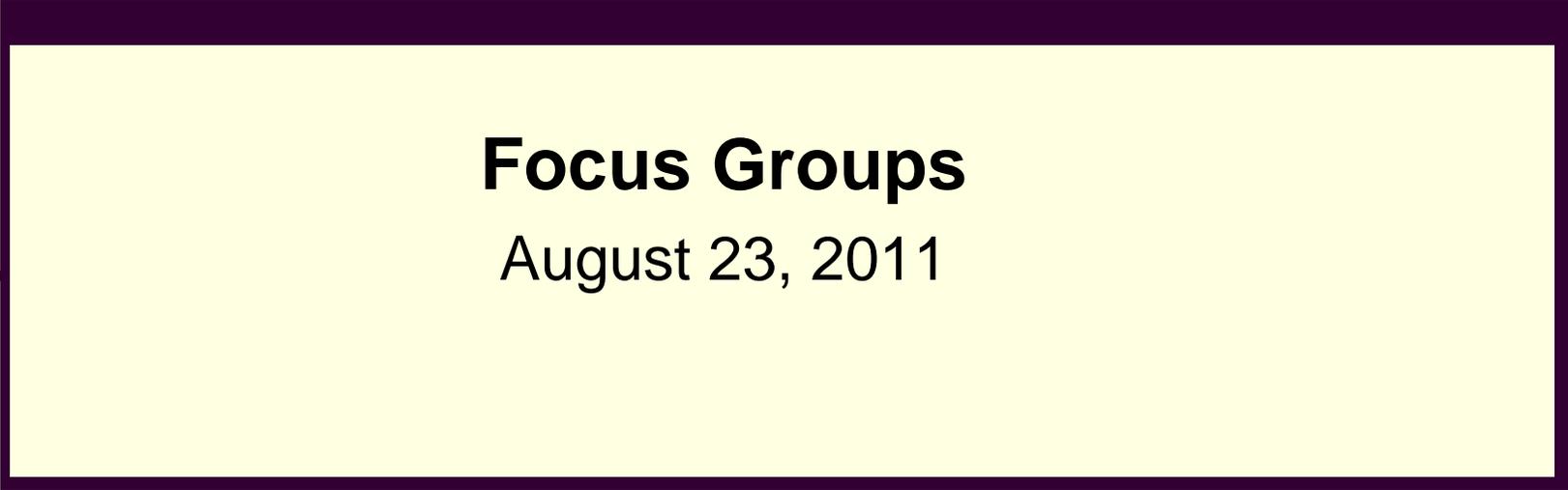




Volcano Heights Sector Development Plan



Focus Groups
August 23, 2011

Purpose

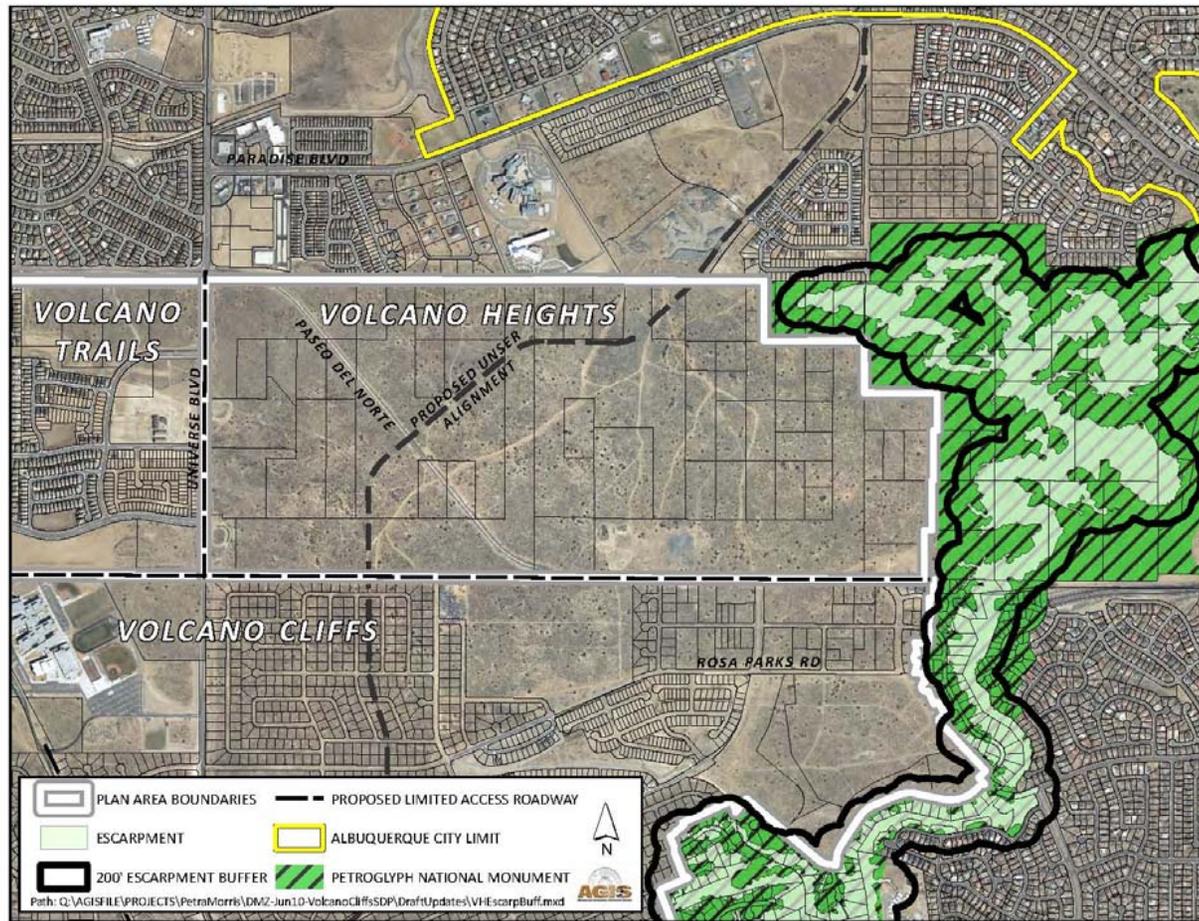
- We need your input:
 - The direction of zoning strategies and draft revisions.
 - Other issues you want to see addressed in the revised draft.



Agenda

- **Presentation:** *Revised draft strategies and materials*
- **Questions/Discussion:**
 - Questions and comments about presentation materials
 - General Discussion
- **Next Steps:**
 - Materials & content for September 14
 - EPC Hearing October 6

Volcano Heights



August 19, 2011

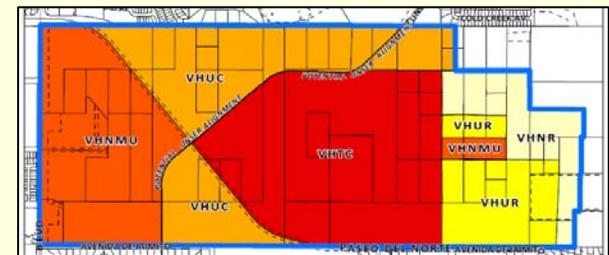
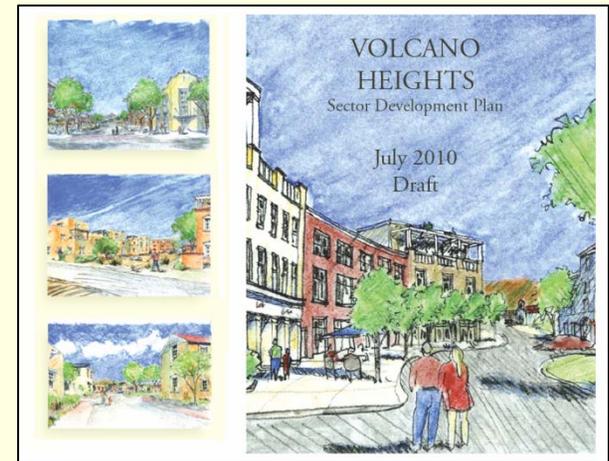
Volcano Heights SDP - Focus Group
Presentation - WORKING DRAFT

