





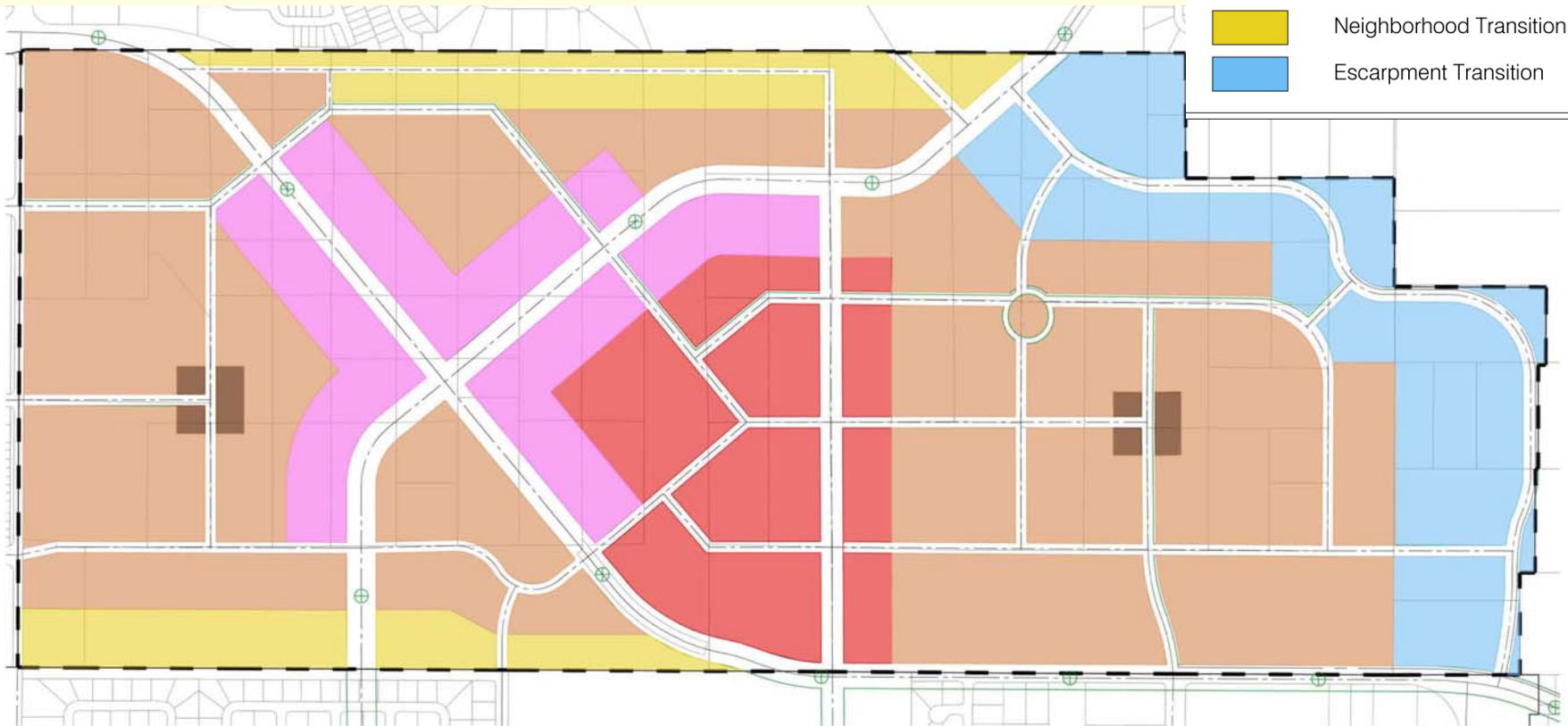


Character Zone Map

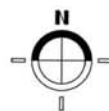
LEGEND

CHARACTER ZONE

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



