

# Volcano Heights Sector Development Plan

## **Open Space & Recreation**

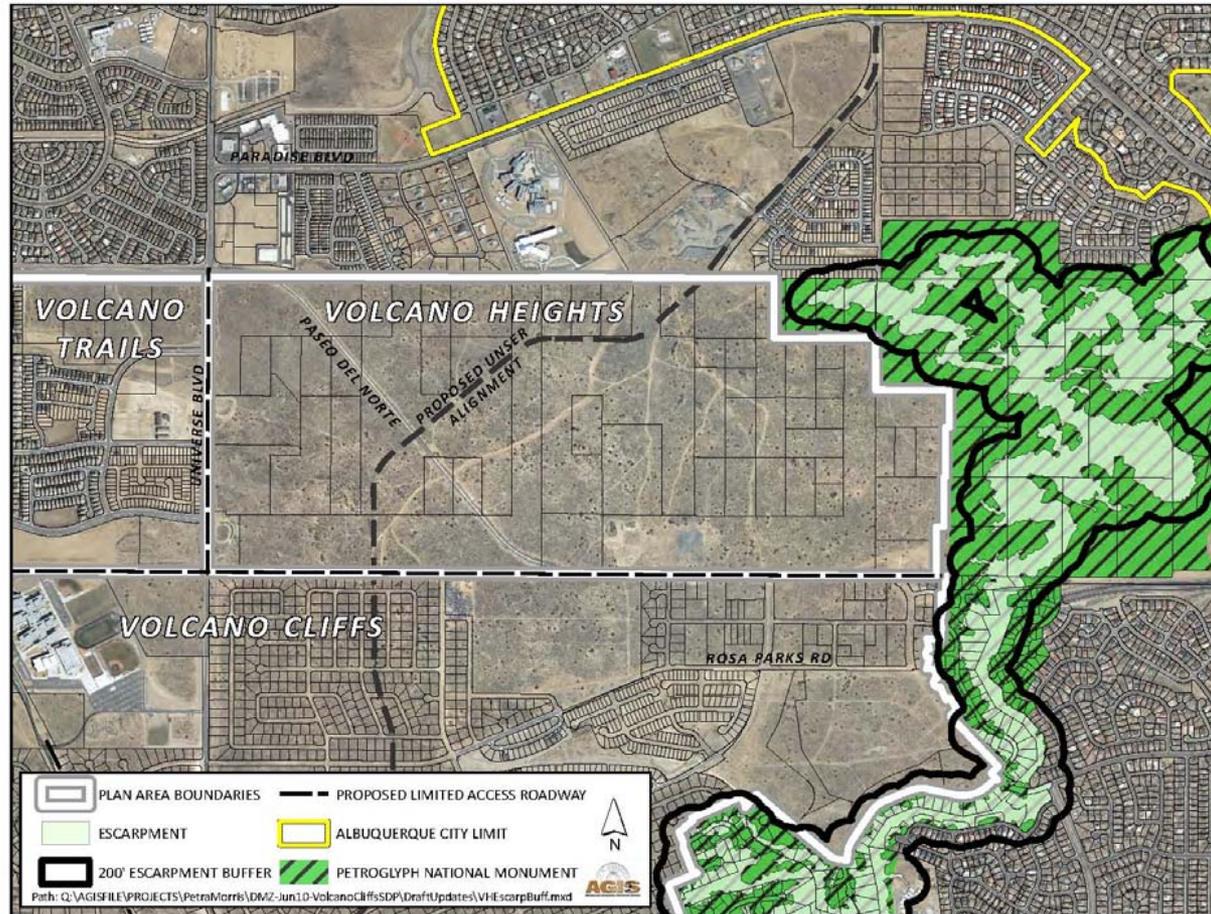
March 27, 2012

# Agenda

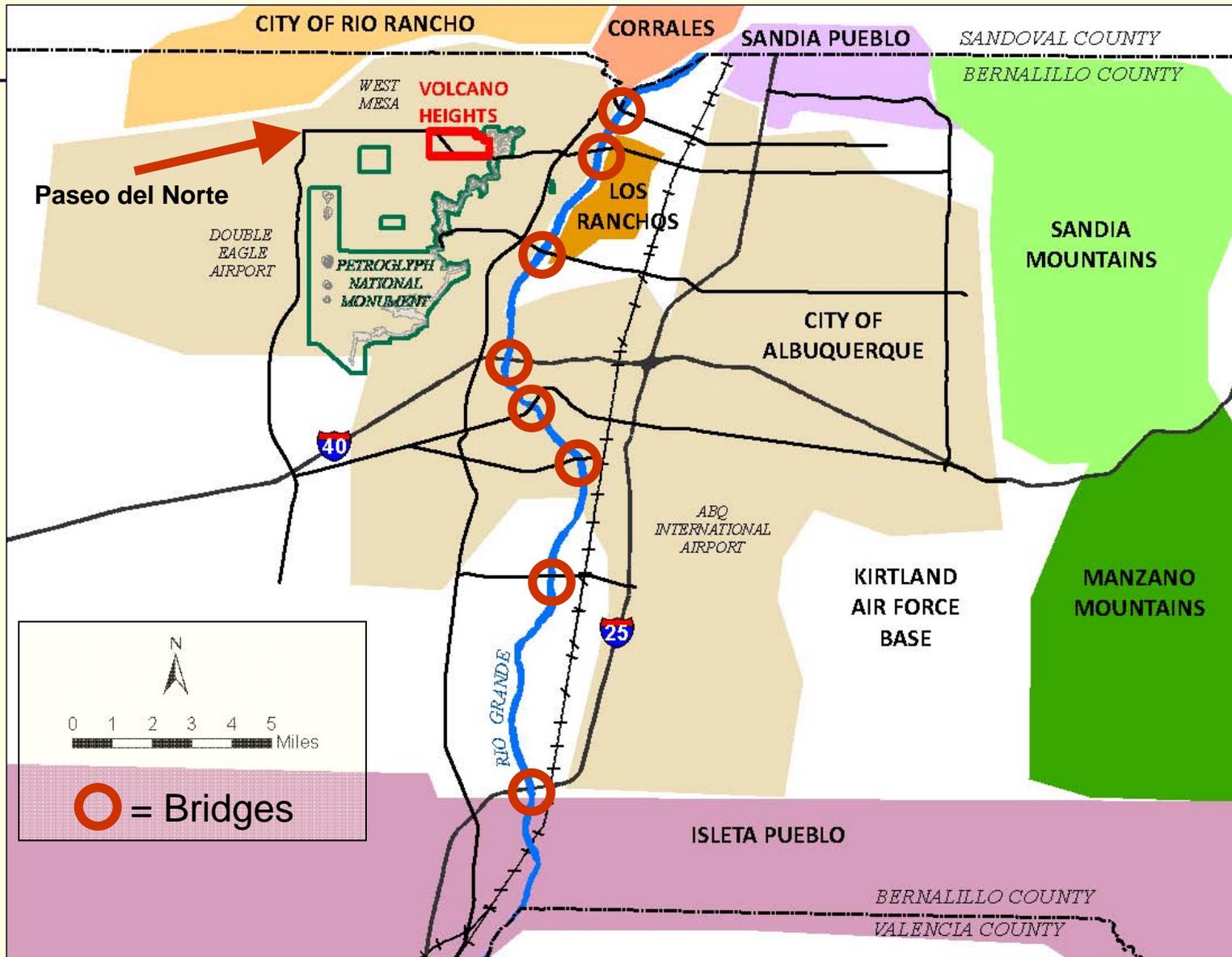
- **Presentation:** *Draft purpose & open space strategies*
- **Questions/Discussion:**
  - General questions and comments
  - 20-minute discussions
    - Open Space / Preservation Options
    - Parks / Recreation / Bicycle Amenities
    - Regulations / Plan Strategies
- **Next Steps:**
  - Traffic Study
  - Submit for Plan Approval June/July 2012



