

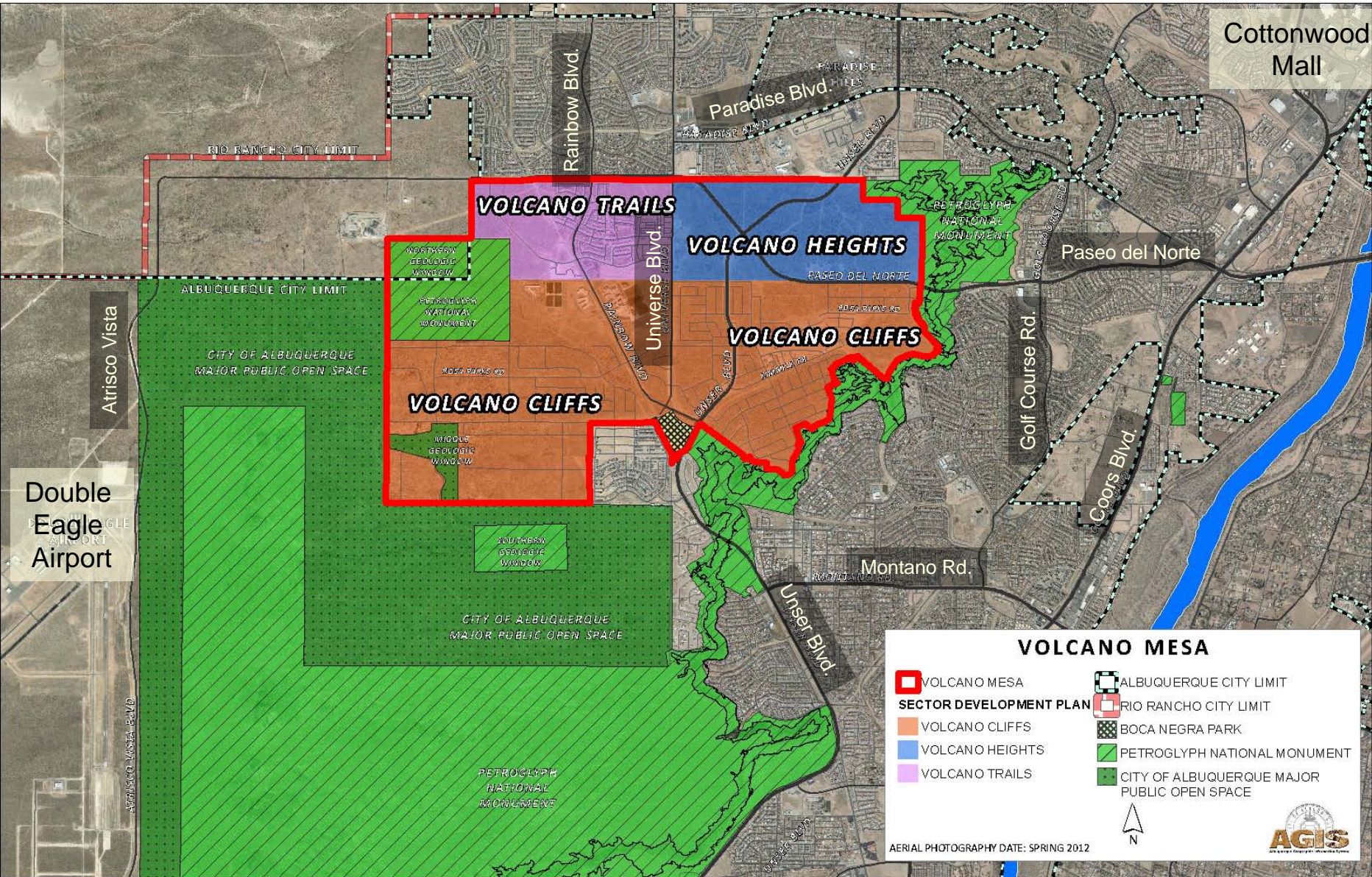
# Volcano Heights Sector Development Plan



**City Council**

June 3, 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**  
Aerial Geographic Information Systems

# Challenges & Strategies

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- **1: West Side Growth & Traffic**
- **2: Open Space**
- **3: Coordinating Across Properties**

