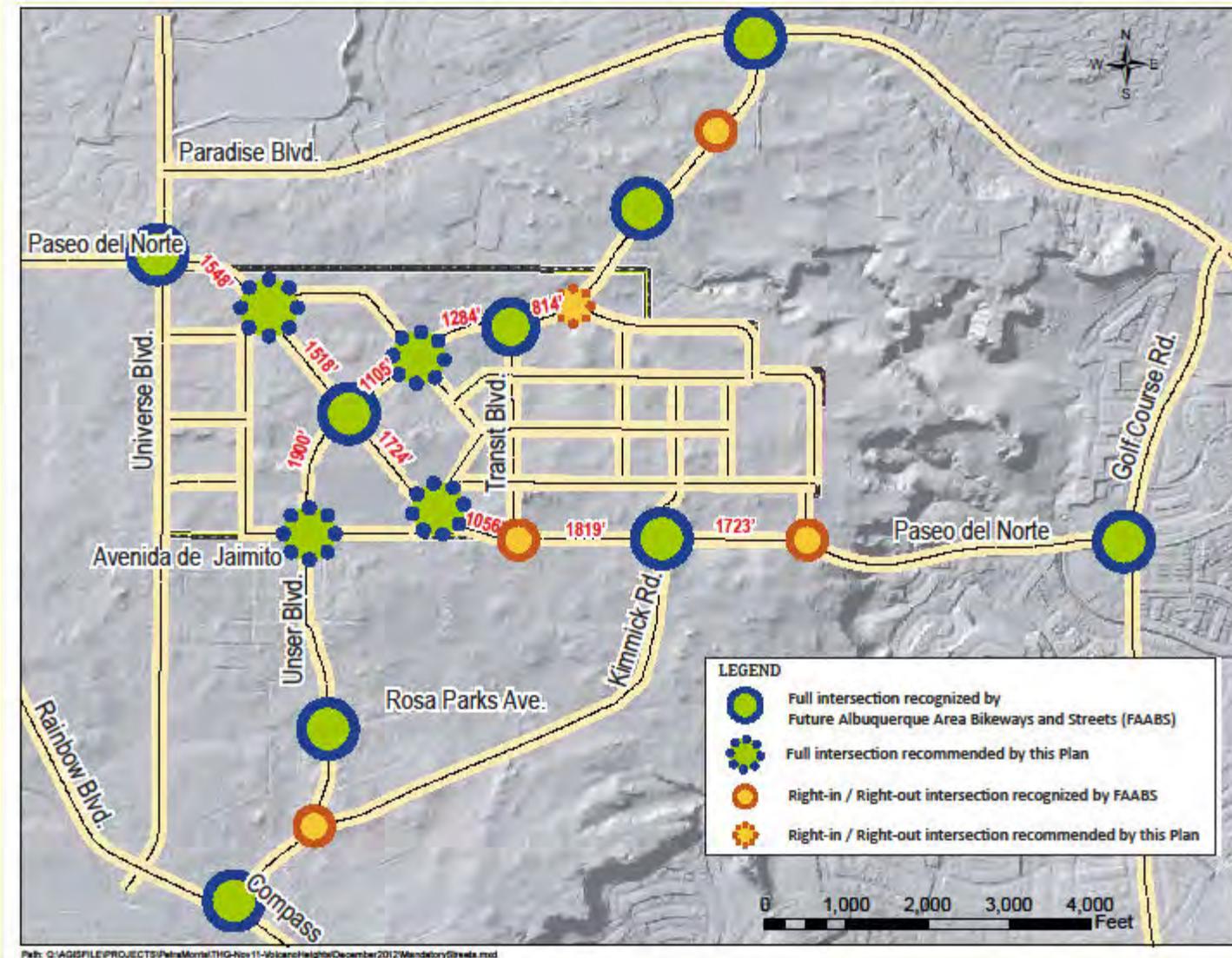


-  Full intersection in FAABS
-  Full intersection recommended by VHSDP
-  Right-in / Right-out in FAABS