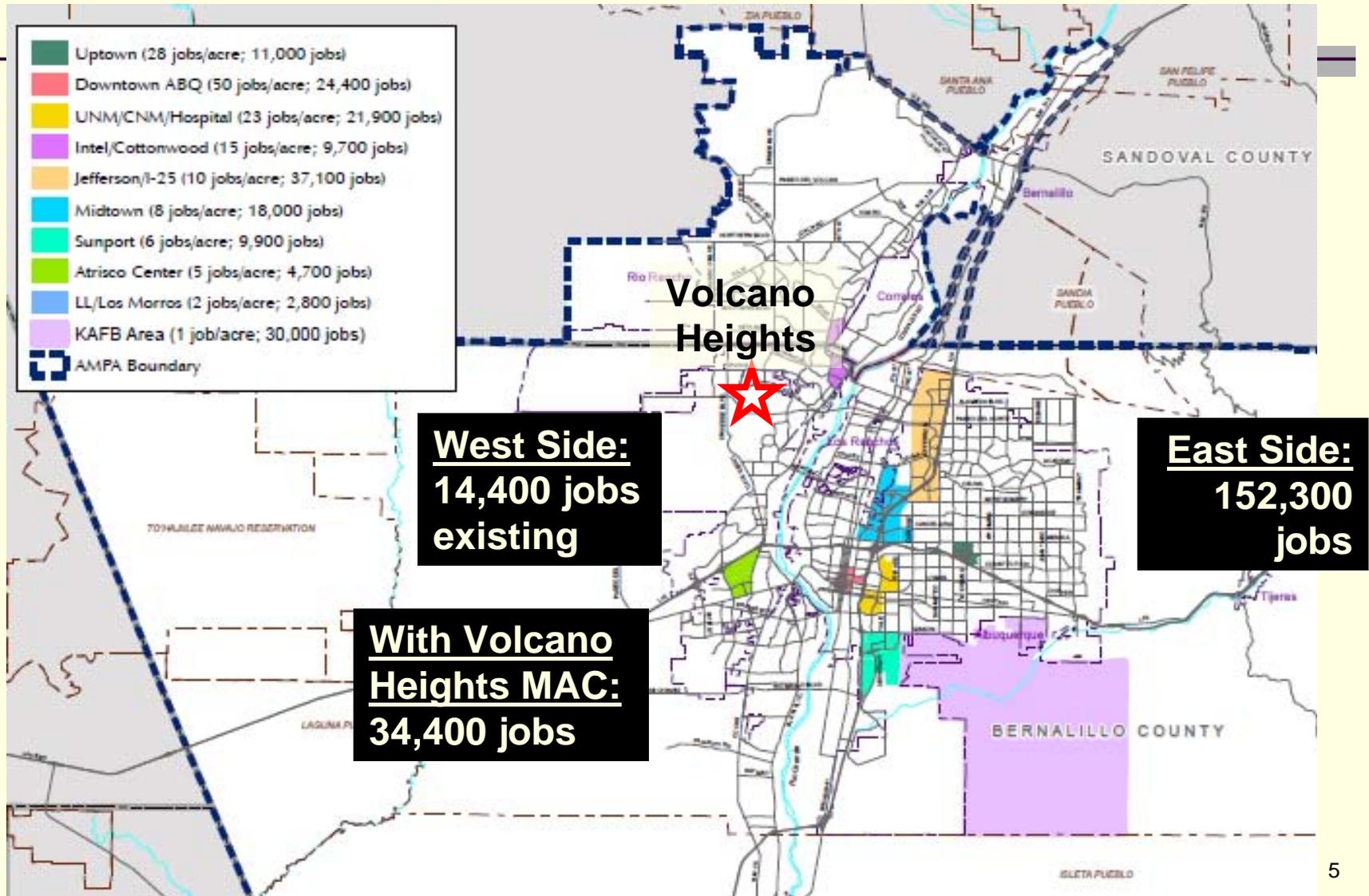
# Volcano Heights



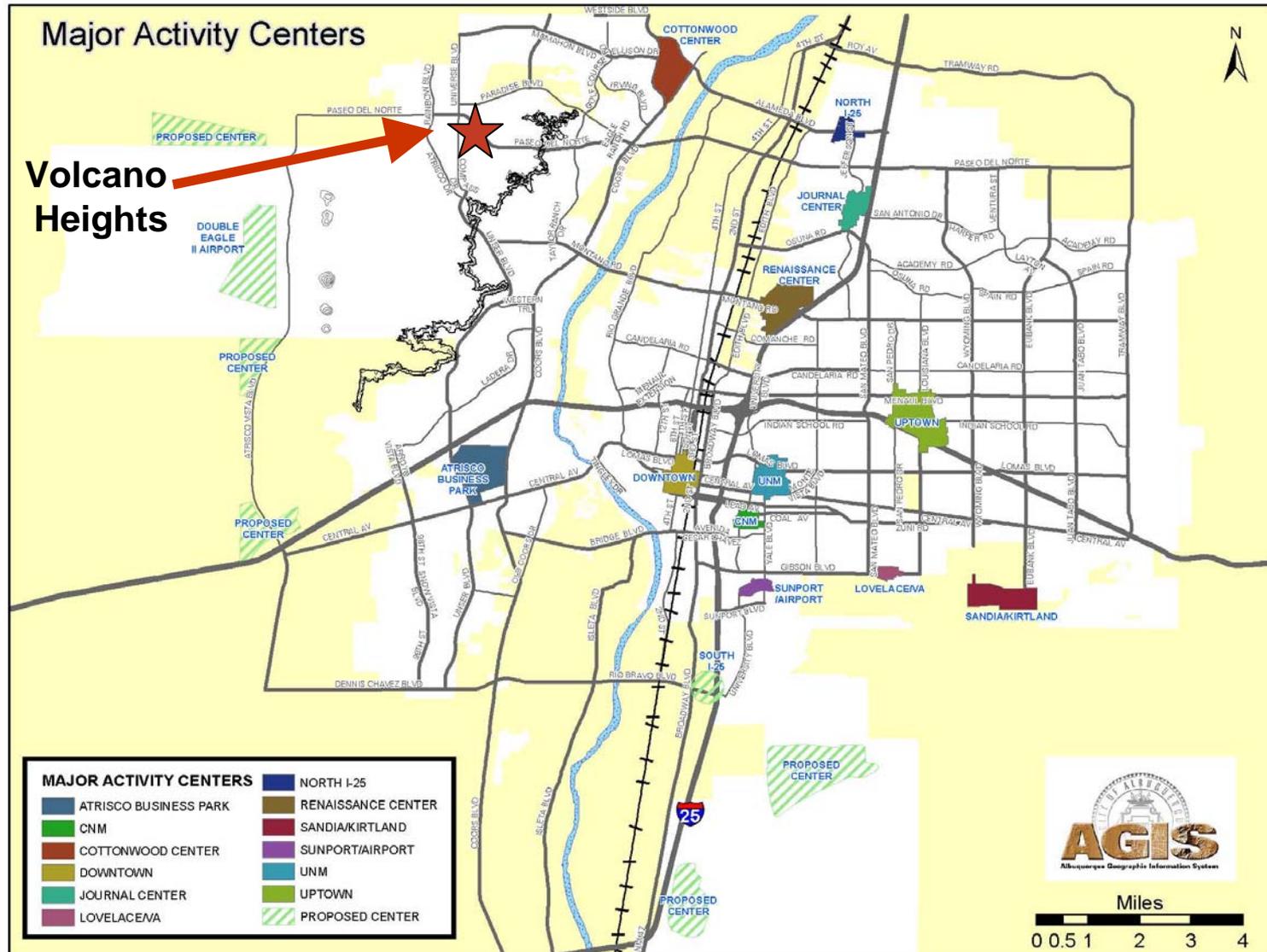
# Challenge: Growth Limits



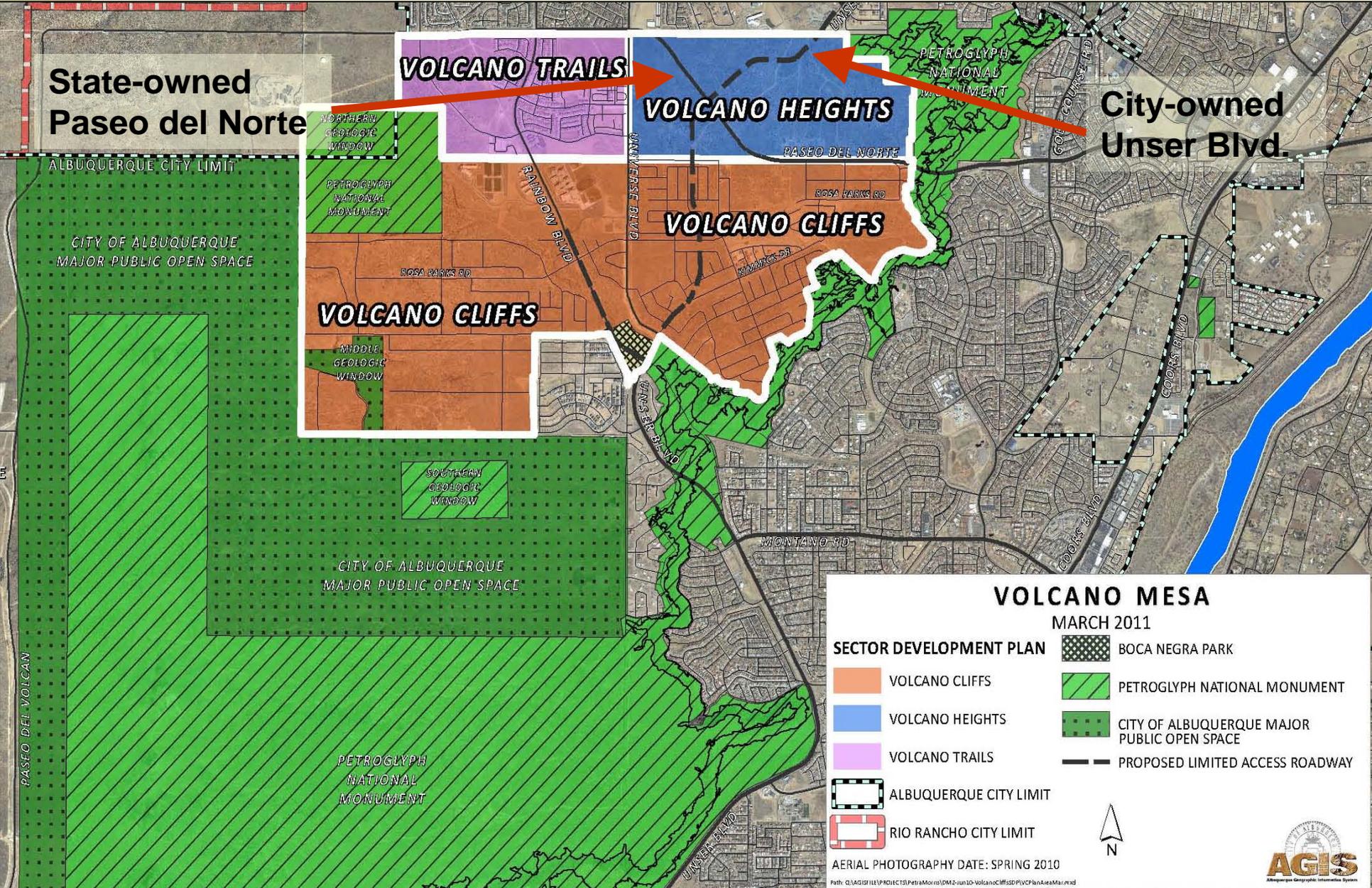
# Challenge: Imbalance of Jobs & Housing