Volcano Heights Sector Development Planning Process

- Various Public and Agency Meetings
 - Ongoing from 2004 to 2011
- Environmental Planning Commission (EPC)
 - September 2nd, 2010
 - November 4th, 2010
 - July 7th, 2011
 - October 6th, 2011 (to come)
- West Side Strategic Plan Volcano Mesa Amendment
 - Adopted February 2011
 - Designates Major Activity Center in Volcano Heights
 - Provides policies to guide development and protect sensitive areas

Public Concerns with 2010 Draft

1. Design regulations don't allow what the market desires
2. Zone sizes and locations seem arbitrary
3. Intense zones negatively impact existing residential areas
(e.g. *VHUC* on the north Plan boundary)
4. Increased traffic in this area will make existing congestion worse
5. Heights / density are too high



Revised Draft Strategies

1. Market responsiveness & flexibility
2. Revised zones, locations, and sizes
3. Transition Zones to protect existing neighborhoods & sensitive lands
4. Revised road network strategy & MAC traffic comparisons
5. Revised height & zoning (density) strategy

1. MARKET FEASIBILITY

- More focused Town Center
- Auto-oriented development along Paseo/Unser
- Mixed-use (ultimate flexibility) everywhere
- Incentives-based regulations
- Short- and long-term design flexibility
- Streamlined development approval

Design Review Process: New Development

ZONES	Approval Process
Transition Zones & VHMx:	Residential development < 5 acres: Administrative Approval (AA)
	Non-residential development (any size) AND Residential > 5 acres: – Fully compliant: AA – Otherwise: Review Team & AA
All other zones: <ul style="list-style-type: none"> • Town Center • Regional Center • Neighborhood Center 	< 5 acres: – Fully Compliant: Review Team & AA – Otherwise: Review Team & DRB
	> 5 acres: – Review Team & DRB

Design Review Process: Redevelopment & Adjustments to the Code

ZONES	Proposed Change	Approval Process
Transition Zones & VHMx:	Major Modification	Review Team + Administrative Approval (AA)
	Minor Modification	AA
All other zones: • Town Center • Regional Center • Neighborhood Center	Major Modification	Review Team & DRB
	Minor Modification	Review Team & AA

Major Modification = >10 % of dimensional standard, requirement, or bonus criteria
OR change otherwise deemed major by Planning Director and/or his/her designee

Minor Modification = < 10% of dimensional standard OR change otherwise deemed
minor by Planning Director and/or his/her designee

Volcano Heights Review Team

A Review Team would be convened by the Planning Director or Designee. This standing group would review development proposals as they are submitted and work cooperatively with the applicant to assure compliance with the Plan's regulations and intent.

■ City department staff

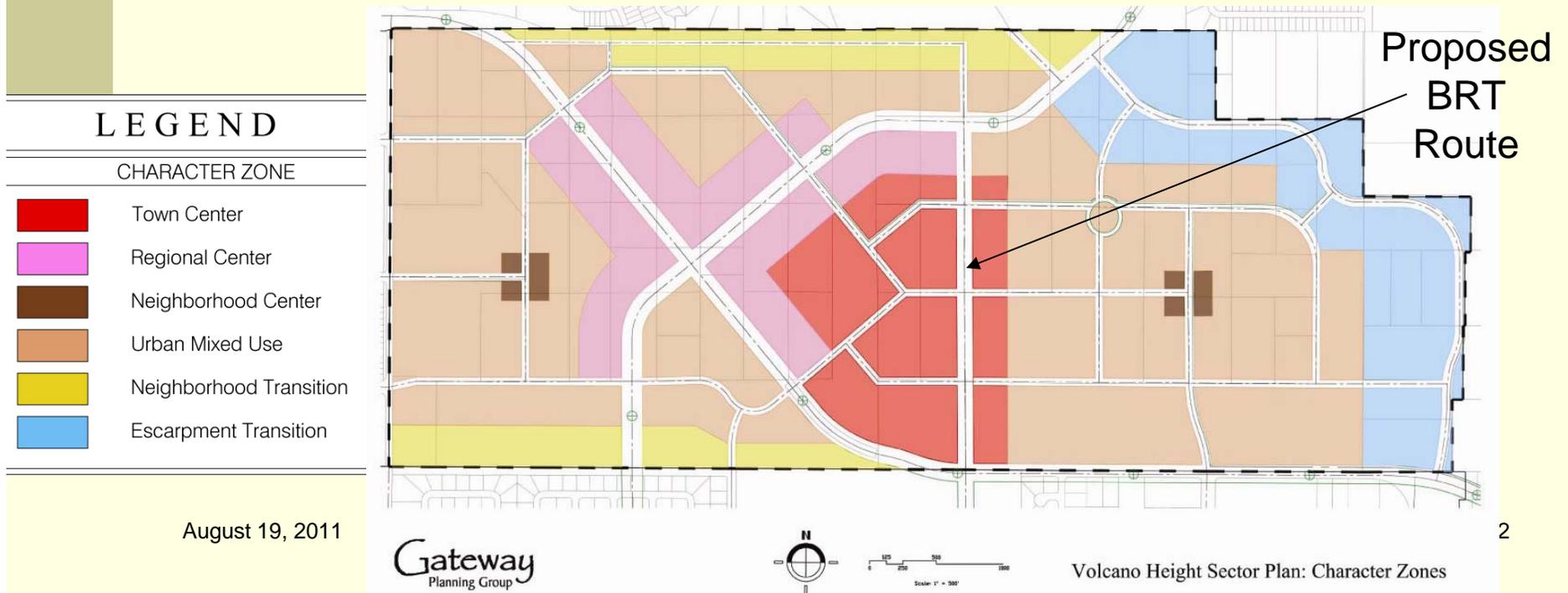
- Planning
- Municipal Development
- City Forester
- Open Space Division
- As needed: Economic Development, Transit, Environmental Health, etc.

■ Other?

- Property owners representative?
- Neighborhood representative?
- Building design professional?
- Business owners representative?
- Development Manager?

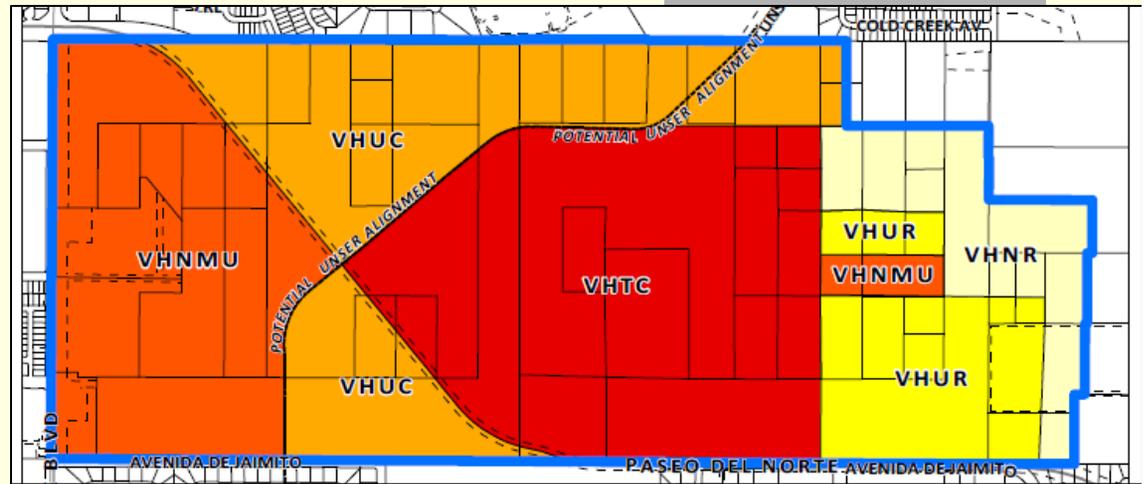
2. & 3. ZONE SIZES & LOCATIONS

- Town Center along Bus Rapid Transit (BRT) route
- Regional Center along Paseo/Unser
- Neighborhood Centers at intersections
- Transition zones on North, South, and East