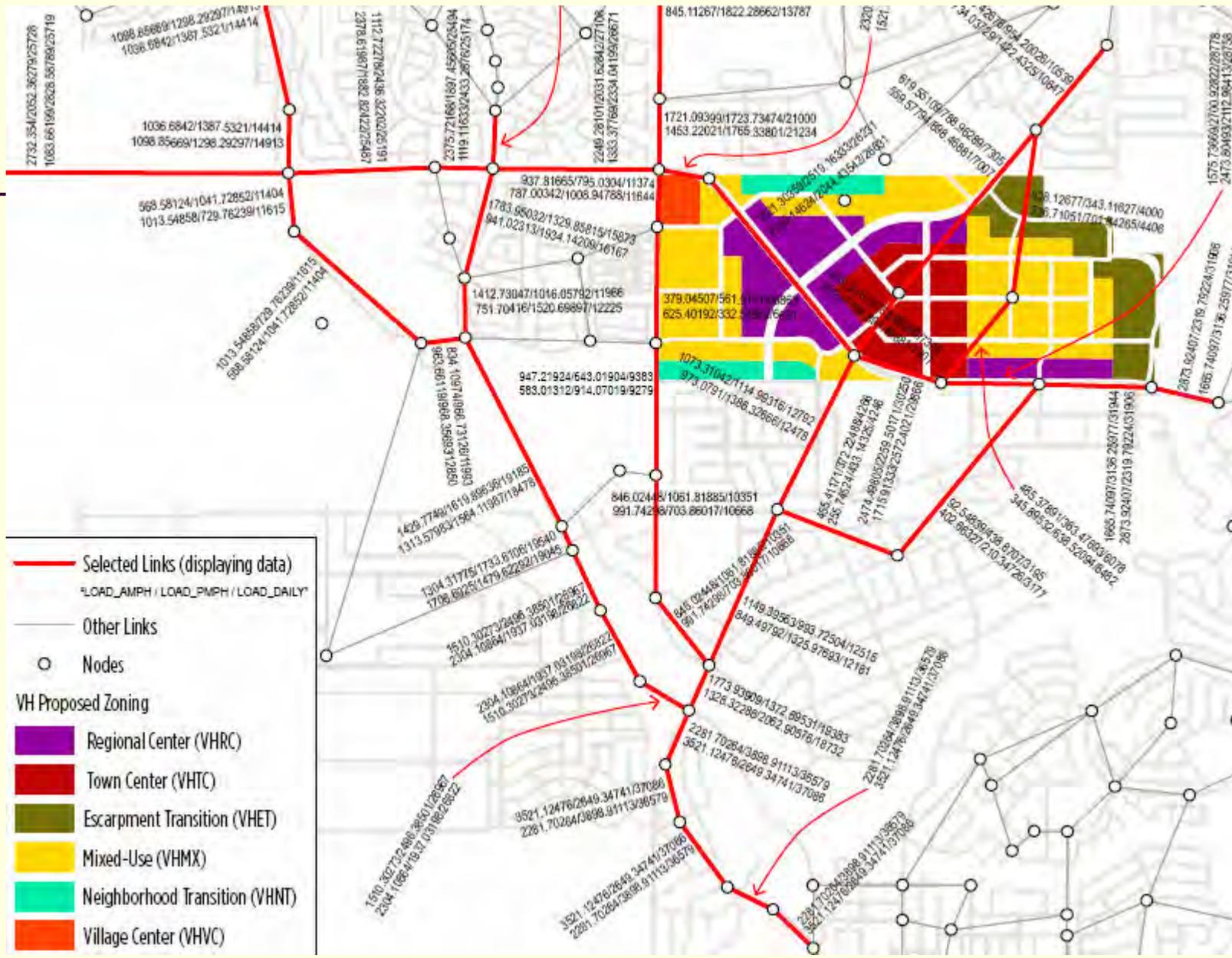


**LEGEND**

	Volcano Heights Sector Plan Boundary
	Full intersection recognized by Future Albuquerque Area Bikeways and Streets (FAABS)
	Full intersection recommended by this Plan
	Right-in / Right-out intersection recognized by FAABS
	Right-in / Right-out intersection recommended by this Plan



File: Q:\GIS\FILE\PROJECTS\PalmaMonte\THG-Nov-11-16\plans\faabs\December2012\MandatoryStreets.mxd



— Selected Links (displaying data)  
 \*LOAD\_AMPH / LOAD\_PMPH / LOAD\_DAILY\*

— Other Links

○ Nodes

**VH Proposed Zoning**

- Regional Center (VHRC)
- Town Center (VHTC)
- Escarpment Transition (VHET)
- Mixed-Use (VHMX)
- Neighborhood Transition (VHNT)
- Village Center (VHVC)

# Land Use & Transportation

## Congested Regional Traffic Forecast

### ■ MRCOG MTP 2035:

- Paseo del Norte:
  - 60,000+ trips daily
- Unser Blvd:
  - <15,000 trips daily in Plan area
  - 70,000+ trips through Escarpment