# Challenge: Greenfield to High-Density Center



# Challenge: Limited-access Roads



State-owned  
Paseo del Norte

**VOLCANO TRAILS**

**VOLCANO HEIGHTS**

City-owned  
Unser Blvd.

**VOLCANO CLIFFS**

**VOLCANO CLIFFS**

## VOLCANO MESA

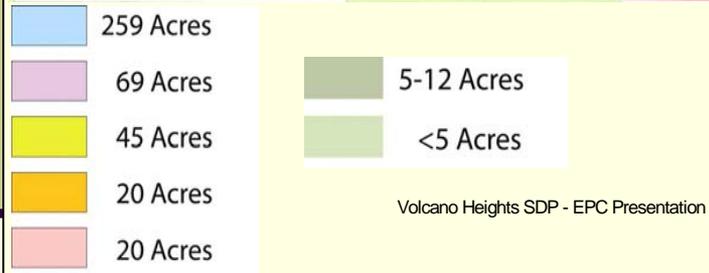
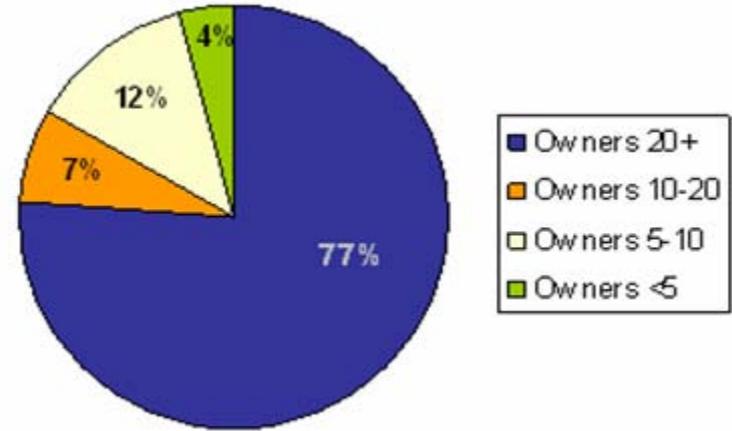
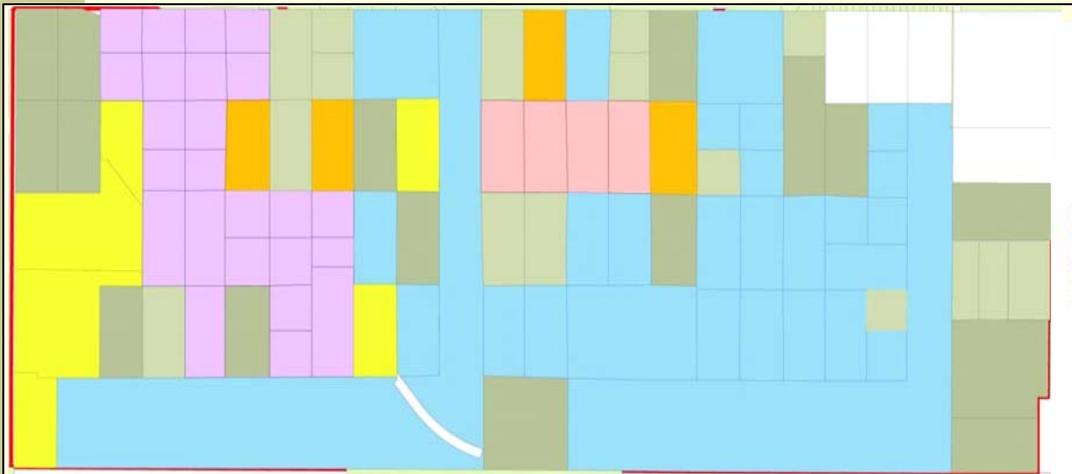
MARCH 2011

- |   |   |
|---|---|
|  | BOCA NEGRA PARK                             |
|  | VOLCANO CLIFFS                              |
|  | VOLCANO HEIGHTS                             |
|  | VOLCANO TRAILS                              |
|  | PETROGLYPH NATIONAL MONUMENT                |
|  | CITY OF ALBUQUERQUE MAJOR PUBLIC OPEN SPACE |
|  | PROPOSED LIMITED ACCESS ROADWAY             |
|  | ALBUQUERQUE CITY LIMIT                      |
|  | RIO RANCHO CITY LIMIT                       |

AERIAL PHOTOGRAPHY DATE: SPRING 2010

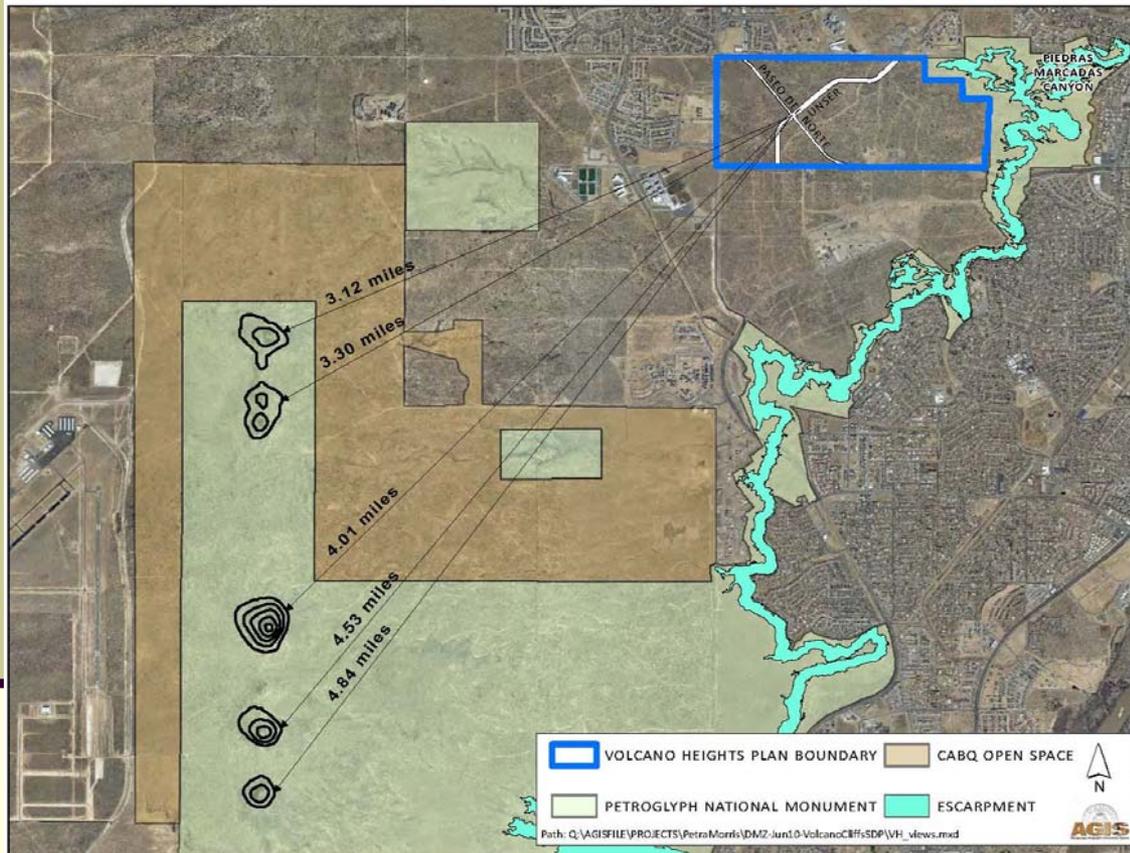


# Challenge: Checkerboard Property Ownership



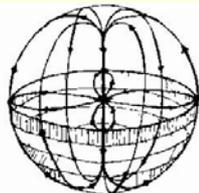
	Owners		Acres	
<b>Own 20+ Acres</b>	6	19%	432	76%
<b>Own 10-20 Acres</b>	4	13%	42	7%
<b>Own 5-10 Acres</b>	13	41%	70	12%
<b>Own &lt; 5 Acres</b>	9	28%	24	4%
<b>Total</b>	<b>32</b>	<b>100%</b>	<b>568</b>	<b>100%</b>