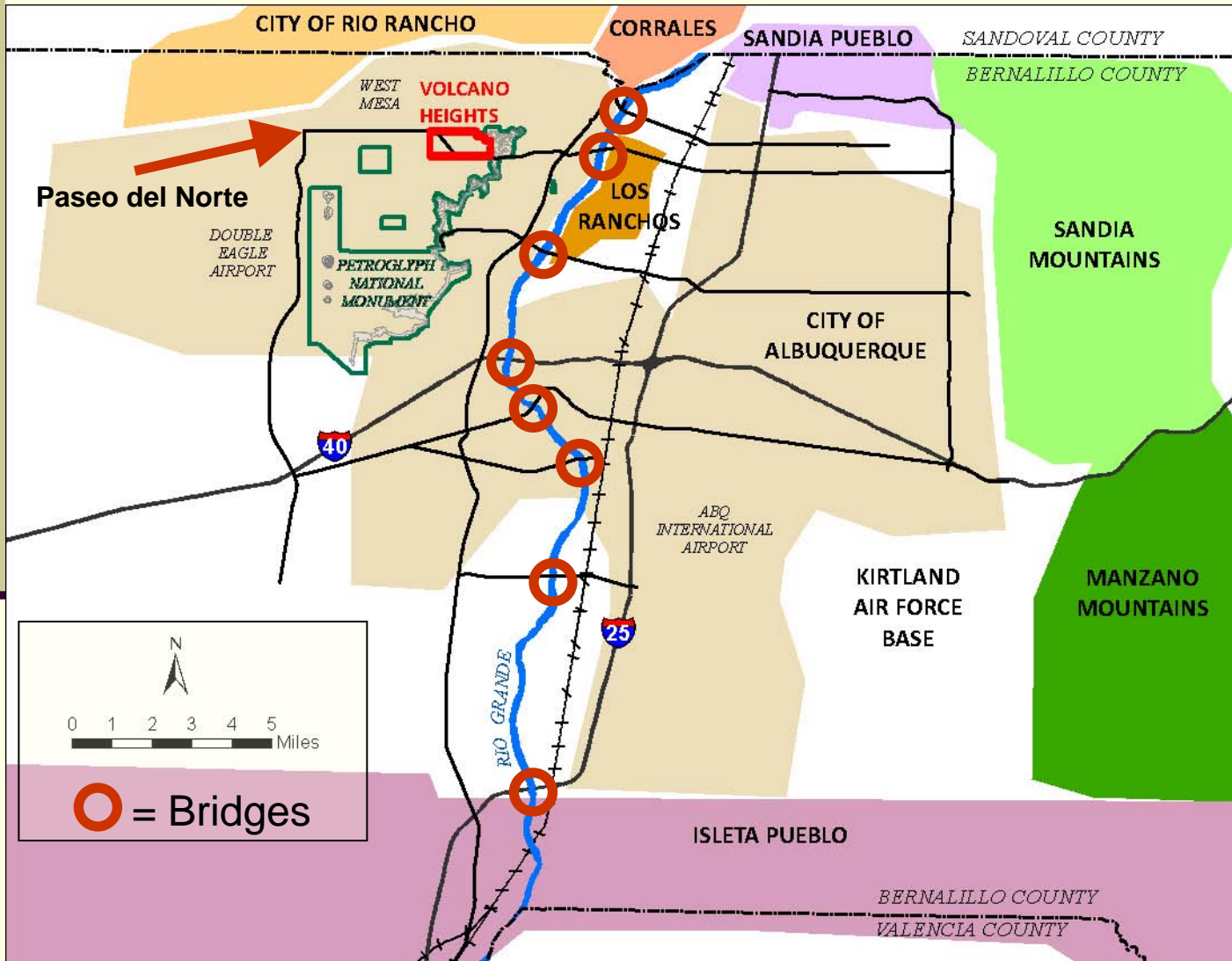


# “Albuquerque, we have a problem.”

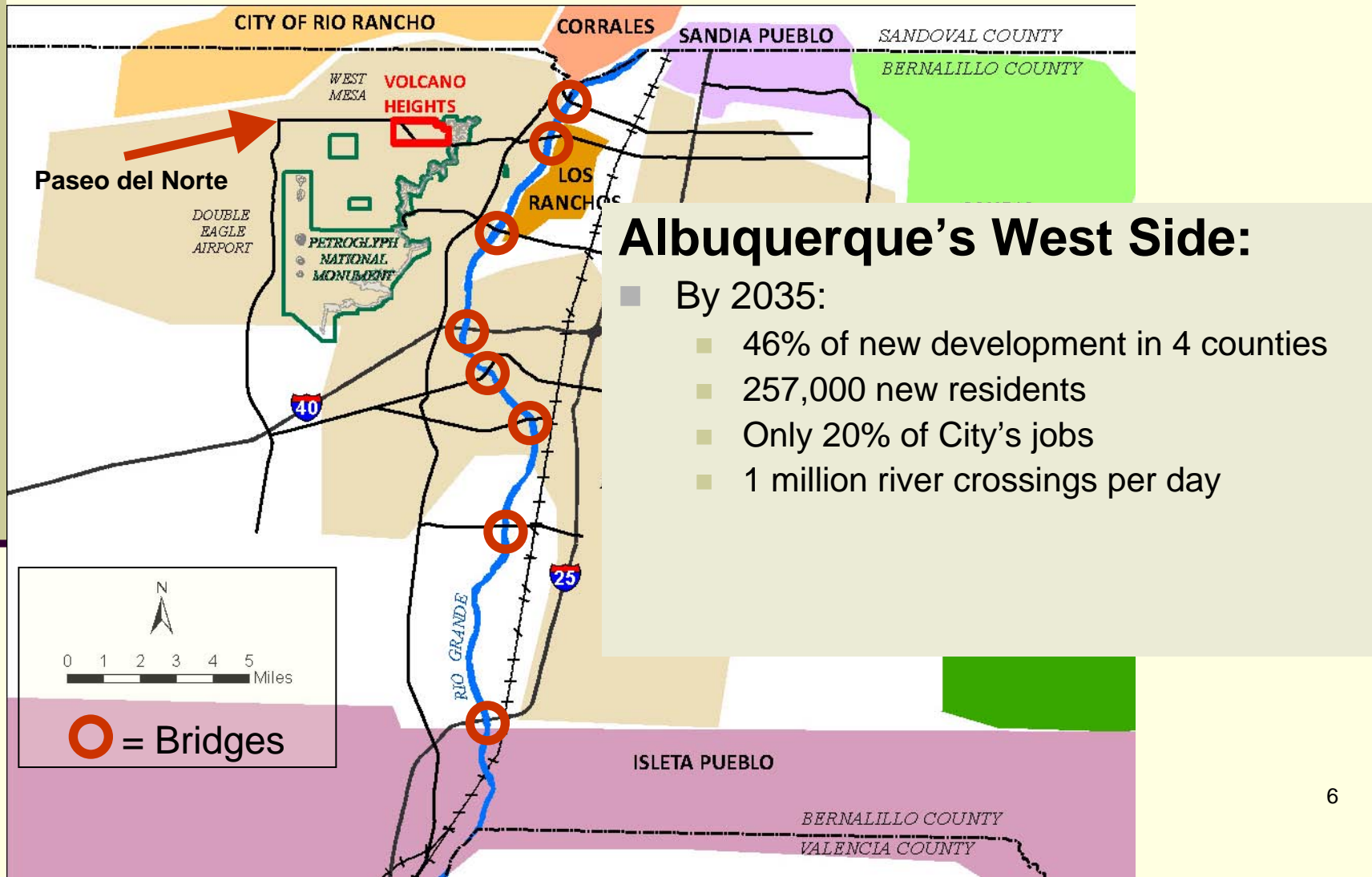
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# Challenge 1: West Side Growth & Traffic Growth Limits