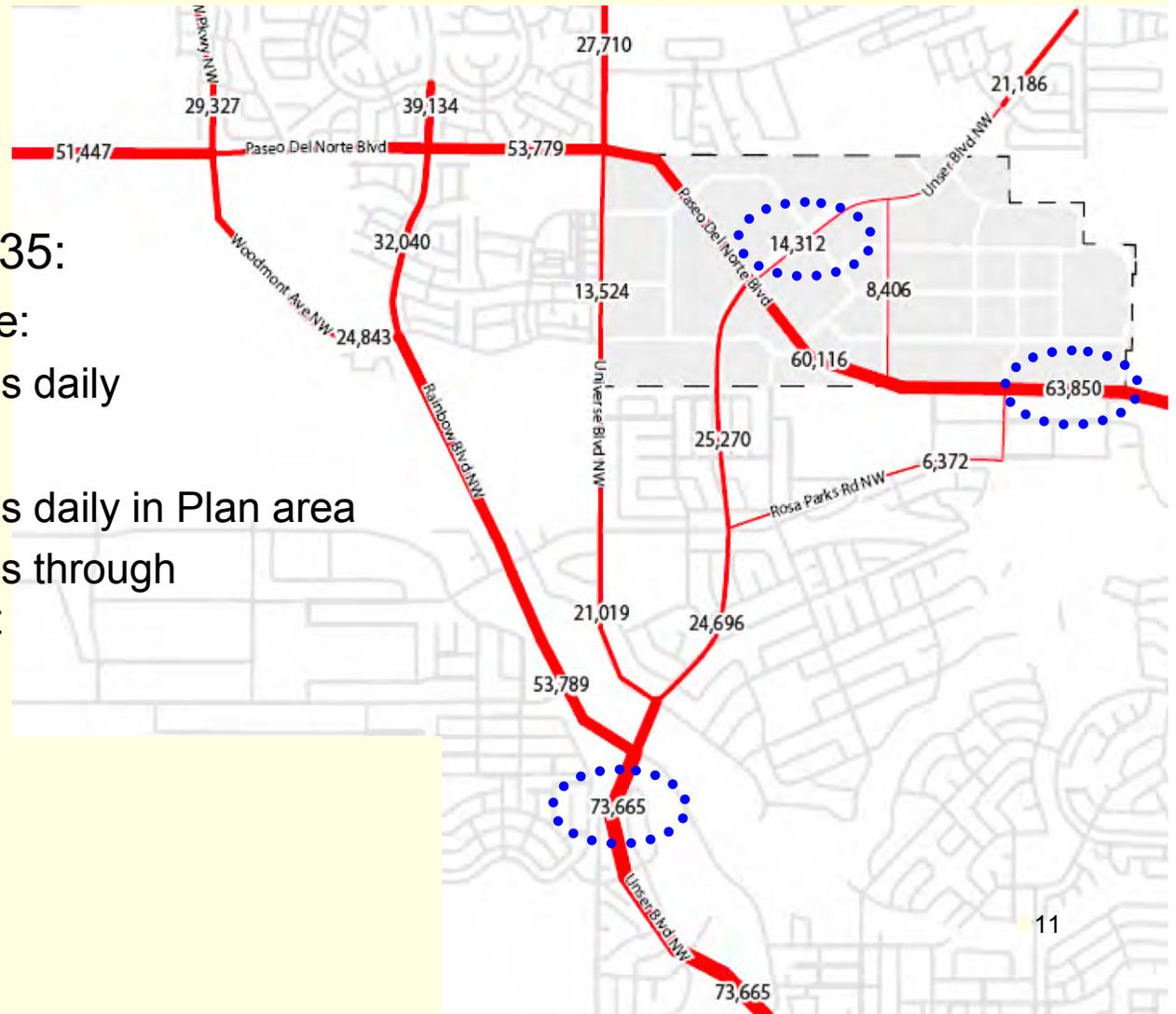
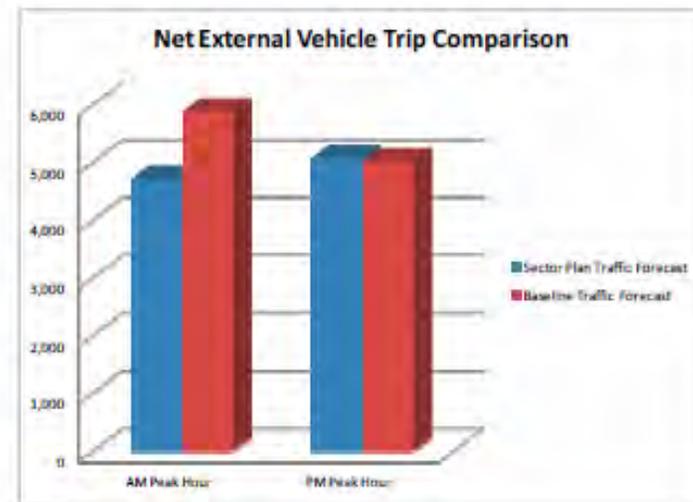