# CHALLENGE & OPPORTUNITY: Cultural/Open Space/View Preservation

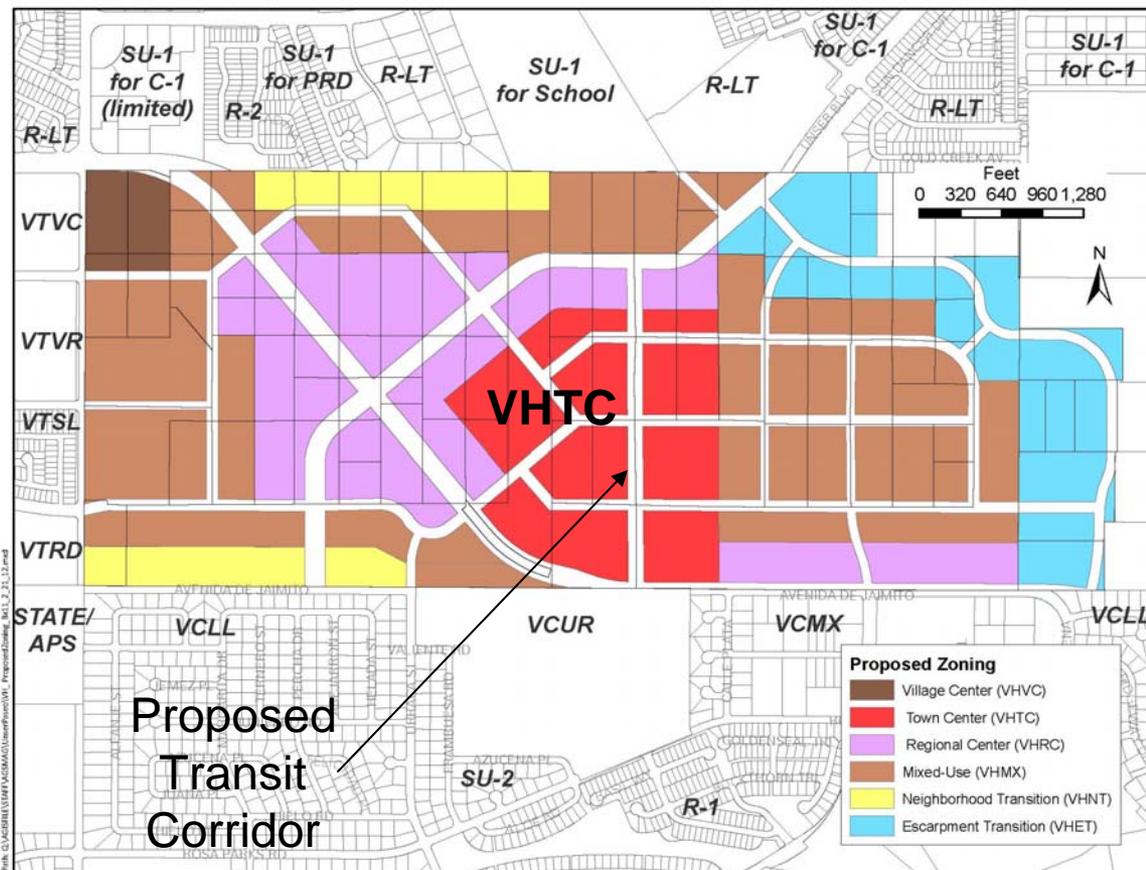


## Rock Outcrops:

- Historically and culturally important to Native American Pueblos.
- Focus concentration and prayer into other dimensions within a defined and bounded world.
- Part of an interlocking system of spiritual communication, “where the world breathes.”

