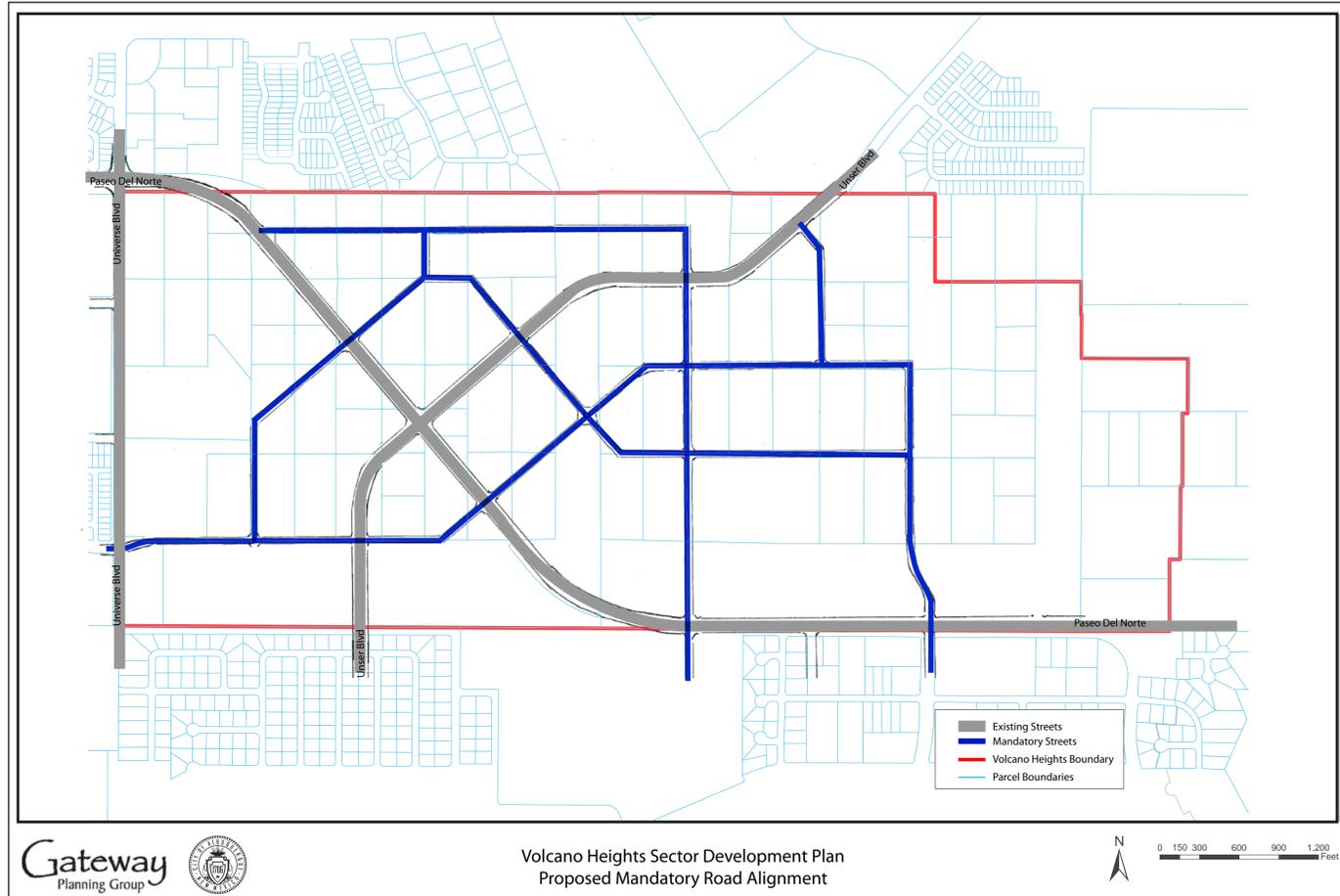
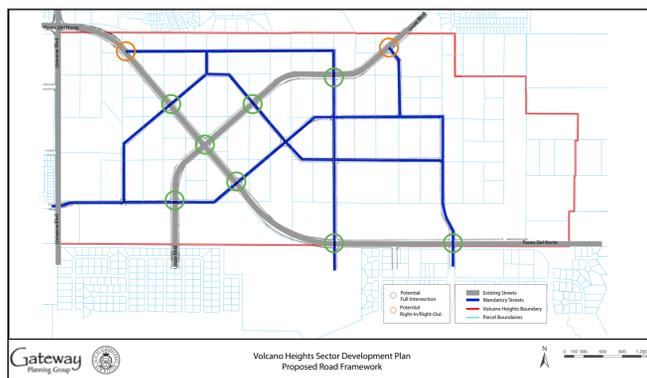