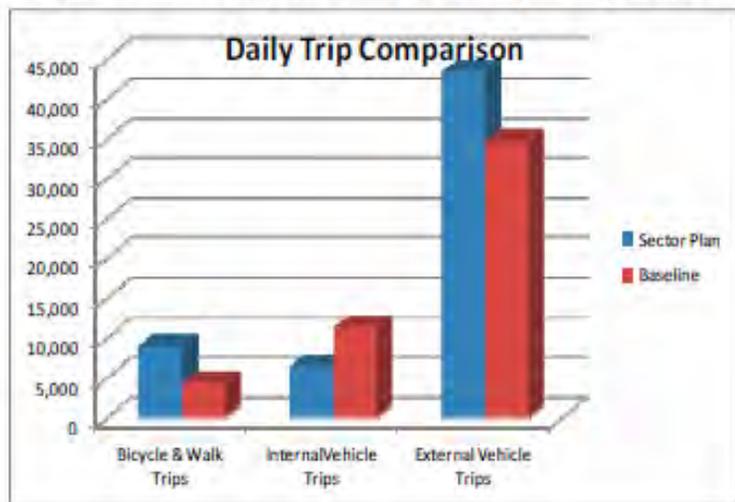
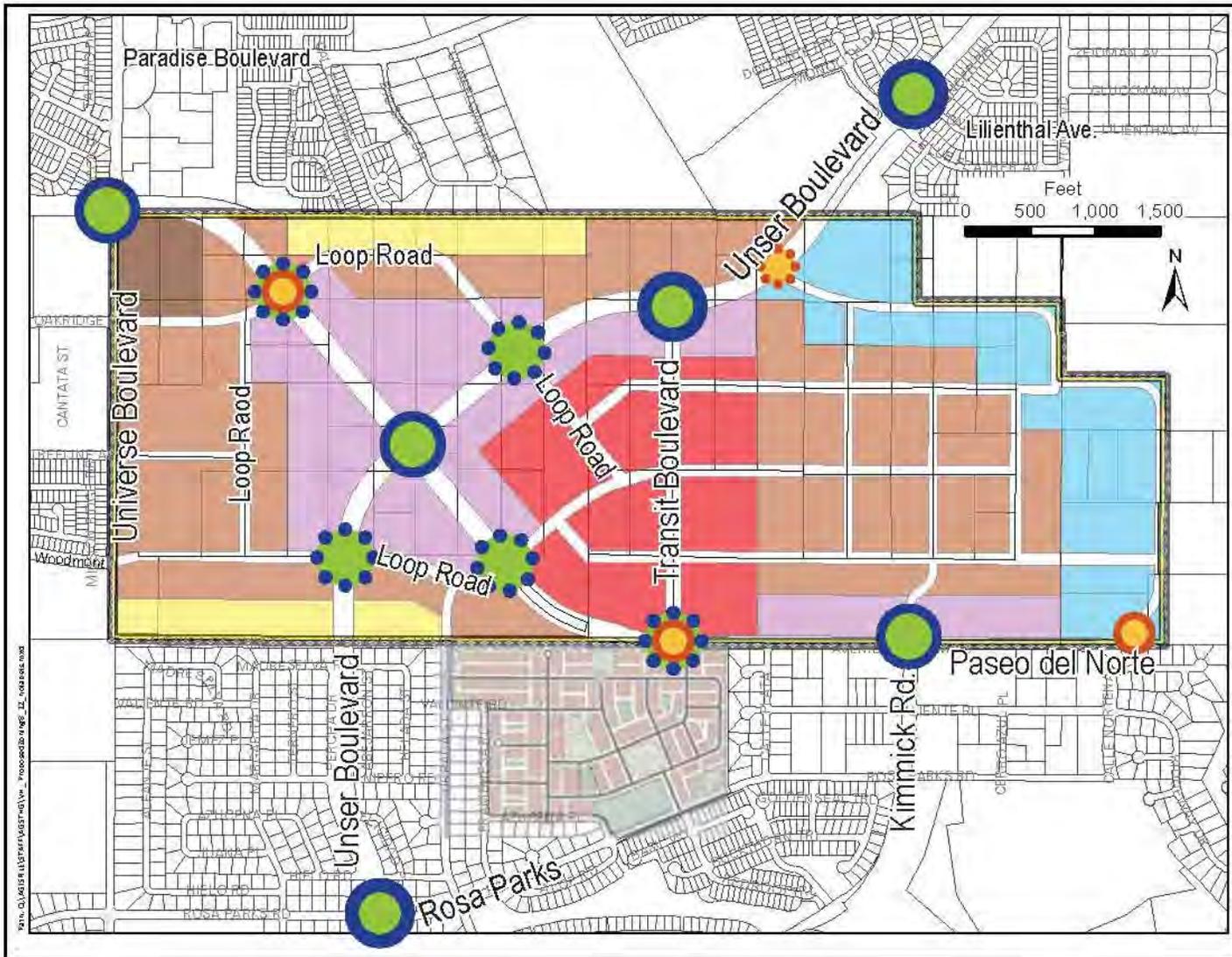