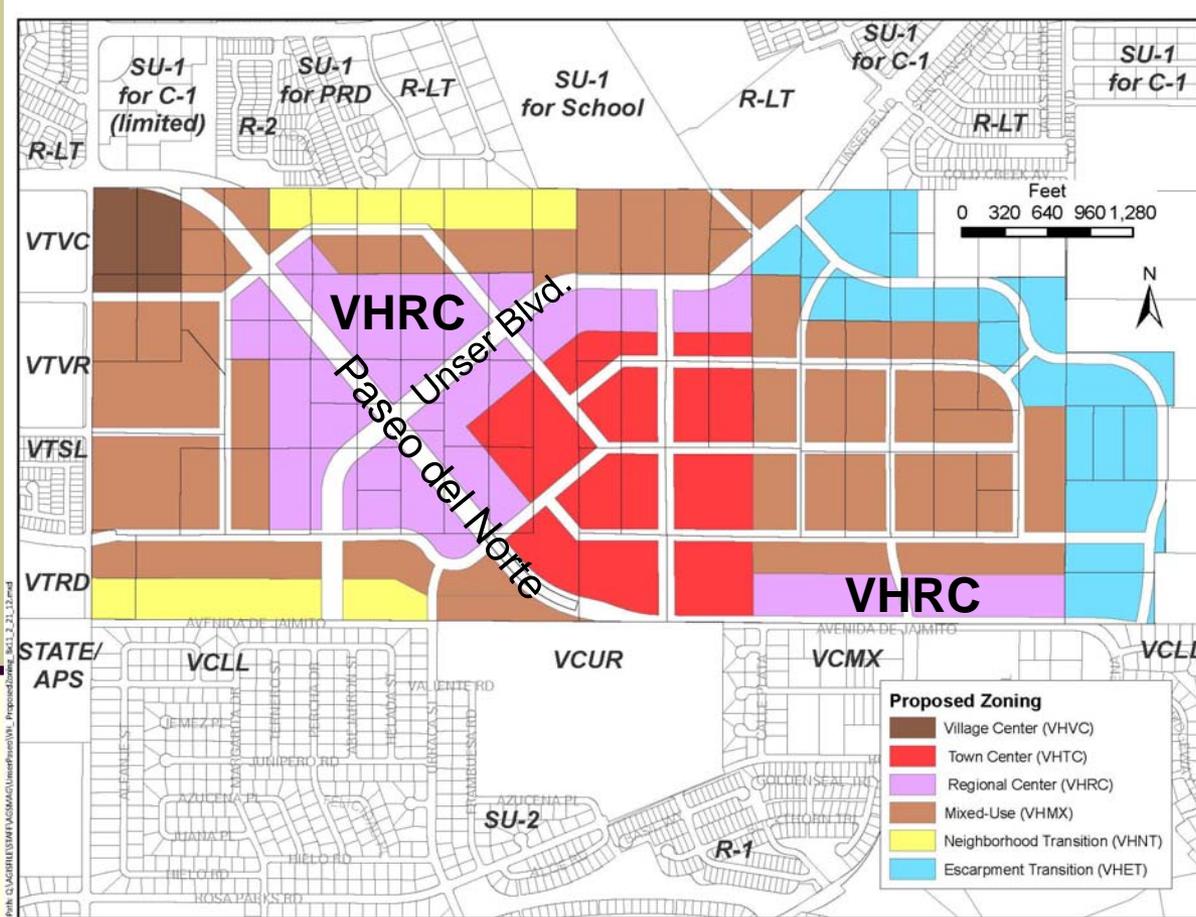


# OPPORTUNITY: High Capacity Transit Corridor



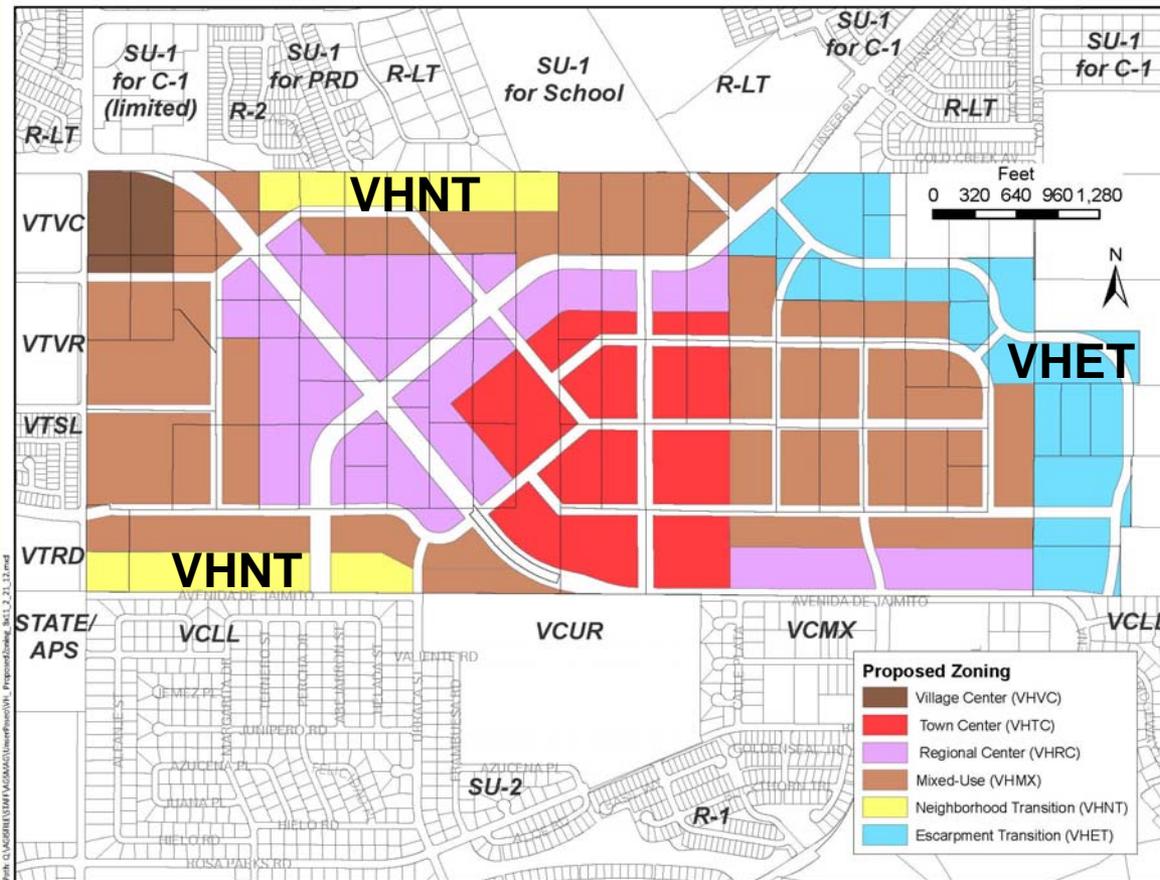
- MRCOG Study 2012
- Links Rio Rancho – Unser – Paseo del Norte – Journal Center/I-25/ RailRunner
- Opportunity for urban, walkable, Transit-oriented Development (TOD)

# CHALLENGE & OPPORTUNITY: High Traffic Volume, Regional Roads



- Regional roads
- Limited access for cars
- No easy pedestrian access
- Opportunity for regional retail served by local roads (with high visibility & traffic counts)

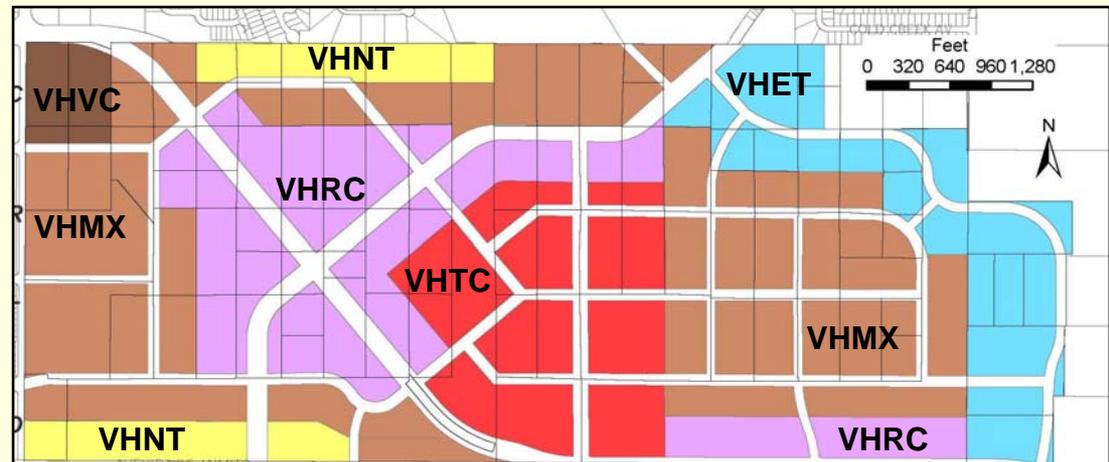
# CHALLENGE & OPPORTUNITY: Buffer/Transition Zones



- Protect existing single-family residences
- Walkable services
- Low density & intensity
- Neighborhood scale mixed-use
- Design controls
- Business operation controls

# Sector Development Plan Strategies

- 1. Mixed-use zones** permitted everywhere with densities to match context to provide flexibility to match market conditions.
- 2. Design standards** to provide predictable, high-quality development.
- 3. Mandatory road network** and frontage standards to provide predictable development along corridors and protect view corridors.
- 4. Land use** organized around roads and transit balanced with open space.
- 5. Regulations and incentives** to protect sensitive lands and pool open space.



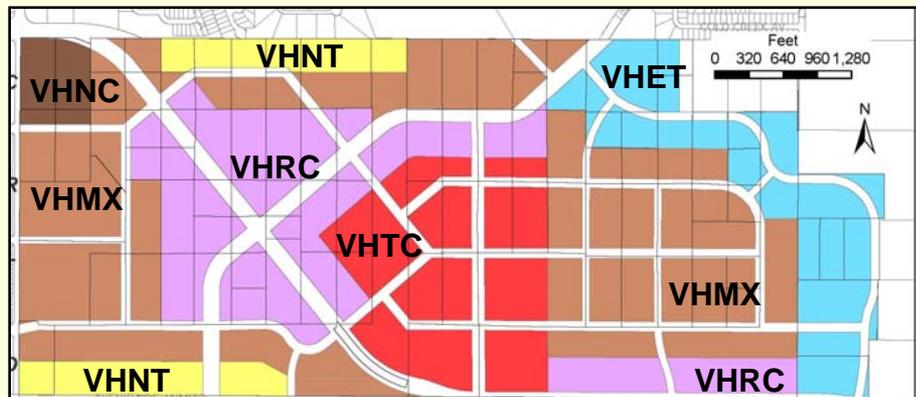
# Sector Development Plan Strategies *(Cont'd)*

## ■ Flexibility

- Mix of uses in each zone
- Incentives-based regulations
- Options-based incentives

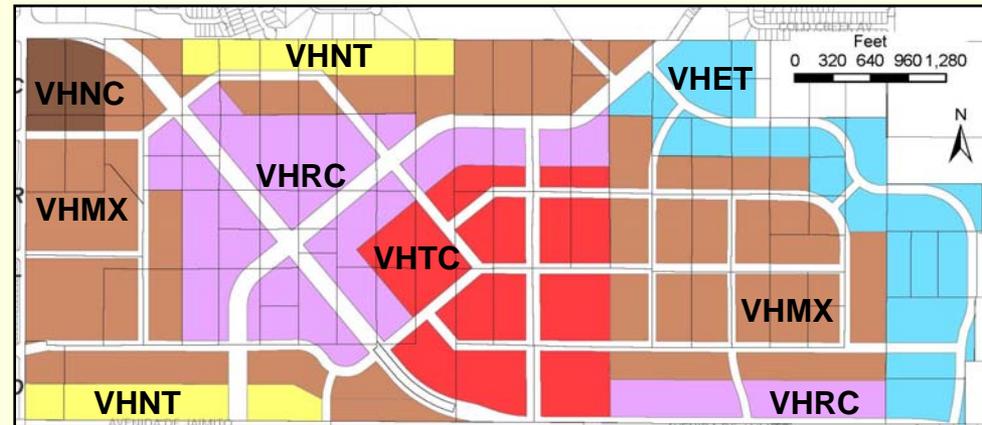
## ■ Predictability

- Mandatory Streets – cross sections & frontage standards
- Site Development Standards
- Building Standards
- Streamlined Approval



# Zone Sizes & Density

Zone	Density/ Intensity	Acres
<b>Town Center:</b>	Highest	66
<b>Regional Center:</b>	High	96
<b>Village Center:</b>	High	7
<b>Mixed Use:</b>	Medium	180
<b>Neighborhood Transition:</b>	Low	36
<b>Escarpment Transition:</b>	Low	61