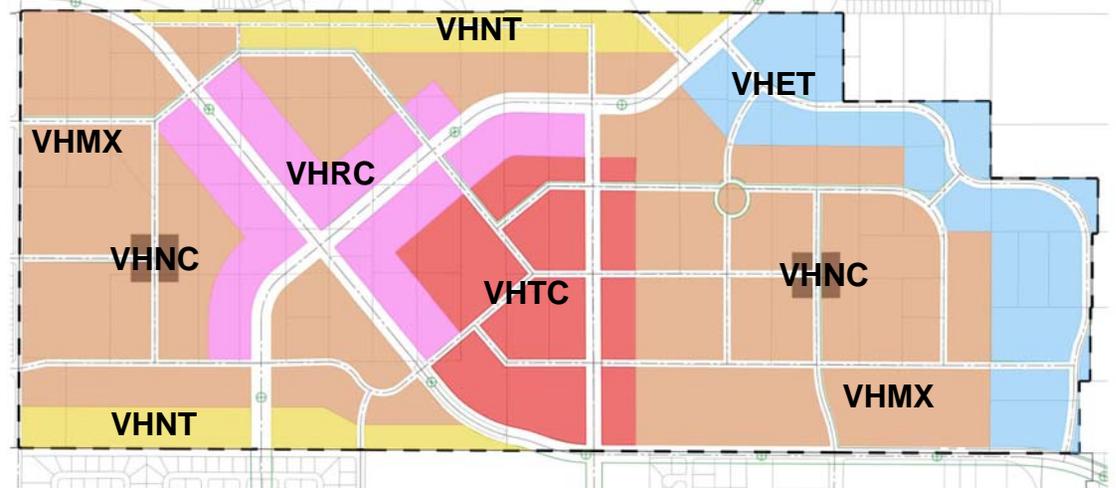


Proposed Zoning Maps

Volcano Heights Zoning
Sector Development Plan
July 2010



Proposed Character Zones
August 2011



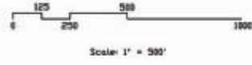
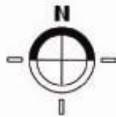
August 19, 2011

Character Zone Map

LEGEND

CHARACTER ZONE

-  Town Center
-  Regional Center
-  Neighborhood Center
-  Urban Mixed Use
-  Neighborhood Transition
-  Escarpment Transition



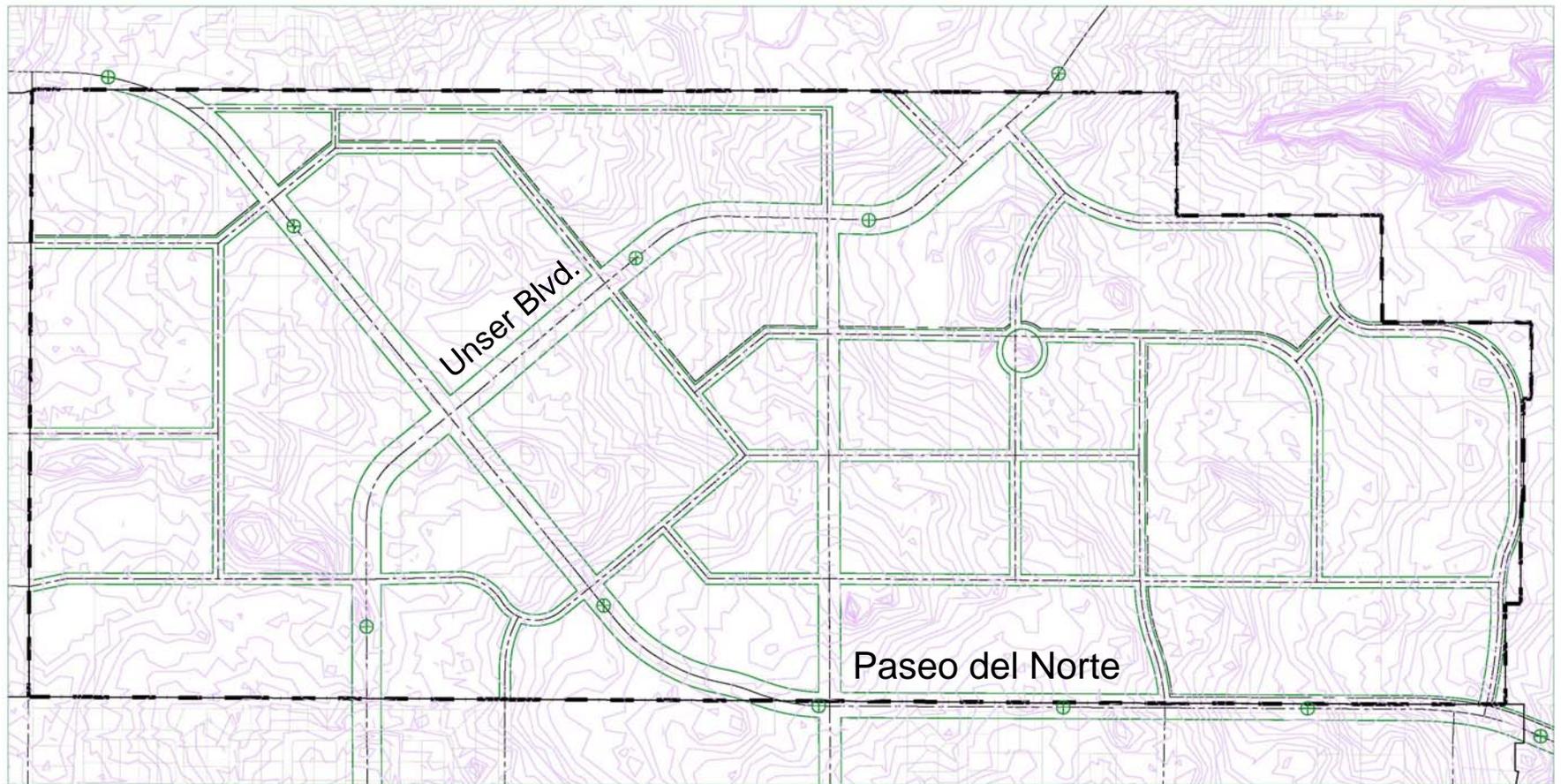
Character Zones

Zone	Description	Emphasis	Density/ Intensity	Examples
Town Center:	Major activity/ employment / entertainment / urban living	Transit / Walkable Commercial	Highest	<i>Transit center, corporate headquarters, theaters, restaurants, nightlife, etc.</i>
Regional Center:	Regional/destination retail/services	Auto-oriented Commercial	High	<i>Grocery, bank, junior anchors, auto-oriented uses, etc.</i>
Neighborhood Center:	Retail/services mostly devoted to everyday needs	Mixed Use	High	<i>Townhouses, live-work, apartments/condos, offices, retail</i>
Mixed Use:	A mix of residential and commercial uses	Mixed Use	Medium	<i>Townhouses, live-work, apartments/condos, retail, offices</i>
Neighborhood Transition:	Lower-density residential, with heights @ 26 ft., and low-impact office/commercial	Residential	Low	<i>Single-family, townhouse, live-work units, small-scale office and/or retail</i>
Escarpment Transition:	Lower-density residential, with heights @ 15-26 ft., and low-impact office/commercial	Residential	Low	<i>Single-family, townhouse, live-work units, small-scale office and/or retail</i>