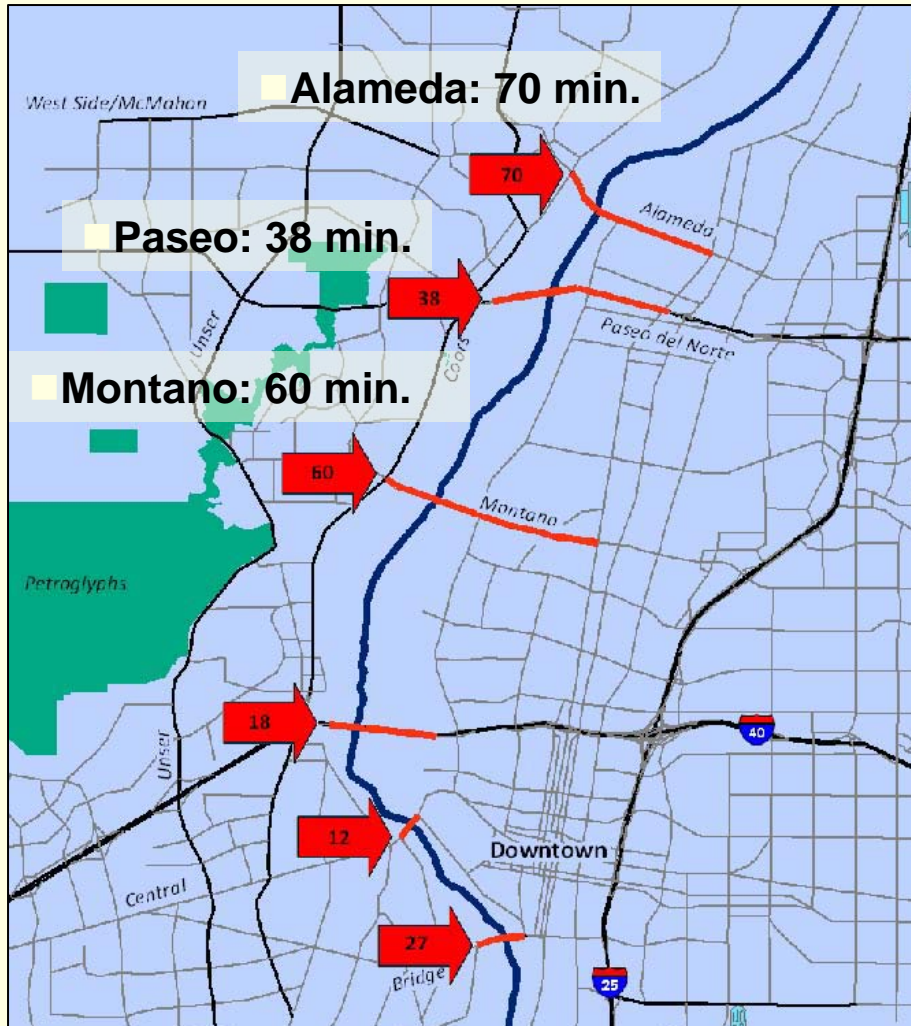


# Challenge 1: West Side Growth & Traffic Growth Limits



# Challenge 1: West Side Growth & Traffic Transportation

## Forecasted Bridge Crossing Times, 2035



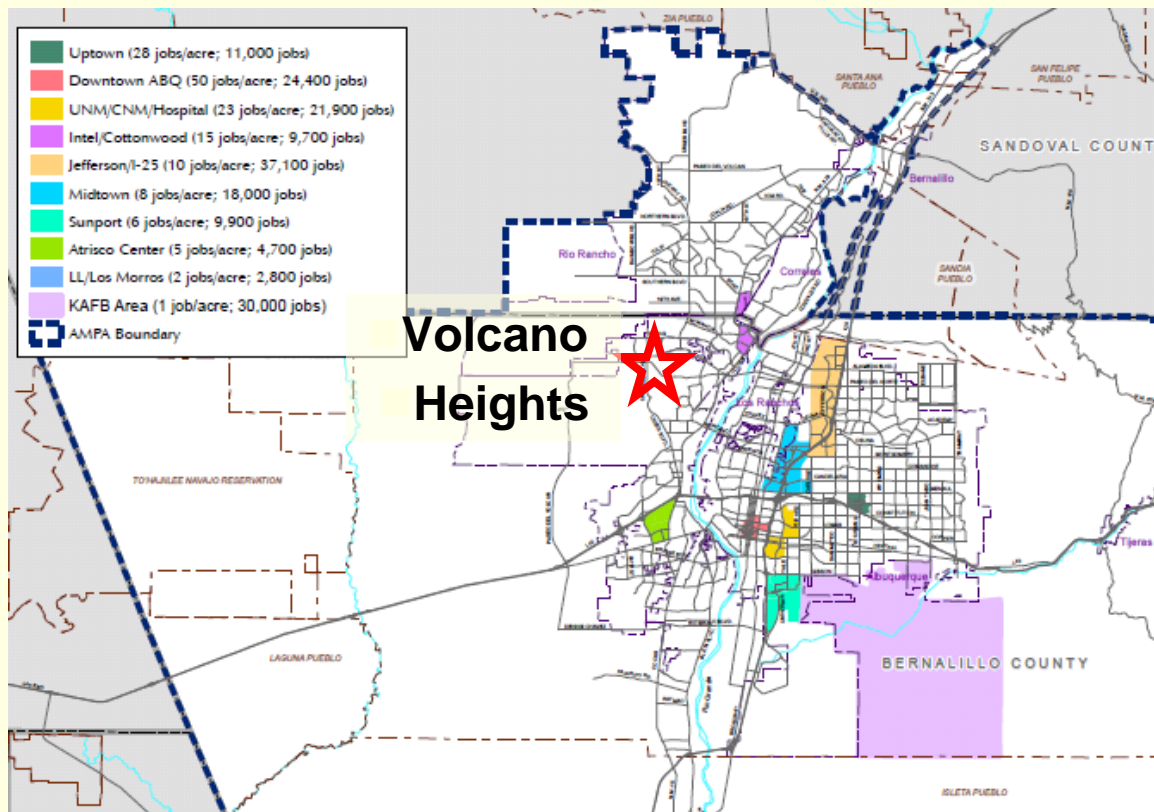