# Predictability across Property Lines: DESIGN STANDARDS

## ■ Site Development Standards

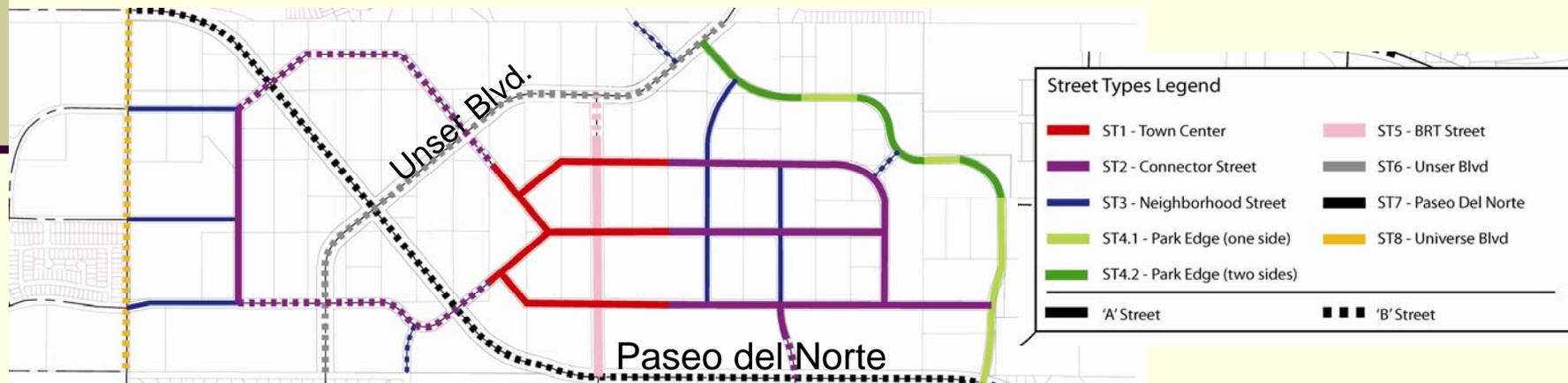
- Frontage:
  - How the building façade relates to the street
- Building Placement:
  - How the building footprint relates to the site
- Parking Placement & Ratios:
  - Where parking goes on the site and how much parking required by land use (residential vs. commercial, etc.)
- Landscape Standards:
  - 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

## ■ Building Design Standards

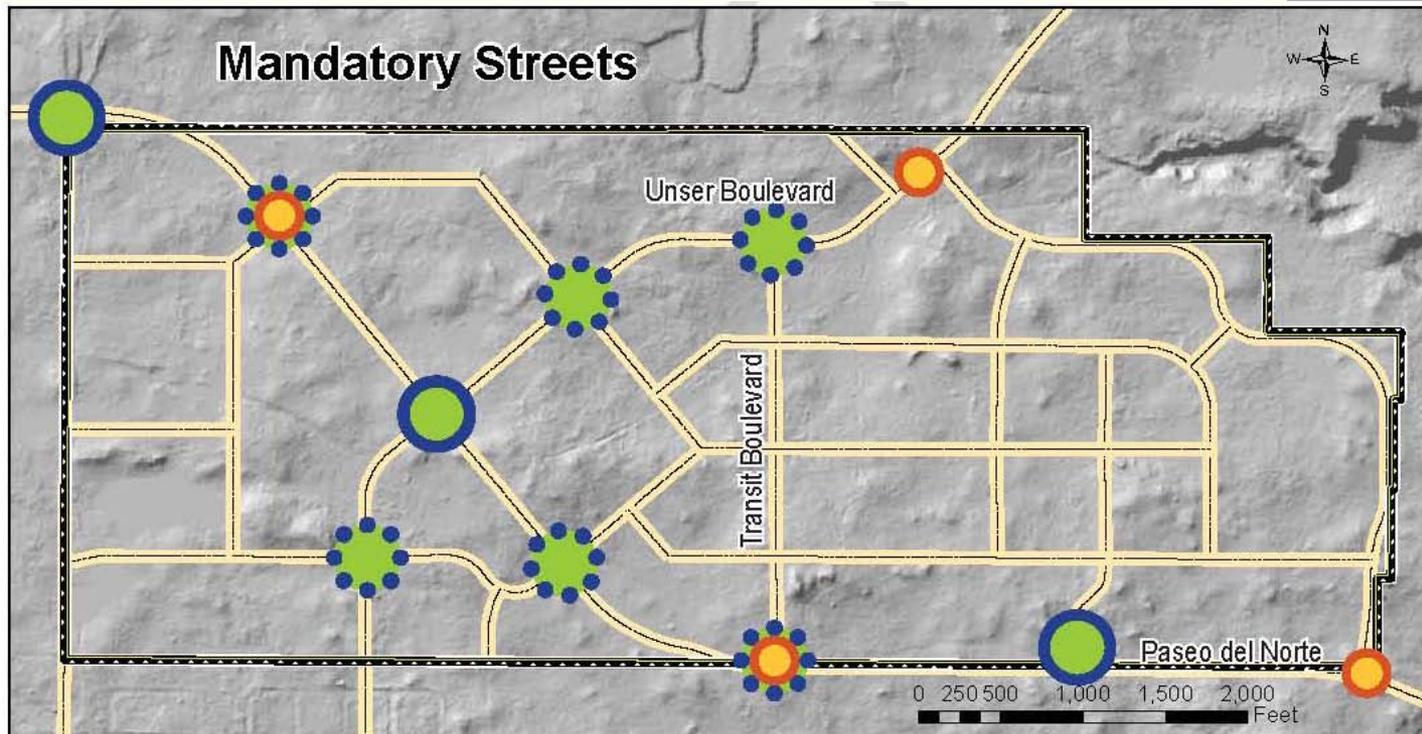
- Building form:
  - Height
  - Building materials
  - Glazing requirements / reflectivity limits
  - Color
  - *NOTE: Does NOT include Architectural Style*
- Height bonuses / incentives based on performance thresholds

# Predictability across Property Lines: STREET AND STREETScape STANDARDS

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



# Access Modification Requests: INTERSECTIONS



Full intersection in FAABS\*



Full intersection recommended by the Volcano Heights Sector Plan



Right-in / Right-out in FAABS\*

\* FAABS = Future Albuquerque Area Bikeways & Streets Plan by the Mid-Region Council of Governments (MRCOG)

# OPEN SPACE: Goals & Strategies

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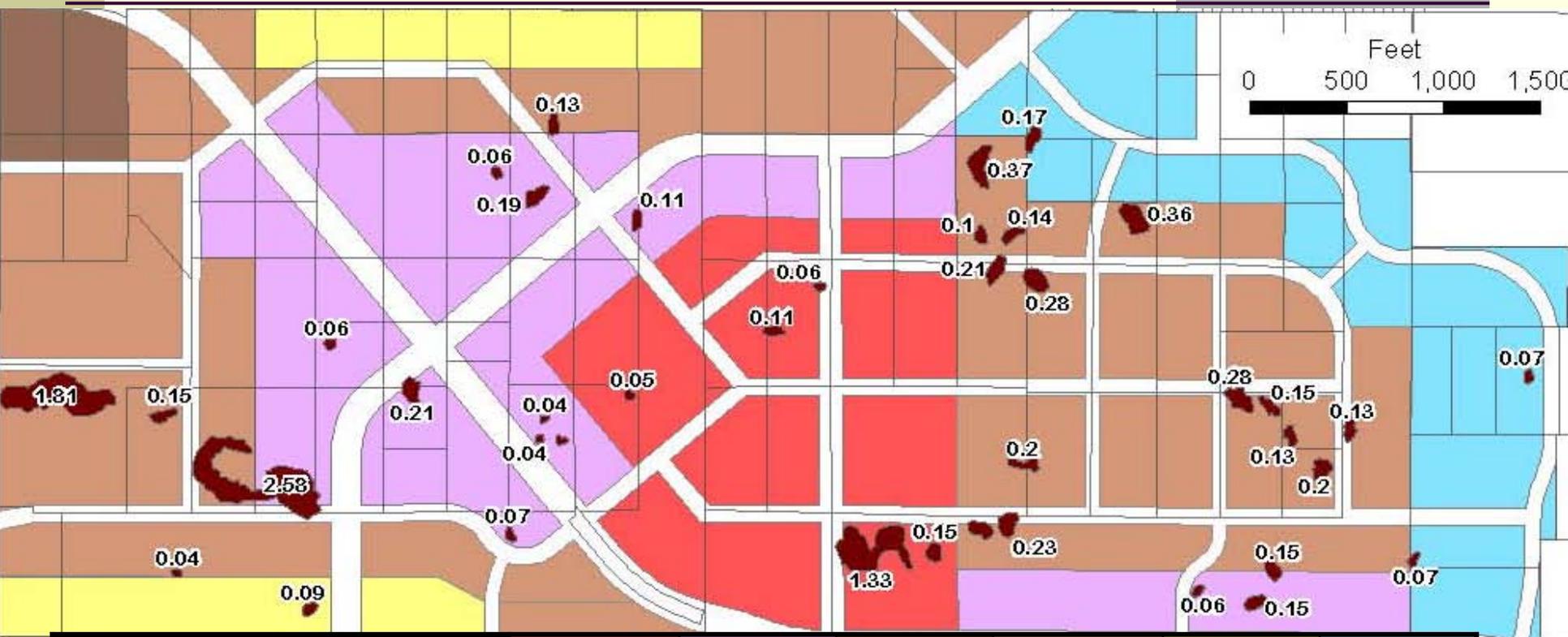
- Goal 1: Balance urban environment with open space opportunities
  - Strategy 1.1: Usable Open Space
    - 10% of site
  - Strategy 1.2: Optional height bonus traded for improvements to natural & built environment
  - Strategy 1.3: Detached Open Space
    - **Residential & Mixed Use Development**: 400 SF per dwelling unit with density cap per zone. [intent per Zone Code – RD]
    - **Commercial Development**: 2,400 SF per 30,000 SF of building space [intent per Zone Code – Developing Urban Public Space]