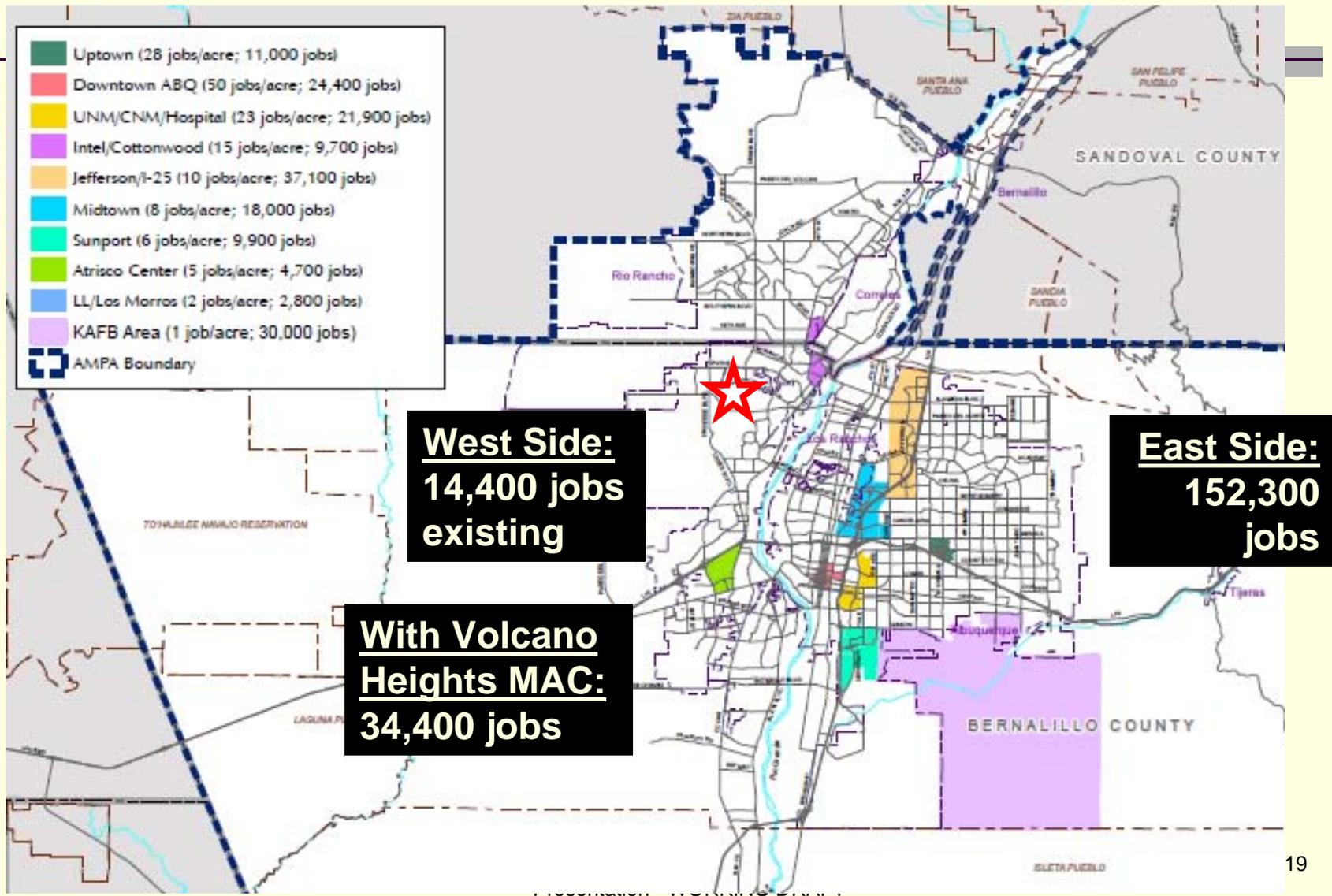
4. TRAFFIC

- Paseo & Unser = regional roads
- Mandatory Roads + full intersections = local traffic network
- Paseo del Norte to I-25 Bus Rapid Transit (BRT) corridor
- Local destinations, services, retail, etc.
- Bike routes / trails (to come)

Mandatory Streets



Major Activity Centers in Albuquerque



City of Albuquerque

Major Activity Center (MAC) Comparisons

	Uptown	Renaissance Ctr.	Cottonwood Ctr	UNM	Downtown	Journal Ctr
OVERVIEW						
Acres	593	411	366	315	282	201
Driving distance to nearest interstate	0.0 miles	0.0 miles	4.1 miles	0.6 miles	0.4 miles	0.0 miles
EMPLOYMENT						
Est. jobs	28,703	4,858	3,657	10,194	16,342	3,166
Workers commuting in	28,567	4,858	3,657	10,174	16,251	3,166
Jobs/acre	48.4	11.8	10.0	32.3	57.9	15.8
Office sq. ft.	1.82 million	320,000	~0	900,000	2.74 million	2.80 million
Retail sq. ft.	1.95 million	630,000	4.07 million	1.0 million	550,000	~0
Total sq. ft.	3.77 million	950,000	~4.07 million	1.9 million	3.29 million	~2.80 million
COMMUTE LENGTH (2009)						
Less than 10 miles	76%	68%	57%	78%	77%	70%
10 to 50 miles	17%	17%	26%	15%	15%	17%
Over 50 miles	7%	15%	17%	7%	7%	13%
AVERAGE WEEKDAY TRAFFIC COUNTS (2010)						
High	30,600	35,850	45,400	26,900	23,700	62,250
Low	11,600	8,650	18,800	9,500	5,150	21,733

Compiled August 2011 by City Council Services – Stephen Hawley
 Sources: Grubb & Ellis; MRCOG; U.S. Census Bureau; AGIS

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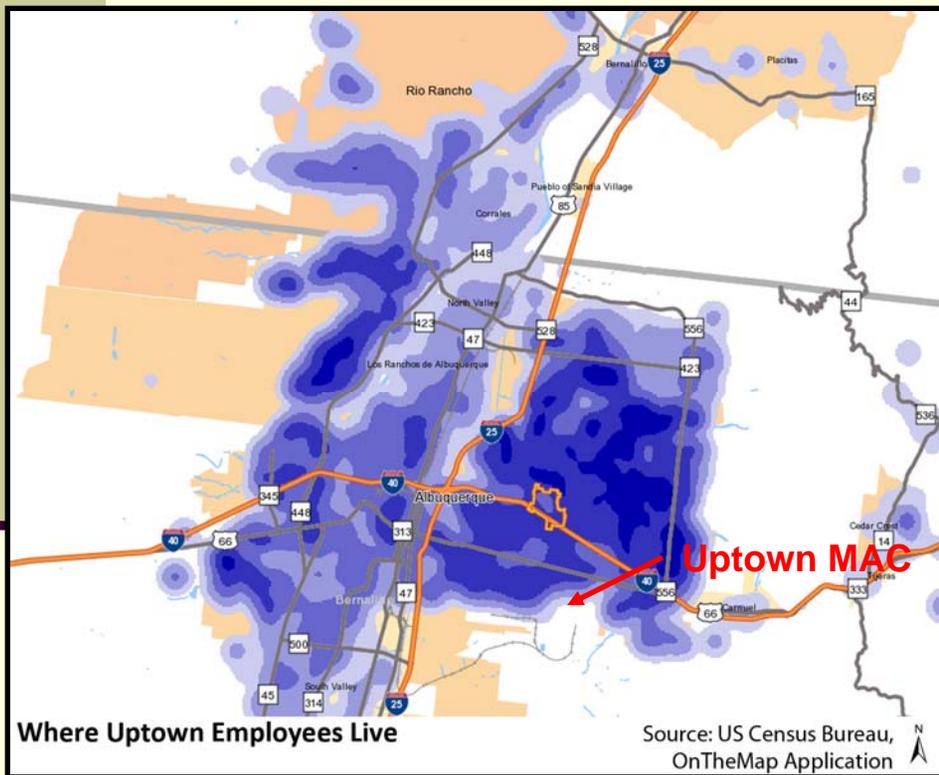
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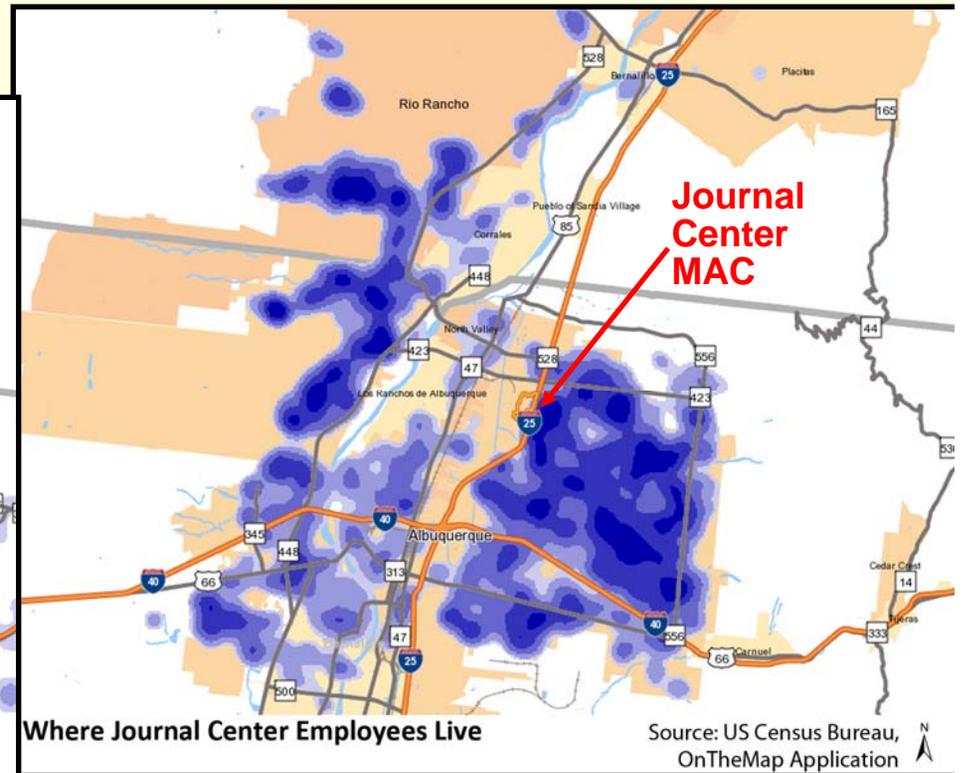
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Commute Patterns