## Albuquerque's West Side:

- Few bridges & arterials
- Many gated communities & culs-de-sac
- Congestion bad & getting worse



# Challenge 1: West Side Growth & Traffic

## Land Use



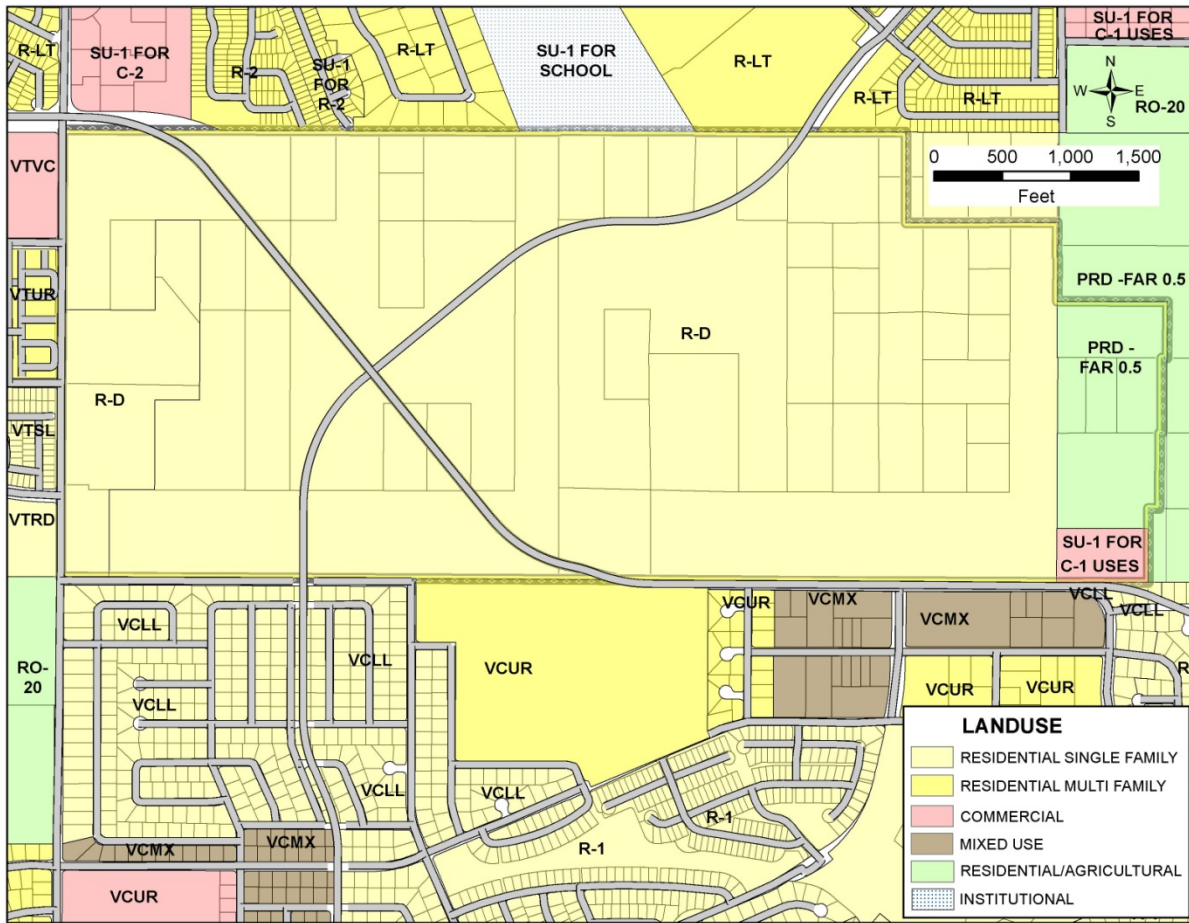
- Jobs/housing imbalance
- Single-purpose zoning
- Spread out uses