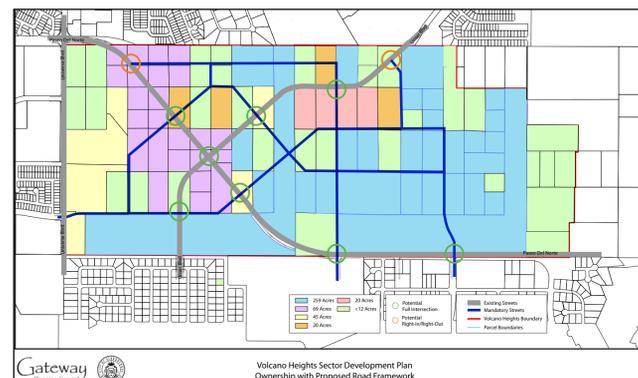
Station 1: Street Network Hierarchy



Street Network Hierarchy: Mandatory Roads are required to support development throughout the Plan area.



Proposed Intersections: On limited-access Paseo del Norte and Unser Blvd.



Property Ownership: With proposed road network.

Strategy:

- Mandatory street locations & design
- Non-mandatory street criteria & design
- Character zones tied to street character
- Building design & development density tied to adjacent street character

Advantages:

- Predictable, agreed-upon minimum mandatory street network to support development
- Predictable criteria for non-mandatory streets based on block sizes and interconnectivity
- Balance of detail to support coordination over time and multiple property owners with flexibility for individual properties to develop

Goals:

- Achieve agreement as to mandatory streets
- Achieve agreement as to criteria for non-mandatory streets
- Provide an interconnected network of multi-modal streets over time

Challenges:

- Street hierarchy requires stakeholder agreement during the planning process (vs. as development occurs).
- Streets are at 45 degree angle to property lines.
- Limited-access streets limit the distance between intersections.
- Limited-access streets act as barriers to movement for all modes of transportation.

Concerns:

- Balance of mandatory & non-mandatory roads
- Balance of access vs. limited-access road intersections
- Effect of road network on regional traffic
- Effect of road network on potential for property development

What it will take:

- Stakeholder negotiation and agreement
- Traffic model/study
- Revised street network hierarchy map

What do you think?

- **Street network hierarchy:** Do you agree with this basic strategy for planning roads in Volcano Heights?
- **Mandatory Streets:** Are these the right streets? Should there be more? Less? Different?
- **Non-mandatory Streets:** What are the important criteria for non-mandatory streets? Block size? Connectivity?