Uptown MAC

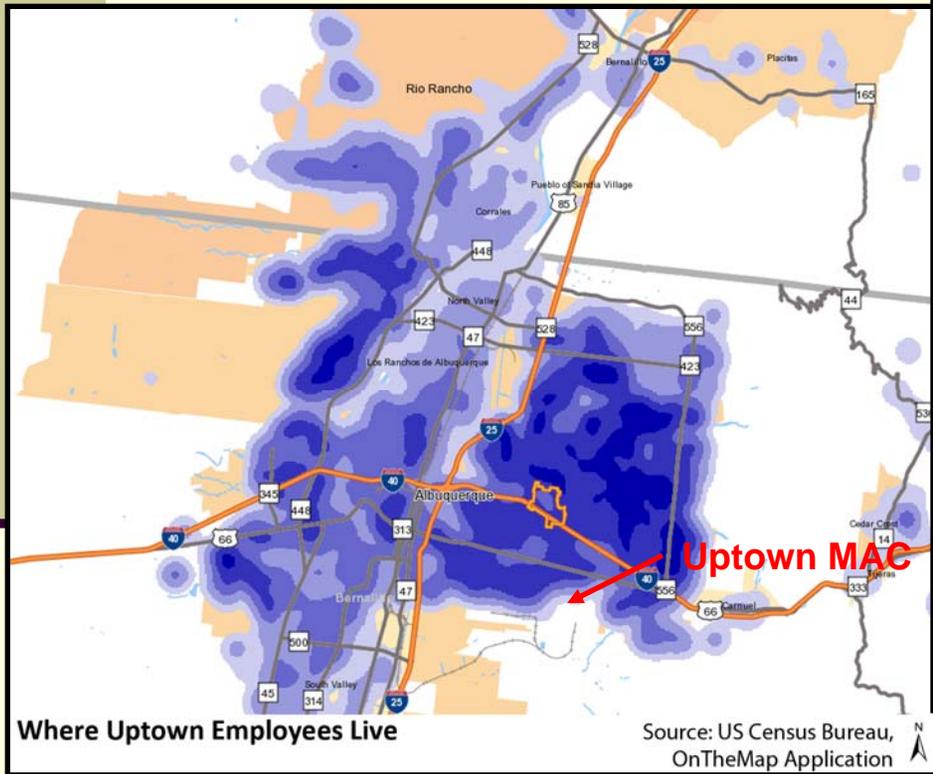


Journal Center MAC

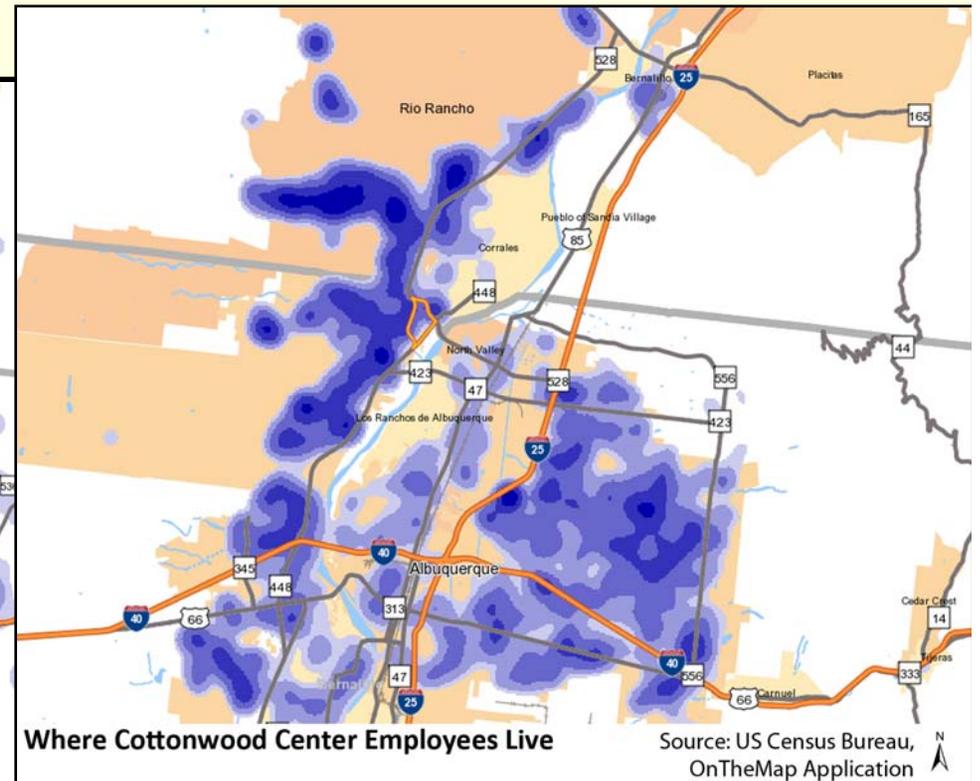


Commute Patterns

Uptown MAC



Cottonwood MAC



5. HEIGHTS / DENSITY

■ Heights:

■ Escarpment Transition:

- 15 feet within NWMEP Impact Area
- For the next row of houses, 18 feet + 26 feet for up to 50% of building footprint

■ 26 feet everywhere else by right

■ Height Bonuses for Non-transition zones

(Center Zones + Mixed-Use):

- Bonus criteria up to 40 feet in all non-Transition zones
- Additional bonus criteria up to 65 feet in Center zones
- Employment criteria + Development Agreement with City to go above 65 in Town Center ONLY

5. HEIGHTS / DENSITY

(Cont'd)