# Challenge 1: West Side Growth & Traffic

## Existing Zoning = More of the Same



Views to Sandia Peak



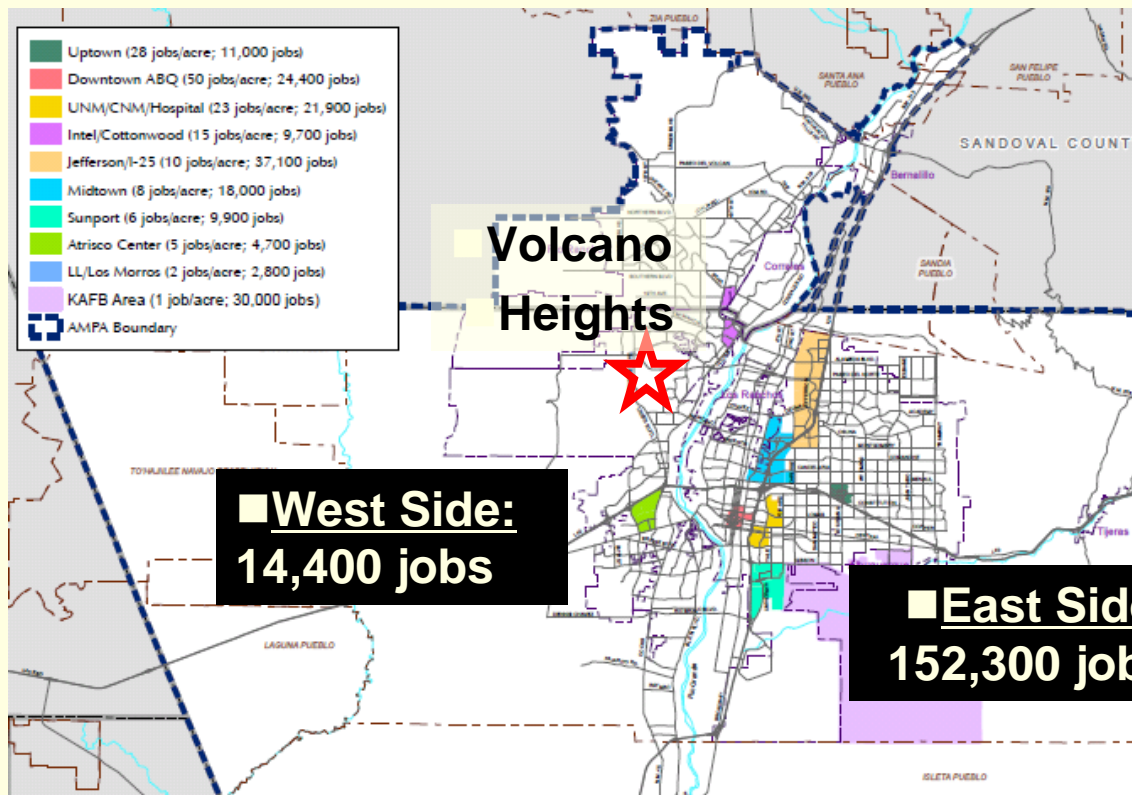
Single-family homes to the north



Paseo/Unser Intersection

# Goal 1: Reduce congestion on regional river crossings

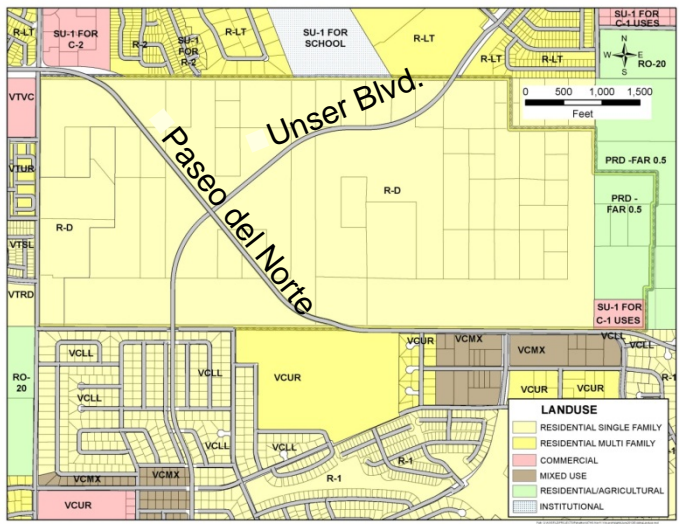
## Strategy: Major Activity Center



- Employment potential
  - ~5,500 jobs
  - 40% increase
- Jobs/housing balance
- Transit-supportive development
- Reduced vehicle miles traveled