# OPEN SPACE (cont'd)

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- Goal 2: Protect sensitive lands
  - Strategy 2.1: Optional bonus height for preservation and/or dedications
  - Strategy 2.2: Mandatory road network that avoids most outcrops & Minor/Major Deviation Criteria to allow alignment adjustments
  - Strategy 2.3: Prioritized list for Major Public Open Space acquisitions
  - Strategy 2.4: Conservation Easements
  - Strategy 2.5: Transfers of Development Rights

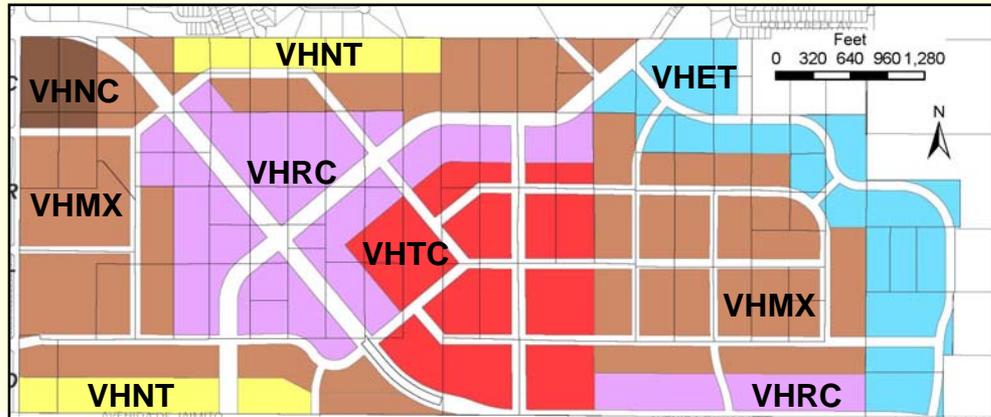
# Rock Outcroppings



	VHTC	VHRC	VHVC	VHMx	VHNT	VHET
<b>Total Net Acres</b>	68	99	12	180	32	61
<b>Usable OS Acreage</b>	6.8	9.9	1.2	18	3.2	6.1
<b>Rock Acreage</b>	1.6	2.22	0	5.95	.09	.29

# BUILDING HEIGHTS

## By right and with Bonus



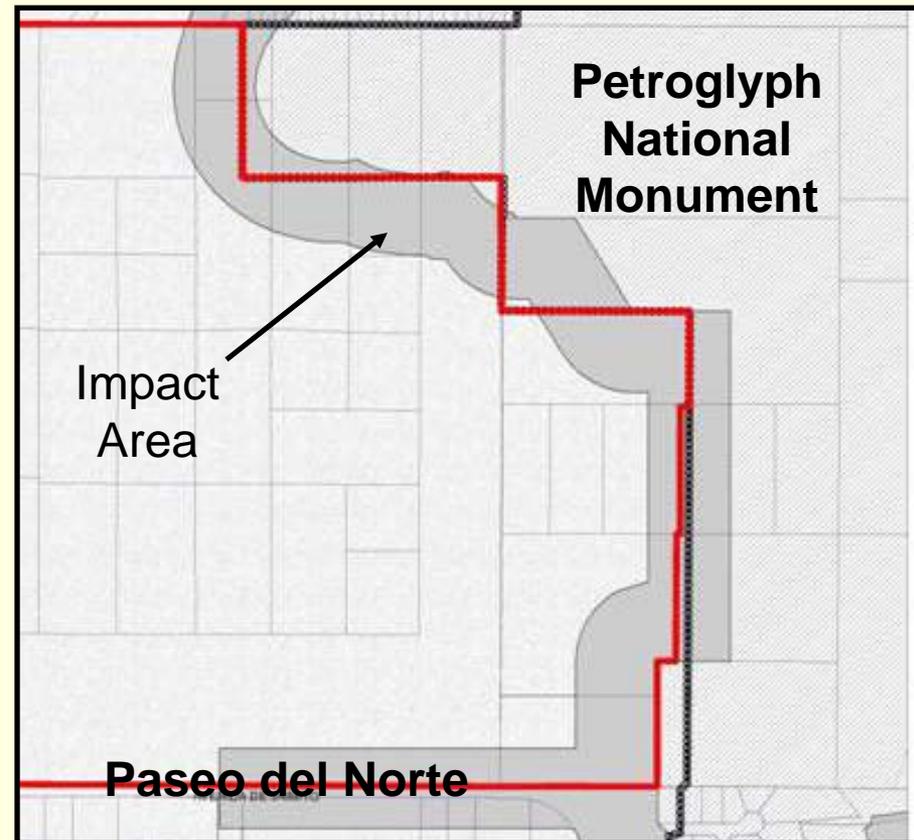
Character Zone	Total Acreage	Max. Height	Bonus Height	Block Size	Block Perimeter	Built-to Zone <i>(feet)</i>	
	<i>(in acres)</i>	<i>(in feet)</i>	<i>(in feet)</i>	<i>(in feet)</i>	<i>(max. in feet)</i>	'A' Street	'B Street'
Town Center	66	40	75	300 - 500	1600	5-10	10-75
Regional Center	96	40	60	300-1000	1600	5-10	10-75
Neighborhood Center	16	40	60	300-800	2000	5-10	10-30
Mixed Use	180	26	40	300-1200	4000	5-20	10-75
Neighborhood Transition	36	26	NA	200-600	2000	5-15	10-30
Escarpment Transition	61	26*	NA	250-600	2000	5-10	10-30

\* Structures within the Impact Area of the Northwest Mesa Escarpment Plan are restricted to 15 feet. Beyond the Impact Area, structures within 200 feet of the Petroglyph National Monument boundary are restricted to 18 feet, with up to 50% of the building footprint allowed to go up to 26 feet.

# BUILDING HEIGHTS

## Escarpment Transition

- Escarpment Transition Height Limits
  - Within Rank III Northwest Mesa Escarpment Plan Impact Area: 15 feet
  - Within 200 feet of Monument boundary: 18 feet + 50% of building footprint up to 26 feet



# HEIGHTS:

## Potential Bonus Criteria

<b><u>Natural Environment</u></b>	<b>Points</b>
Rock outcroppings dedications/preservation	25
Parks/OS dedications and/or private construction	25
Private walkway connection to outcropping	10
Landscaping / buffers	10
Shared drainage / swales	10
View preservation	10
Natural vegetation preservation (Junipers, etc.)	5 ea.
Interpretive signage	5
Other	5
<b>Total Possible</b>	<b>120+</b>

# HEIGHTS

## Potential Bonus Criteria (Cont'd)

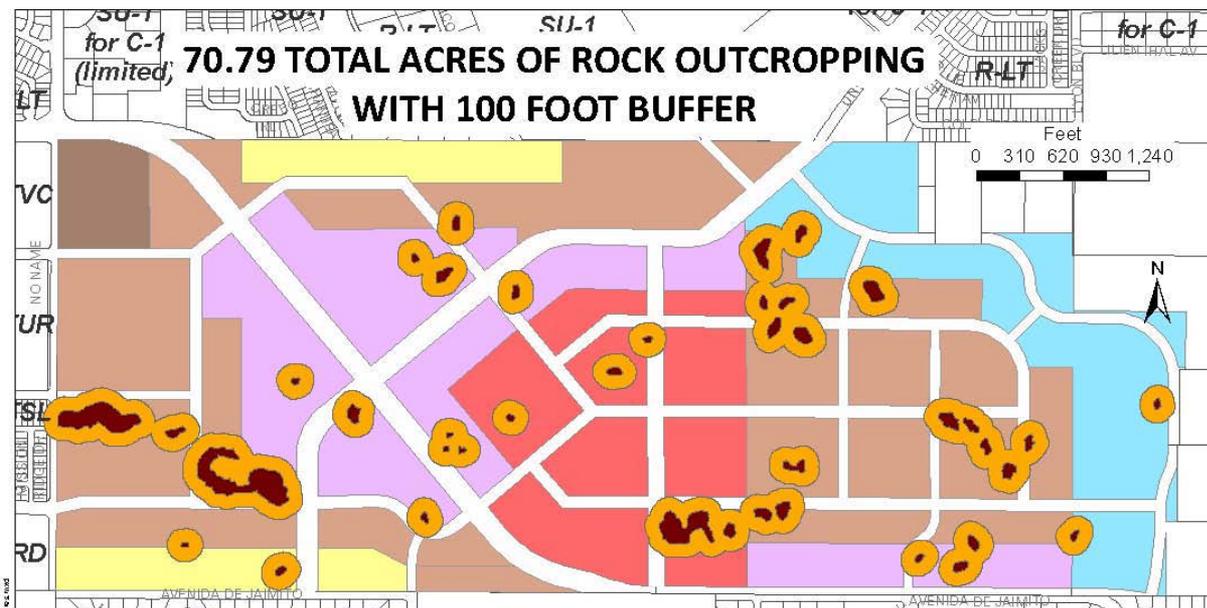
<b><u>Built Environment</u></b>	<b><u>Points</u></b>
Plazas/courtyards	25
Roof garden	25
Commercial-ready ground floor	25
Transit shelters	20
LEED certification	20
Transit Center w/in 500 feet	15
Solar panels	15