Gateway
Planning Group

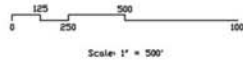
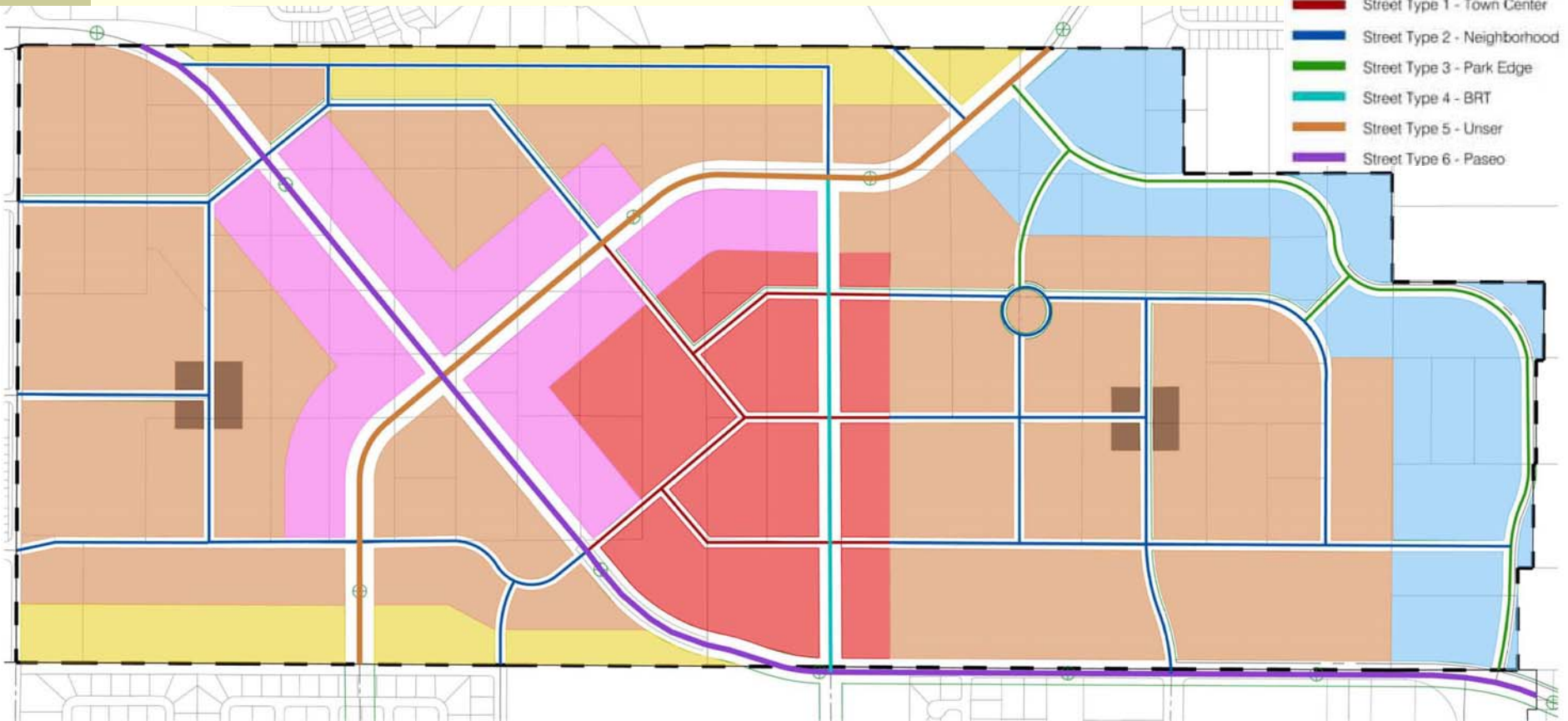


0 250 500 1000
Scale: 1" = 500'