- Density:
 - Mixed use everywhere
 - Transition Zones less dense
 - More focused Town Center Zone organized around BRT Route
 - Regional Center Zone lining Paseo/Unser
 - Neighborhood Center Zone to encourage height/density at intersections

PLAN STRUCTURE

- I. Street Network Hierarchy
 - Mandatory vs. Non-mandatory Streets
 - 'A' frontages vs. 'B' service access roads
- II. Character Zones
 - Map
 - Land Use Table
- III. Streetscape Standards
- IV. Site Development Standards
- V. Building Design Standards
- VI. Sign Standards
- VII. Open Space Standards

I. Street Network Hierarchy

■ Mandatory Streets vs. Non-mandatory Streets

- Mandatory Streets = Mapped & regulated by Street Character first
- Non-mandatory Streets = Criteria only & regulated by Character Zone

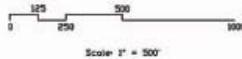
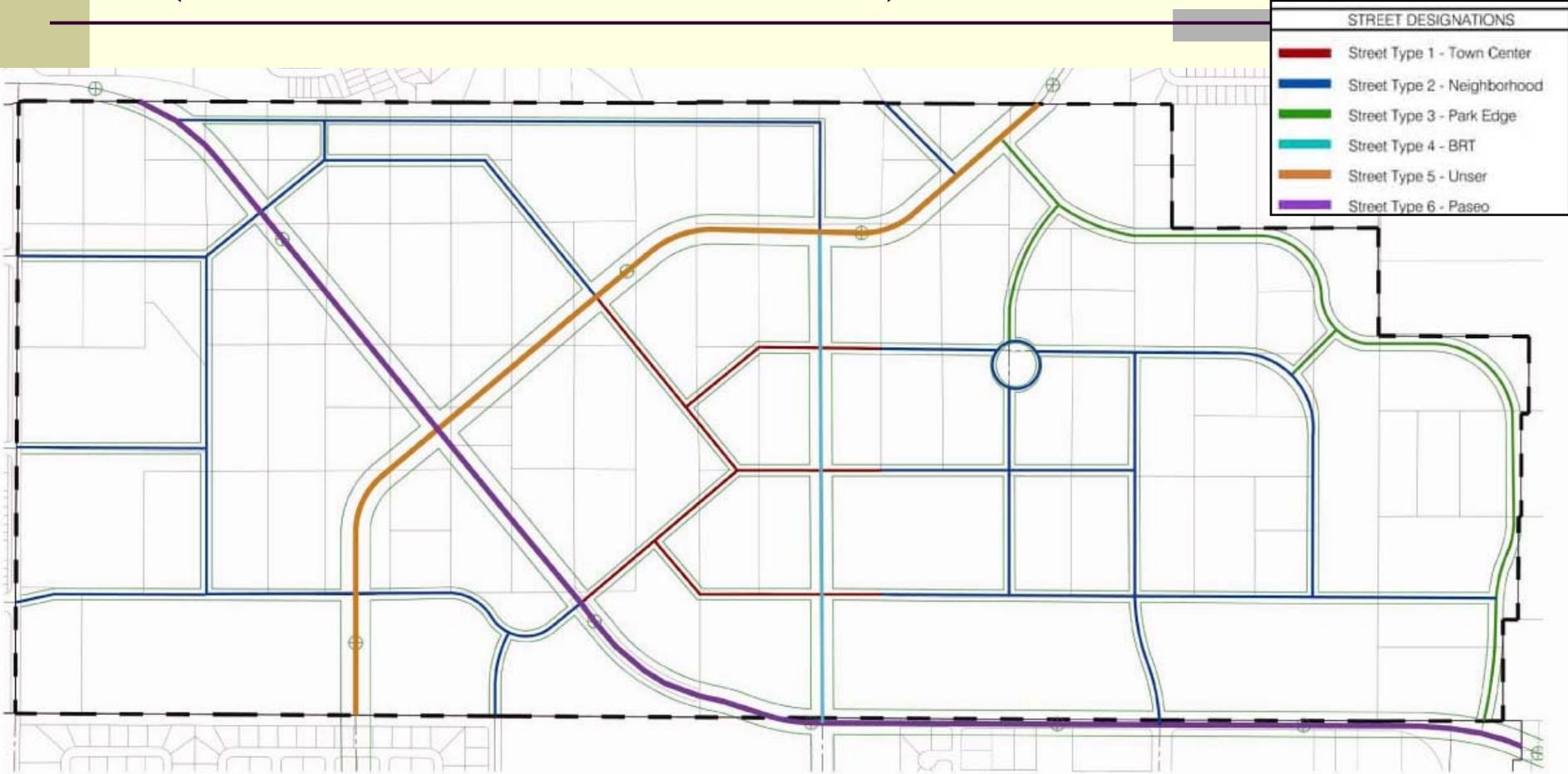
■ 'A' Street & 'B' Street Locations

- 'A' Street = Building entrances, pedestrian-friendly
- 'B' Street = Services, more auto-oriented

I. Street Network Hierarchy

- **Mandatory Streets**
 - Minimal streets needed to serve area development
 - 'A' vs. 'B' locations mapped (can be adjusted minimally)
 - Required cross sections (can be adjusted minimally)
 - Required frontages, parking screening, landscape standards, etc.
- **Non-mandatory Streets:**
 - Eventual local network of streets to serve individual developments
 - 'A' vs. 'B' percentages required by project type & size
 - Street locations decided by developers (first in sets pattern)
 - Cross section options by Character Zone
 - All standards by Character Zone

Cross Section Location Map (Cross Sections to come)



II. & III. Character Zones & Street Character

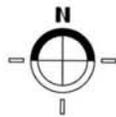
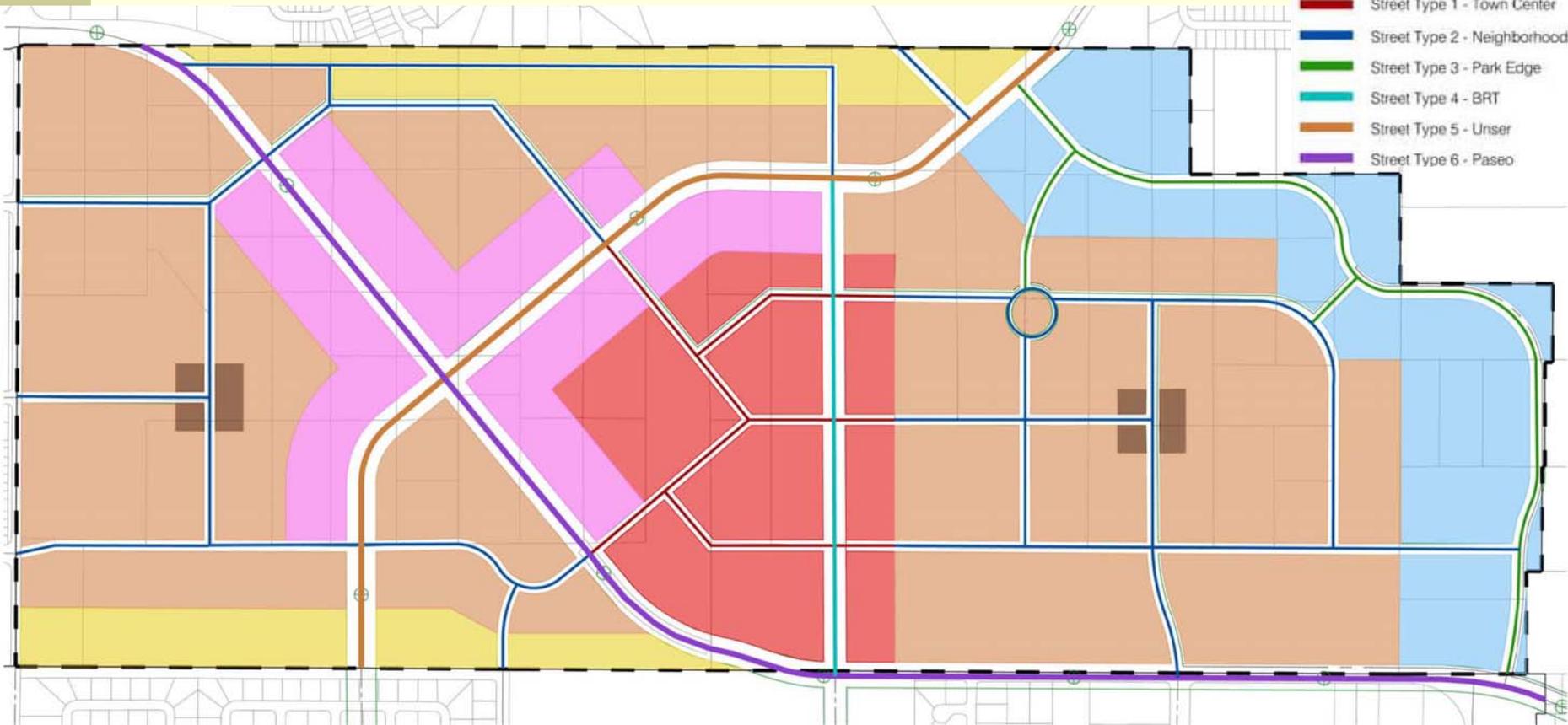
LEGEND