# HEIGHTS:

## Potential Bonus Criteria (Cont'd)

<b><u>Built Environment (cont'd)</u></b>	<b><u>Points</u></b>
Permeable paving	10
Permanent streetscape/plaza furniture/features	10
Public art	10
Rooftop water harvesting/cisterns	5
Other sustainable building practices	5
<b>Total possible</b>	<b>185</b>

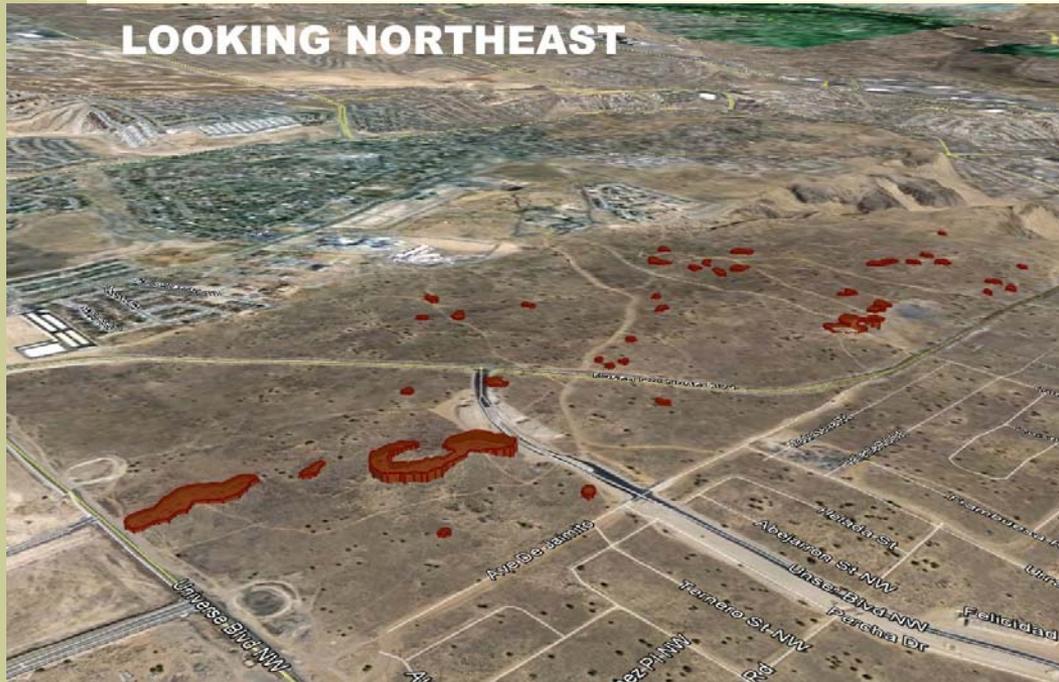
# DETACHED OPEN SPACE: Residential & Mixed Use



- 400 SF per dwelling unit (du)
- Requirement capped per desired density
- Potential Detached OS: 90+ acres

	VHTC	VHRC	VHVC	VHMX	VHNT	VHET
Density Cap (du/acre)	40	20	30	30	6	6
Total Acres Detached OS	22	16	3	45	2	3

# DETACHED OPEN SPACE: Non-residential



- 2,400 SF per 30,000 SF of building area
- Potential Detached OS: 65+ acres

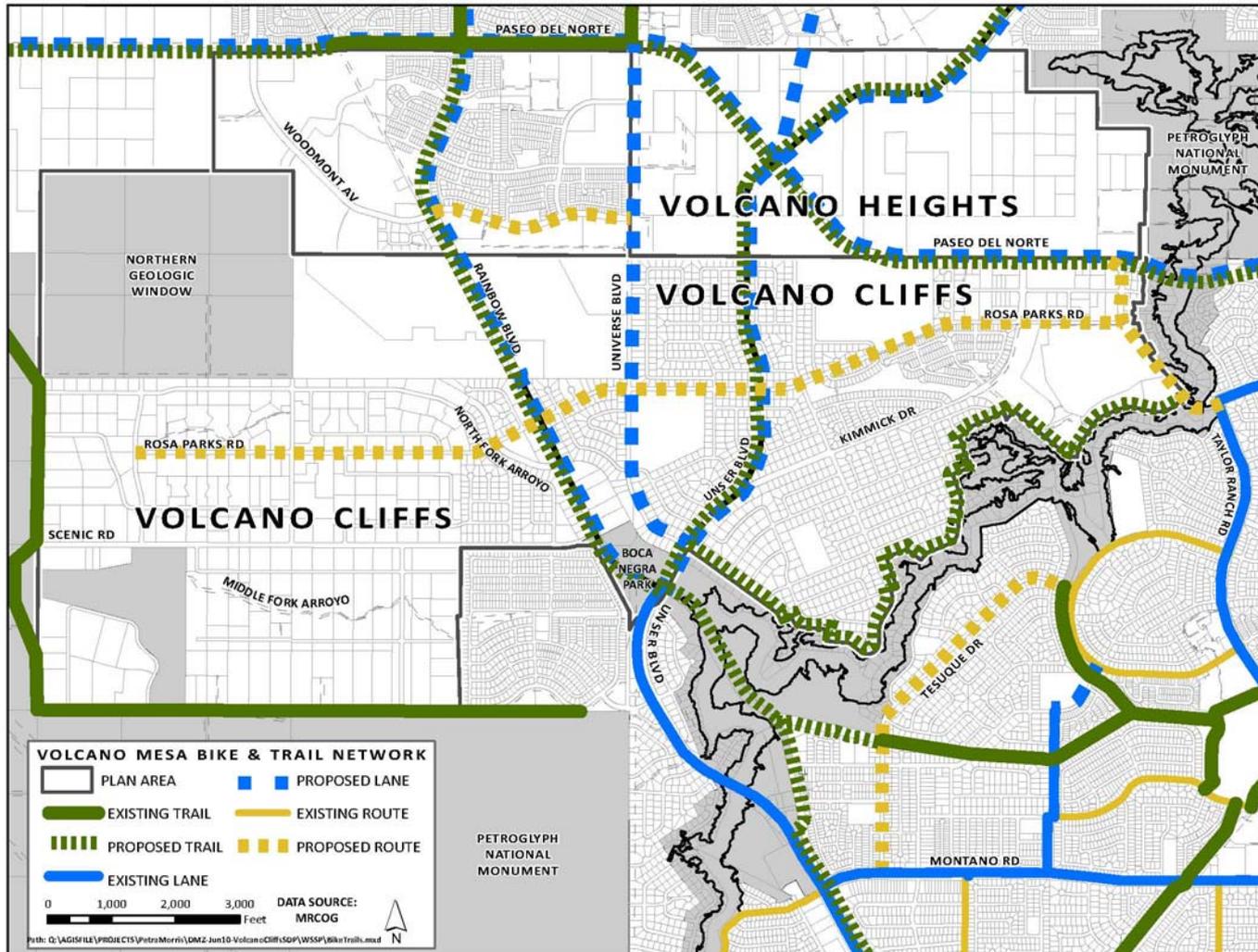
	VHTC	VHRC	VHVC	VHMX	VHNT	VHET
<b>Max Stories with Bonus</b>	5	4	5	3	NA	NA
<b>Total Acres Detached OS</b>	17	20	3	27	0	0

# OPEN SPACE (cont'd)

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- Goal 3: Create an open space network
  - Strategy 2.1: Optional bonus height for preservation/dedications & private walkways
  - Strategy 2.2: Mandatory road network that requires bike lanes & sidewalks
  - Strategy 2.3: Prioritized list for Major Public Open Space acquisitions
  - Strategy 2.4: Proposed trail along Petroglyph National Monument Edge

# Regional Trails & Bikeways



# Agenda

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- Presentation: *Draft purpose & open space strategies*
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# Next Steps

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- Traffic Study
  - Results expected June 2012
- Draft Revision
  - Final expected July 2012
- Environmental Planning Commission (EPC) Submittal for Plan Approval
  - Submittal expected July/August 2012
  - Hearing expected August/September 2012
    - Please come and give:
      - Support for Plan strategies and/or details
      - Suggestions for improvements



# End of VHSDP Presentation