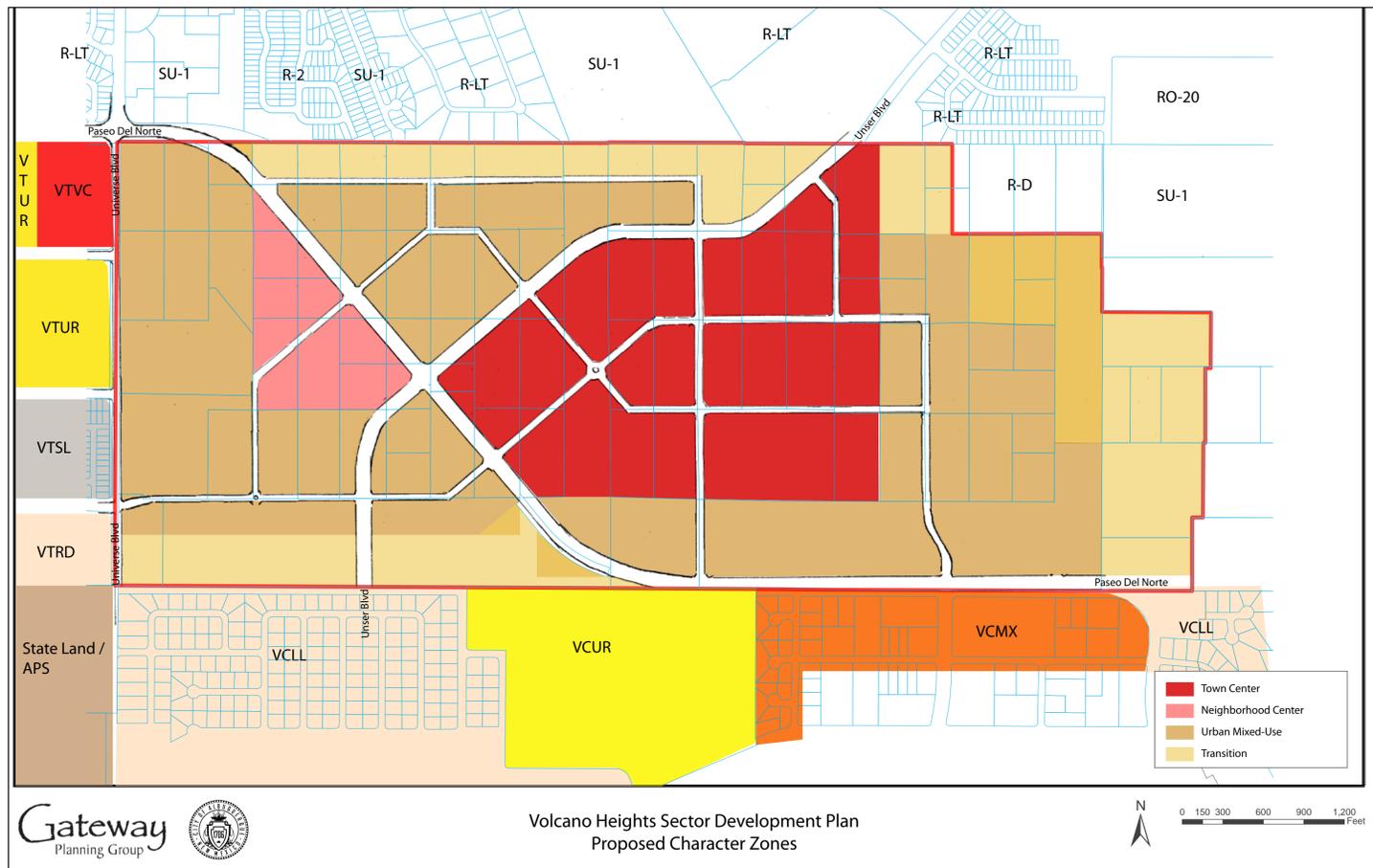
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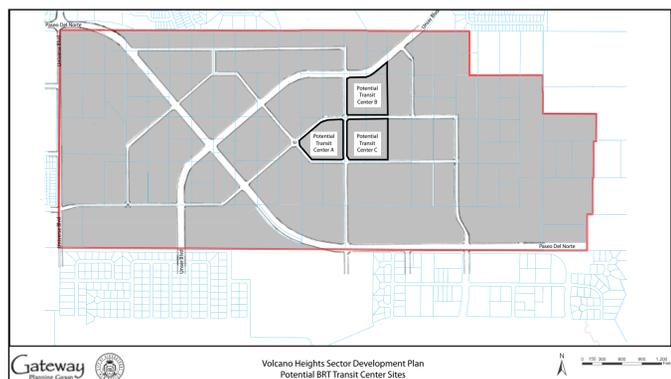
June 2, 2011



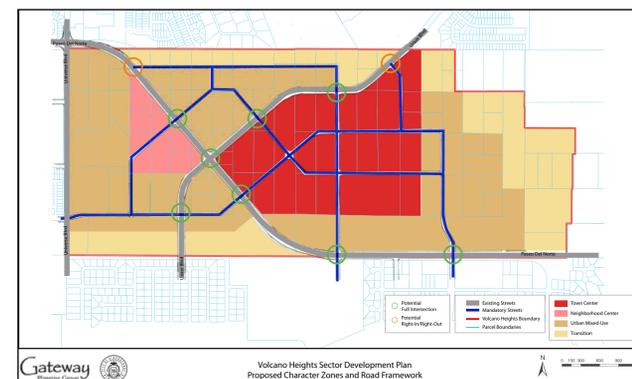
Station 2: Character Zones



Character Zones: Tie together land use and building form based on street character within Volcano Heights.



Transit Center: Potential transit station locations.



Proposed Intersections: With proposed character zones.

Zone	Description	Emphasis	Density/Intensity	Examples
Town Center:	Major activity / entertainment potential	Transit / Walkable Commercial	Highest	Transit center, corporate headquarters, theaters, urban residential, restaurants, etc.
Neighborhood Center:	Retail / services mostly devoted to everyday needs	Auto-oriented Commercial	High	Grocery store, bank, junior anchors, urban residential, etc.
Urban Mixed Use:	A mix of residential and commercial uses, with heights and building forms similar to Town Center	Residential	Medium	Townhouses, live-work units, apartments/condos over ground-floor professional services, corner retail stores, etc.
Transition:	Lower-density residential, with heights < 40 ft. with small stores allowed on corners	Residential	Lowest	Single-family, townhouse, live-work units, small corner stores

Strategy:

- Zones tied to street character
- Mixed-use everywhere
- Performance criteria & incentives based on proximity to Transit Center and Unser/Paseo
- Zone changes mid-block (not at street)
- Pedestrian- and transit-oriented development in Town Center
- Decrease in density next to existing residents or sensitive lands

Advantages/Goals:

- Predictable development along corridors, across properties, next to existing neighbors, and over time
- Increased density to support employment centers, regional retail, and transit
- Better balance of jobs and retail on Albuquerque's West Side

Challenges:

- Property and ownership lines at 45 degree angle to major streets
- Uncoordinated property ownership

Concerns:

- Balance density/intensity with existing residential neighborhoods & sensitive lands
- Views / heights / topography

What it will take:

- Collaboration, negotiation, and consensus
- Revised character zone map & code

What do you think?