Volcano Height Sector Plan: Character Zones

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




Volcano Height Sector Regulating Plan	
APPENDIX A - DRAFT	AUG 18, 2011

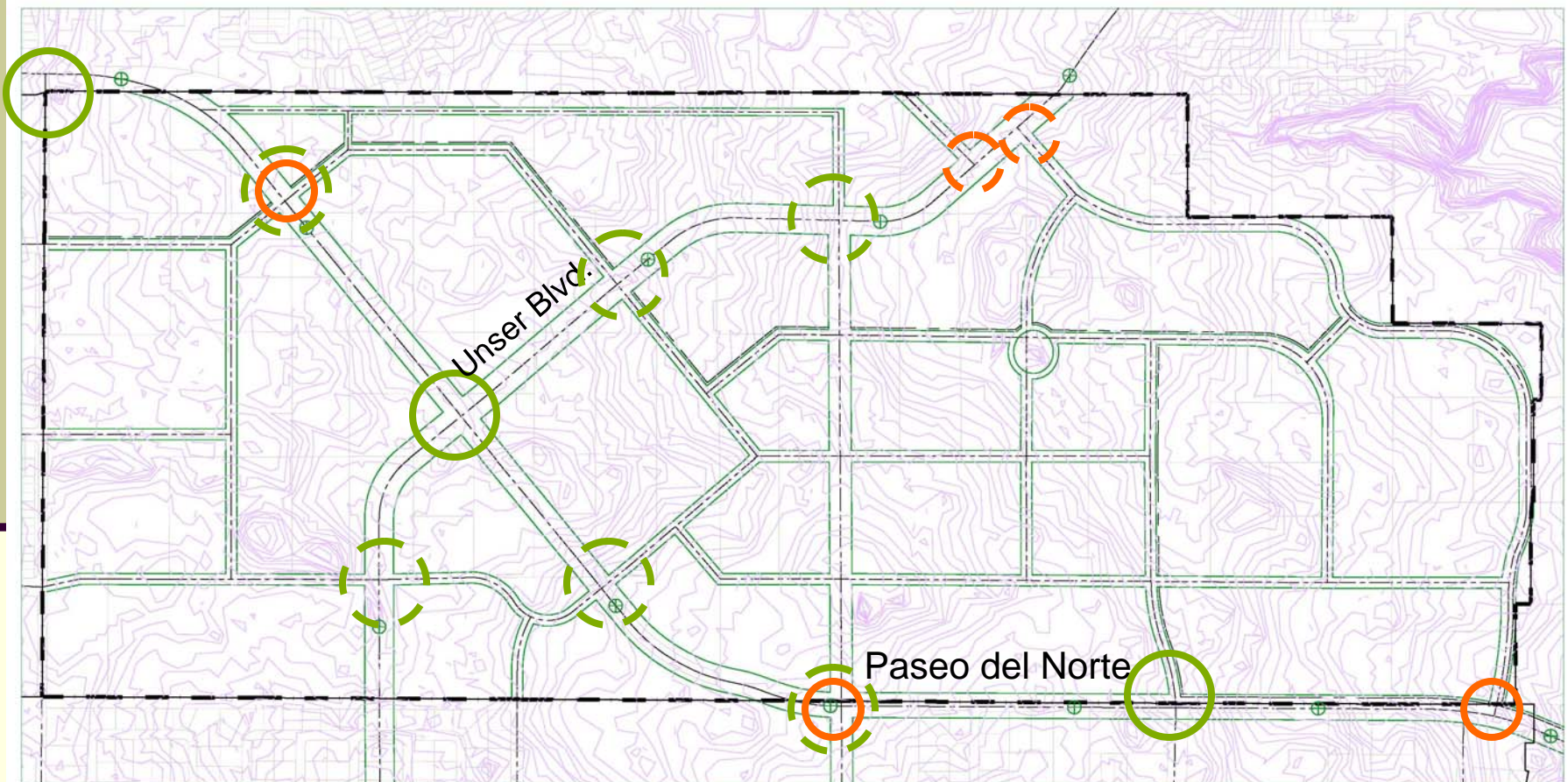
Limited-access Intersections

LEGEND

 Full intersection "on the books"

 Right-in / Right-out intersection "on the books"

Dashed lines = proposed



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

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

August 19, 2011

Volcano Heights SDP - Focus Group
Presentation - WORKING DRAFT

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DRAFT