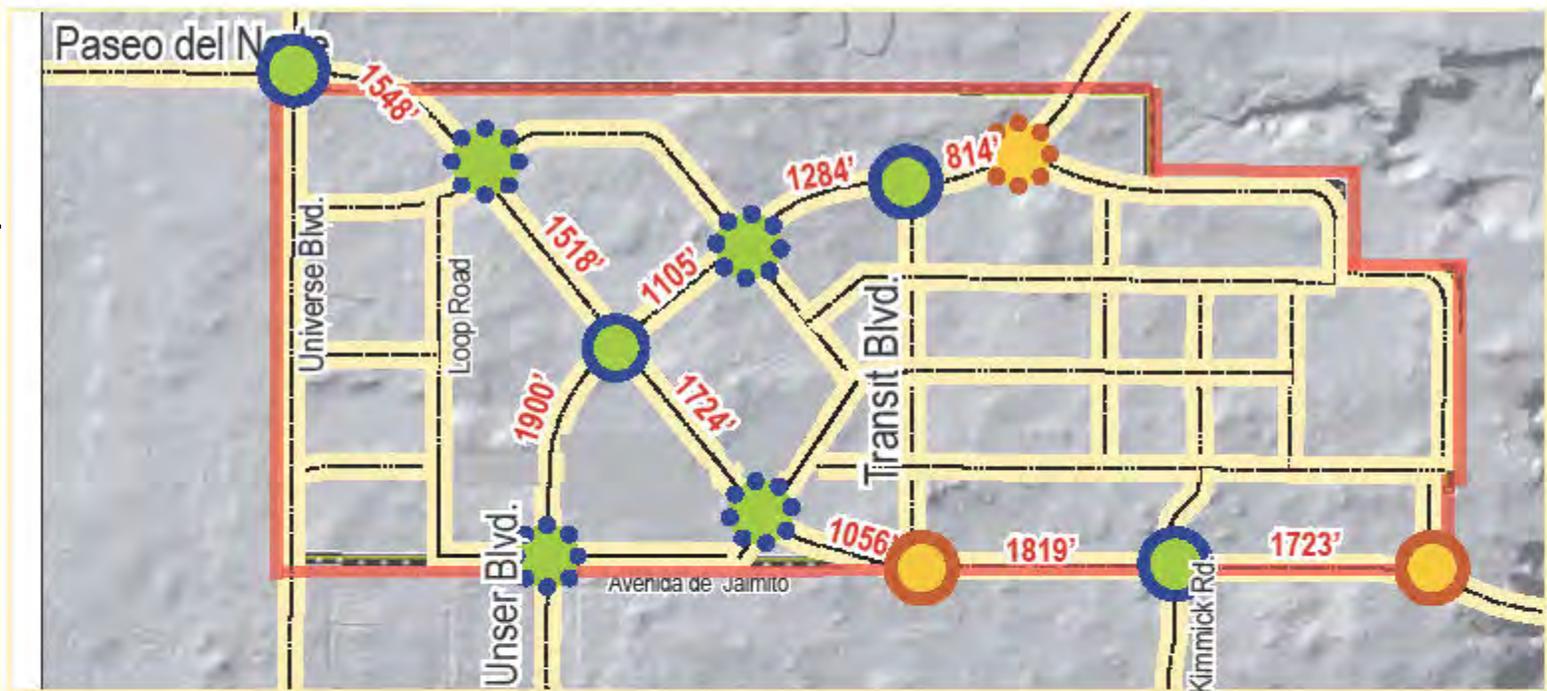
Figure 1-13 Daily & Peak Hour Trip Comparison







-  Full intersection in FAABS
-  Full intersection recommended by VHSDP
-  Right-in / Right-out in FAABS



LEGEND	
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# Volcano Heights Sector Development Plan

## Contacts

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