- Do you agree with the character zone strategy?
- Are these locations/sizes about right?
- What concerns/issues need to be addressed?



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Gateway
Planning Group

Station 4: Building Design, Form & Density



Traditional suburban multifamily housing



Urban multifamily housing over ground-level retail



Traditional suburban neighborhood retail development



Urban mixed-use retail and residential development



Traditional big-box retail development



Large urban retail, with rear parking and sidewalk access

Urban Design Goals:

- Establish a mixed-use, transit-oriented Major Activity Center in Volcano Heights that offers a range of retail, commercial, and entertainment destinations; urban housing; and employment opportunities
- Support the creation of a major employment center in Volcano Heights to improve the balance of jobs and housing on Albuquerque's West Side
- Bring homes, businesses, and daily destinations – like retail and community facilities – closer together within neighborhoods and districts
- Recognize walkable neighborhoods and districts as the essential building blocks of a more sustainable city and region
- Create “Complete Streets” for people as well as cars, by providing trees, landscaping, wide sidewalks, and active uses



Typical suburban sprawl



Mixed-use urban center in St. Louis Park, MN.

What do you think?

- Would you prefer that development on the West Side continue as it is now, or would you like to see a new approach?
- How would you like a new Major Activity Center on Albuquerque's West Side to look?
- How would you suggest the City regulate development in order to get a desired outcome?



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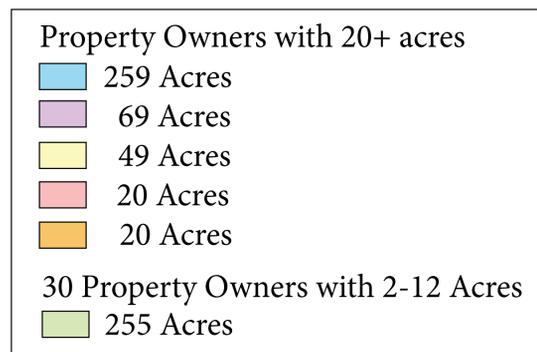
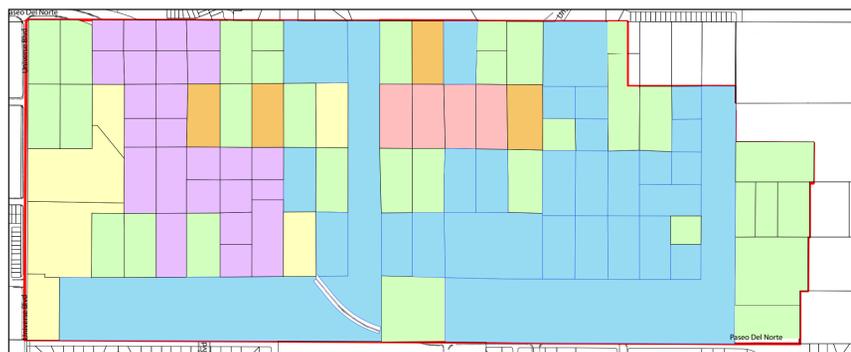
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Station 5: Options for Next Steps

<i>Withdraw the Plan</i>	Property owners can develop R-D, pay for a Sector Development Plan to do more than 15% commercial (C-1) or R-T, or request a zone change. Development must match the intent of a Major Activity Center.
<i>Defer the Plan</i>	City Staff will work with Gateway and stakeholders to revise the Plan according to Gateway's strategy.
<i>Continue with 2010 Draft Plan</i>	Continue the adoption process with the current plan.
<i>Other?</i>	

Next Steps: Proposed options for potential next steps in the planning process for Volcano Heights.



Ownership: Current property ownership in Volcano Heights.

Gateway's Strategy:

- Create street network hierarchy
- Create character zones
- Create character zone code for building form tied to street character

What it will take:

- Stakeholder involvement
- Revised street network hierarchy
- Revised zone map & zone code
- 3-6 months to next EPC hearing

Advantages / Goals:

- Predictability
- Streamlined development process
- Market feasibility
- Plan enforcement

Challenges:

- Finding acceptable compromises on details
- Collaboration across multiple interests
- Balancing property entitlements with protections for existing residents and sensitive lands

Concerns:

- Finding the "right" density locations, sizes, and heights
- Building "buy-in" from City departments, residents, and property owners
- Coordinating development over time
- Plan implementability & enforceability

What do you think?

- Which of these options best matches your preference for moving forward?
- What are some cautions/concerns to consider as we move forward?
- What decisions do you think need to be made, by whom, and when?
- Who should be involved in a stakeholder group?



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