CHARACTER ZONE

- Town Center
- Regional Center
- Neighborhood Center
- Urban Mixed Use
- Neighborhood Transition
- Escarpment Transition

STREET DESIGNATIONS

- Street Type 1 - Town Center
- Street Type 2 - Neighborhood
- Street Type 3 - Park Edge
- Street Type 4 - BRT
- Street Type 5 - Unser
- Street Type 6 - Paseo



II. Character Zones

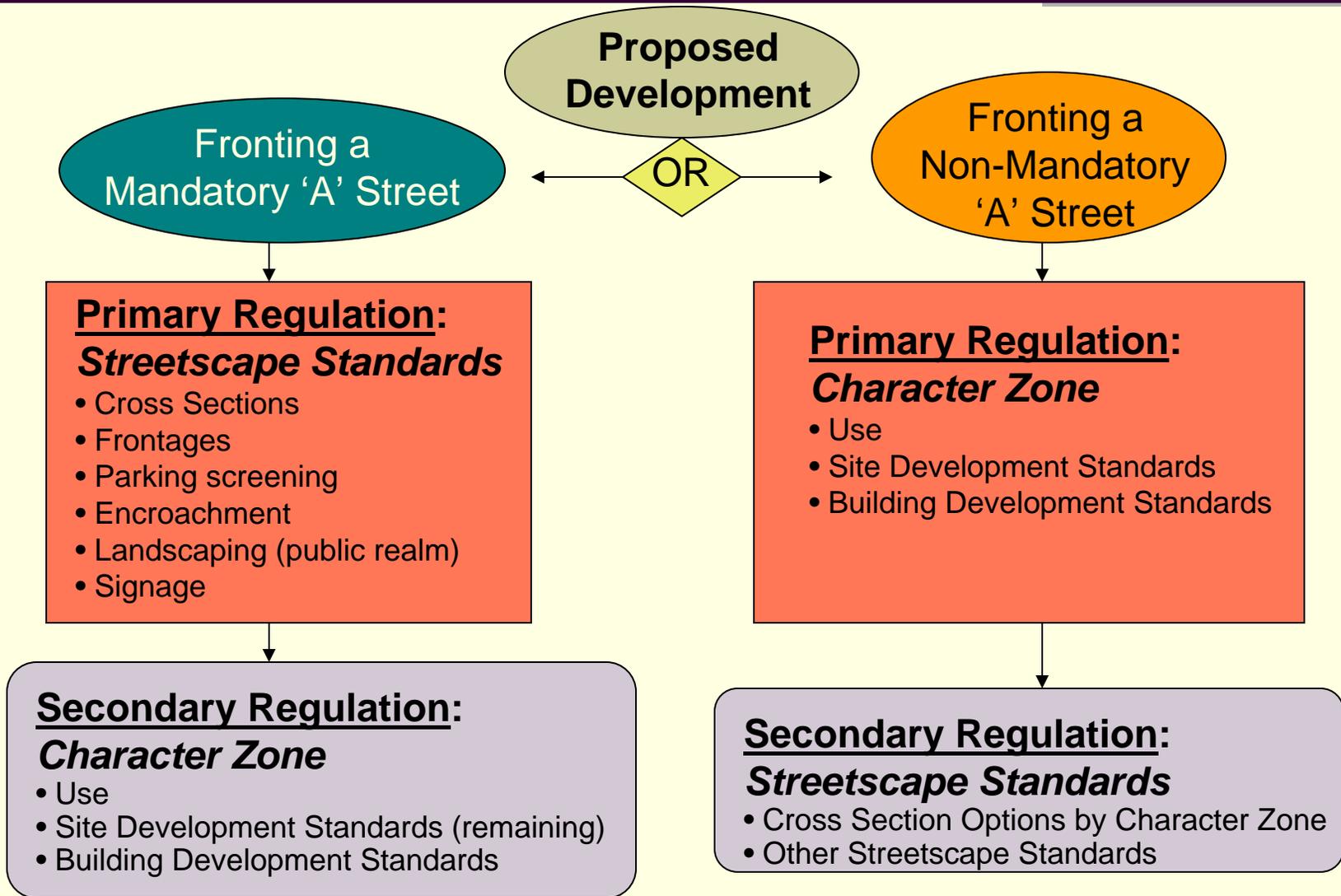
- Structure:

- Tied to mandatory street network
- Trumped by street character for Mandatory Streets
- Coordinated with adjacent Transition zones
- Regulates land use mix

- Strategy:

- Incentive-based
- Flexible to meet market conditions over time
- Intense, dense urban core in Town Center along BRT route
- Mixed-use everywhere
- Transitions zones to buffer existing neighborhoods to the north and south and sensitive lands to the east

II. & III. Character Zones & Street Character



IV. Site Development Standards (to come)

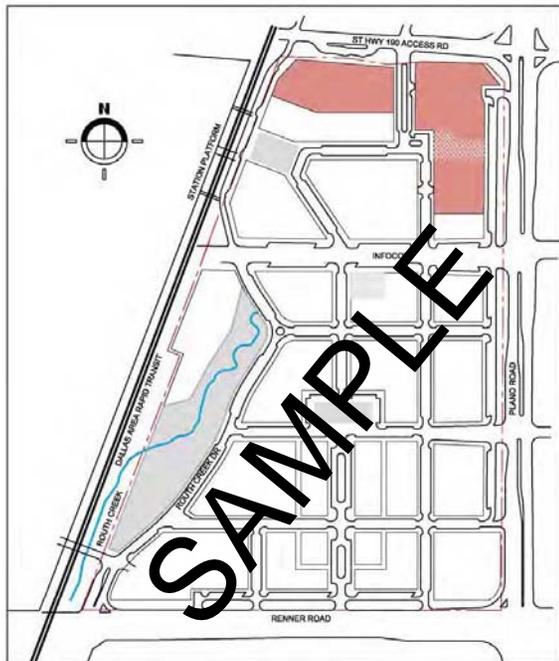
- **Frontage:** How the building façade relates to the street
- **Building Placement:** How the building footprint relates to the site
- **Parking Placement & Ratios:** Where parking goes on the site and how much parking required by land use (residential vs. commercial, etc.)
- **Landscape Standards:** How much landscaping required on-site & planting lists
- **Open Space Standards:** How much OS is required on-site vs. offsite & bonuses for dedication of significant rock outcroppings
- **Lighting:** Site lighting standards

V. Building Design Standards (to come)

- Building form:
 - Height
 - Building materials
 - Glazing requirements / reflectivity limits
 - Color
 - NOTE: *Does NOT include Architectural Style*
- Performance thresholds/incentives for height/density bonuses