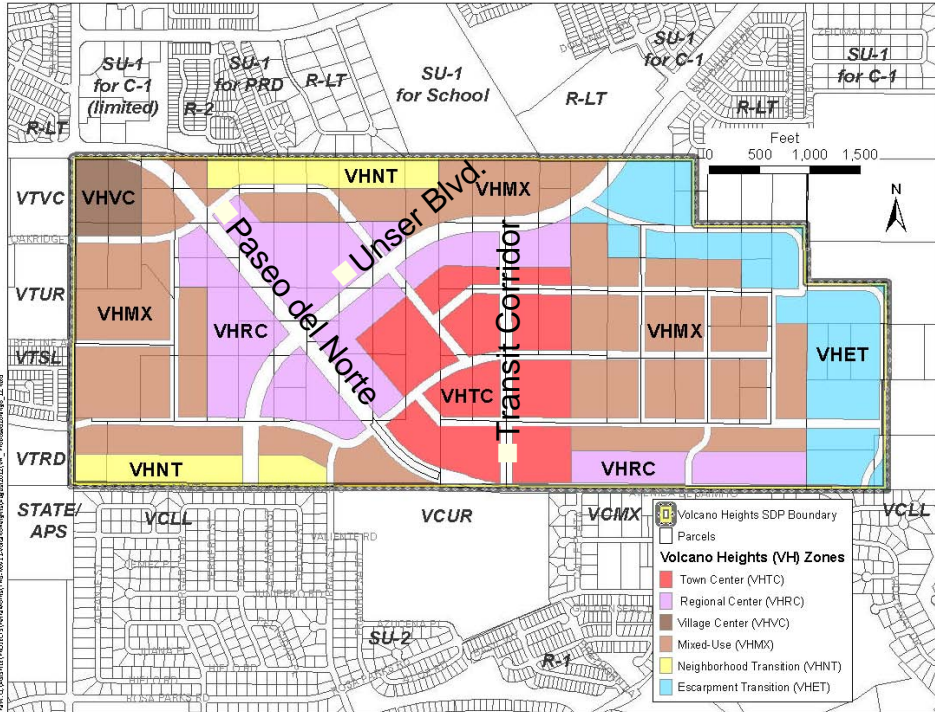
# Goal 2:

## Walkable, urban district on the West Side



- Existing single-family zoning = single-purpose land use
- Pressure on few arterials
- Car trips for every need

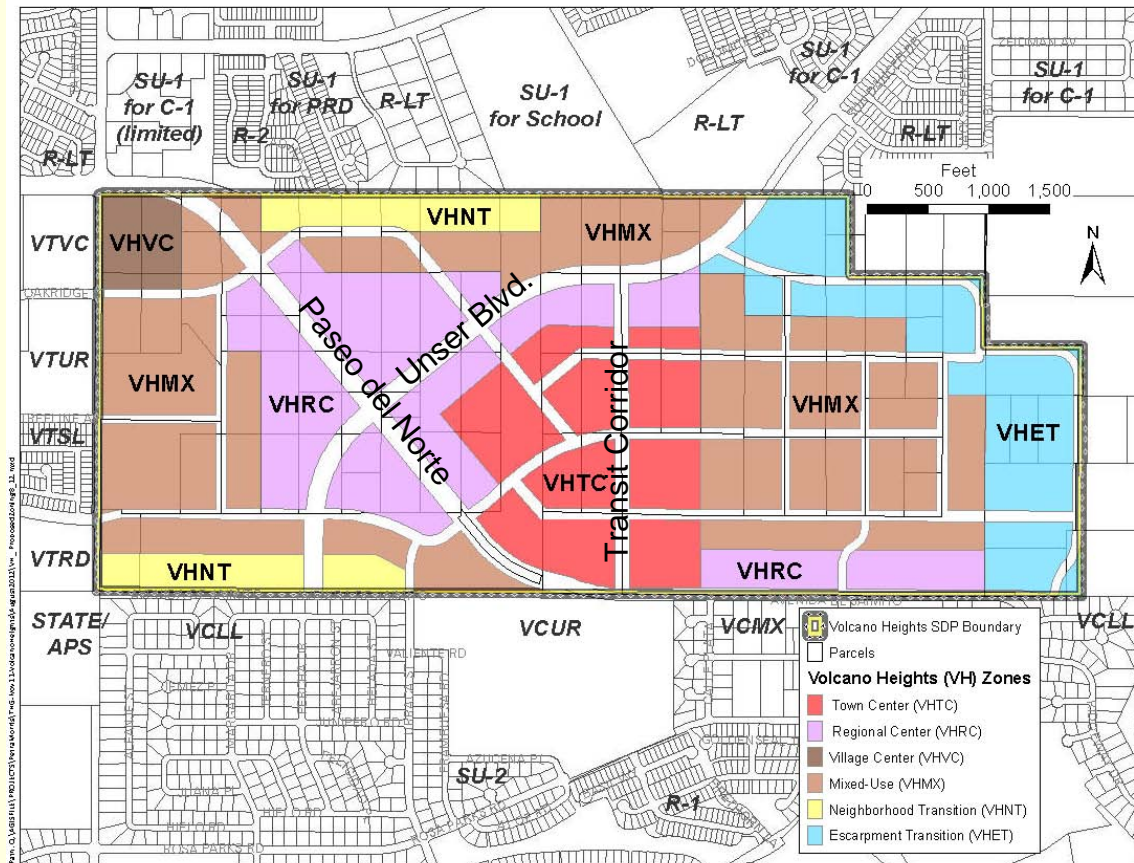
- Proposed mixed-use zoning = potential for density, “internal capture”
- Less pressure on arterials, river crossings
- Transit-supportive development pattern
- Encourages walking, biking



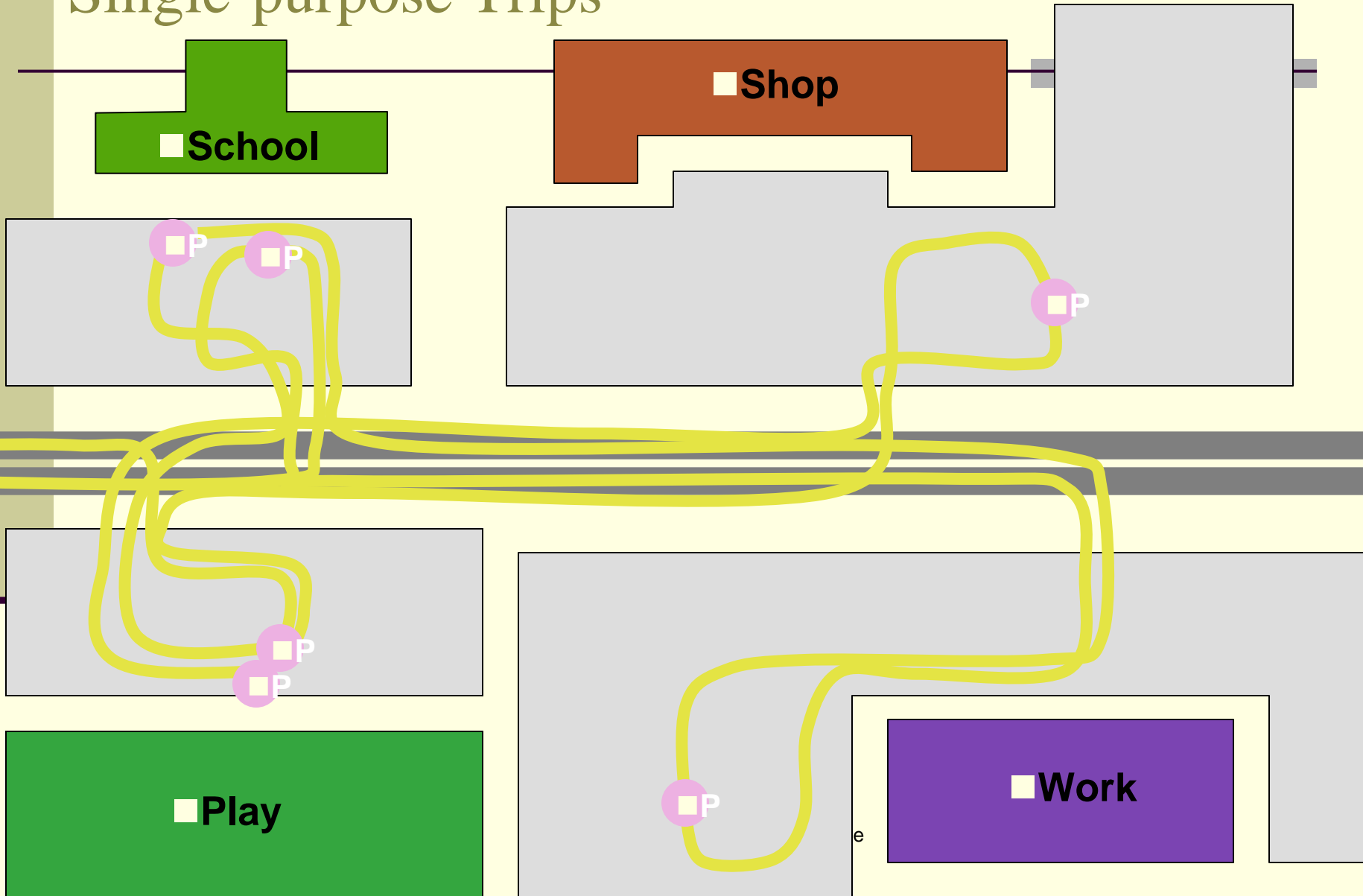
# VHSDP Strategy 1: West Side Growth & Traffic