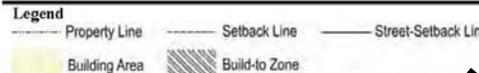
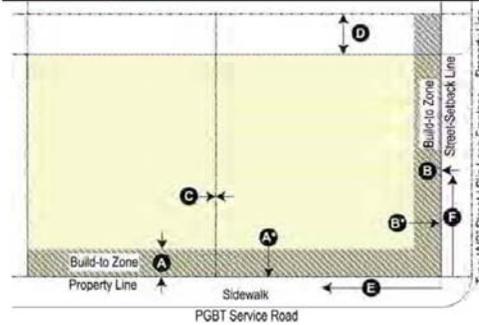
Design Standards

Bush Central Station Form Based Code By Gateway



Highway Mixed Use Zone Location Map

7.4.1 Building Placement



Street-Setback Zone (SSL) (Distance from center line of street cross section to edge of the BTZ)

TOD Avenue	44 feet
TOD Street Type B	31 feet
Slip Road Frontage	85 feet (measured from the R.O.W. of Plano Road)

Build-To Zone (BTZ) (Distance from Property Line to edge of the BTZ)

Front (PGBT Service Road)	None	A
Front (Type "A/B" Street and Slip Road Frontage)	0 - 10 feet (see #1)	B

Setback

Front (PGBT Service Road - distance from property line or edge of utility easement)	5 feet (min.)	A*
Front (Type "A/B" Street and Slip Road Frontage - distance from SSL)	5 feet (min.) - 10 feet (max)	B*
Side (distance from property line)	0 feet (see #2)	C
Rear (distance from property line)	0 feet	D

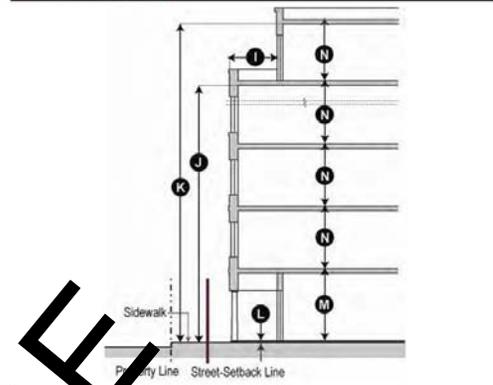
Building Frontage

Building Frontage required along Type 'A' Street BTZ	90% (min.) (see #3 and #7)	
Building Frontage required along PGBT Service Road	0% (min.) (see #3 and #7)	E
Building Frontage required along Type 'B' Street BTZ	0% (min.) (see #3 and #7)	F

7.4.2 Block Standards

Block face dimensions	250 - 400 feet (maximum) (see #4)
Block perimeter	1400 feet (maximum) (see #4)

7.4.3 Building Height



Principal Building Standards

Building maximum	300 feet (see #8)	K
Building minimum	50 feet (along PGBT Service Road frontage only)	
First floor to floor height	15 feet min. (see #5)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Retail Ready buildings)	L
Upper floor(s) height (floor-to-ceiling)	10 feet min. (see #15)	N
Stepback height	Maximum 10 stories then stepback (see #13)	J
Stepback distance	10 feet min.	I

7.4.4 Commercial Frontage Requirements

Ground floors of all buildings fronting on President George Bush Turnpike (PGBT) service road and Plano Road shall be built to Retail Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

7.4.5 Special Frontage Requirements

Requirements Specific To Station Frontage
Ground floors of all buildings designated as Station Frontage on the Regulating Plan shall provide shaded areas to a minimum depth of 6 feet. Shaded devices may include arcades, galleries, awnings, canopies, etc.

Notes

- #1 - The area between the building and the edge of the BTZ at the public sidewalk shall be paved flush with the sidewalk.
- #2 - Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #3 - Corner building street facades shall be built to the BTZ for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

VI. Open Space & Trails

- Single-loaded, parkway with off-street trail connected to Paseo del Norte foot bridge and Petroglyph National Monument
- On-street bike trails
- Rock outcroppings dedication
 - Definition of “Significant Rock Outcropping”
 - Coordinated with Open Space Division
 - Dedicated Significant Rock Outcropping square footage counts double toward the required OS dedication (on-site or off-site)
 - Other incentives?

Appendix: Implementation

- Timeline & Infrastructure Needs
- Financial Tools
- Roles & Responsibilities

Implementation

Timeline & Infrastructure Needs

- Development timeline = years or decades
- Attracting quality development and employers will require a higher than typical level of infrastructure:
 - Mandatory road network, including transit-friendly urban boulevard through Town Center
 - Internal, local road network
 - Telecommunications, utility infrastructure
 - Water, sewer, drainage
 - Trails, bike paths, etc.
 - Civic/public spaces, open space, etc.
 - Transit facilities

Implementation – Potential Financial Tool: Special Assessment District (SAD)

Definition: *Special assessment added to property taxes to fund necessary improvements in a development district, such as drinking water and sewer lines, paving and other government services.*

■ PRO

- Governments fronts \$ to build the infrastructure, and SAD proceeds pay back debt, (bonds and/or general funds)
- Requested by a percentage landowners in an area OR imposed by Council
- Pay-as-you go assessments for phased infrastructure improvements

■ CON

- Tool primarily to fund infrastructure
- Assessment cannot exceed \$ benefit to the property from the improvement
- Requires majority property owner agreement OR imposition of SADs by local governments (politically dicey)
- Phased infrastructure improvements may be slower than needed to attract development

Implementation – Potential Financial Tool: Public Improvement District (PID)

Definition: *Special assessment added to property taxes to fund a broad array of improvements in a development district, ranging from roads and drainage to recreational facilities, trails, parks, public buildings, libraries and other amenities.*

■ PRO

- Use of funds more flexible than SADs
- PID proceeds can pay back debt (bonds and/or general funds) OR pay for new PID projects
- Potentially more funds can be raised through PID than SAD

■ CON

- CABQ requires unanimous vote of property owners to establish a PID (State allows $\frac{3}{4}$ agreement by property owners.)
- Assessment CAN exceed \$ benefit of improvements to property

Implementation – Potential Financial Tool: Tax Increment Development District (TIDD)

Definition: TIDDs capture a portion of the increase in property AND gross receipts taxes resulting from the area's development to be used to pay back debt on a range of projects similar to PIDs, including transit facilities.

■ PRO

- Use of funds more flexible than PIDs
- TIDD revenues can be used for ongoing maintenance and new facilities
- No imposed taxes on property owners (except those incurred by rising property values resulting from development)

■ CON

- Complicated, lengthy, potentially costly process to set up
- Requires major coordination between property owners (the primary applicants for TIDDs)
- Requires property owners to pay debt service regardless of development progress

Implementation

Roles and Responsibilities

Volcano Heights will require broad coordination and robust financing mechanisms for infrastructure – all led by property owner efforts.

■ Property Owners:

- Coordination & consensus
- Infrastructure costs
- Development costs
- TIDD, SAD, or PID application & coordination

■ City

- Sector Development Plan
 - Land use / zoning
 - Design requirements
 - Streamlined review
- Economic Development
 - Coordination among jurisdictions
 - Recruitment
- DMD
 - Infrastructure coordination

■ State, County, MRCOG

- Transportation coordination
- Infrastructure assistance?

Agenda

- **Presentation:** *Revised draft strategies and materials.*
- **Questions/Discussion:**
 - Burning Questions
 - Feedback
 - General Discussion
- **Next Steps:**
 - Materials & content for September 14
 - EPC Hearing October 6

Agenda

- Presentation: *Revised draft strategies and materials.*
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Next Steps

- September 14 Focus Group Materials/Content:
 - Street Cross Sections (mandatory & non-mandatory)
 - Character Zones
 - Building Design Standards
 - Question: *What else are you anxious to review?*
- EPC Hearing October 6:
 - Please come and give:
 - Support for Plan strategies and/or details
 - Suggestions for improvements



End of VHSDP Presentation