## 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



# Conventional West Side Development: Single-purpose Trips



# Mixed-use Development: Multi-purpose Trips (“Park Once”)



## Typical Results:

<1/2 the parking needed

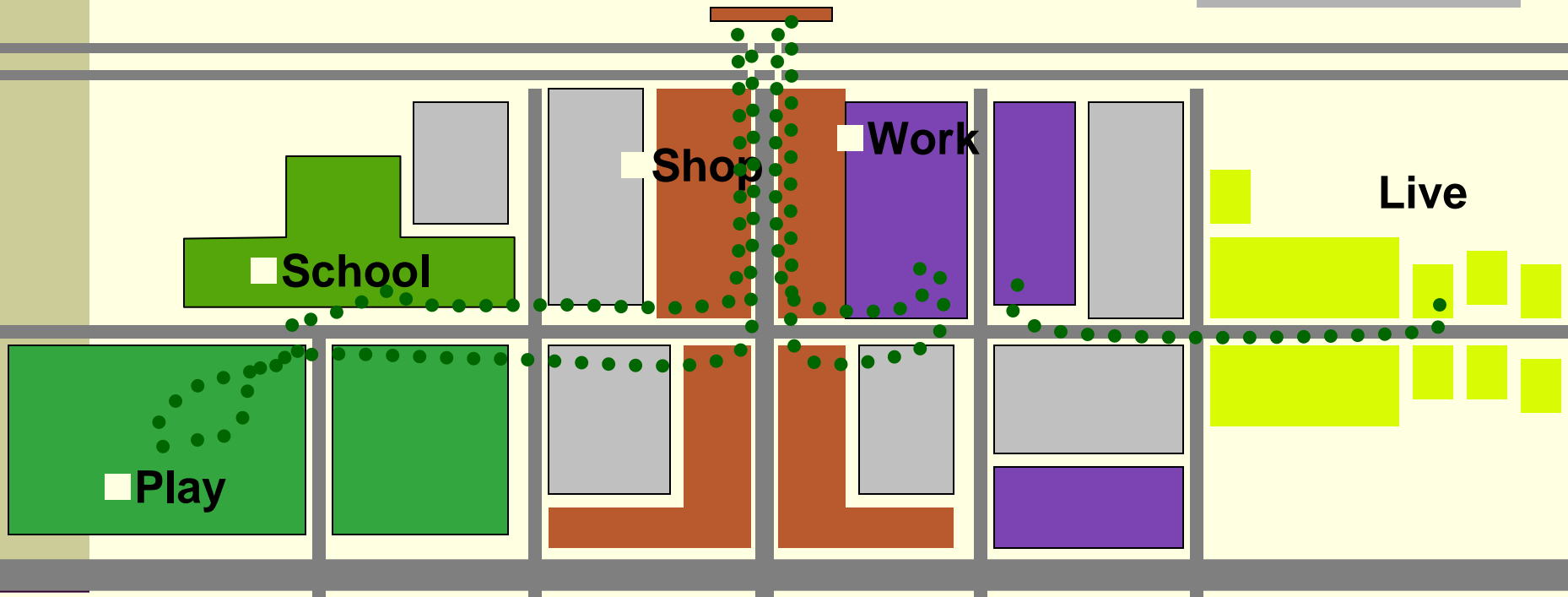
<1/2 the land area for same development

1/4 the arterial trips

1/6<sup>th</sup> the arterial turning movements

<1/4 the vehicle miles traveled

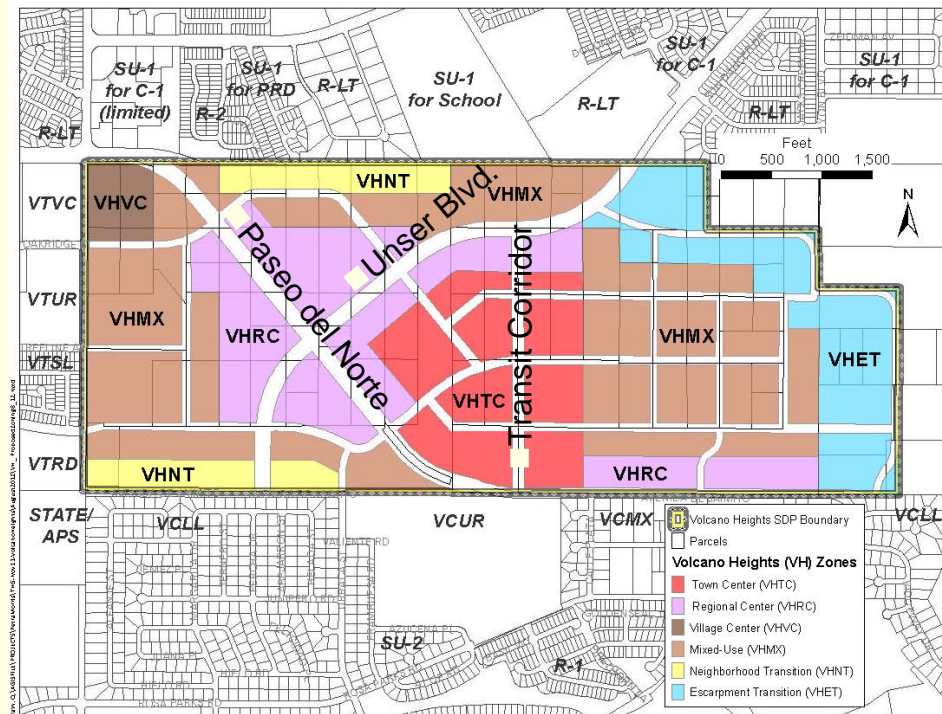
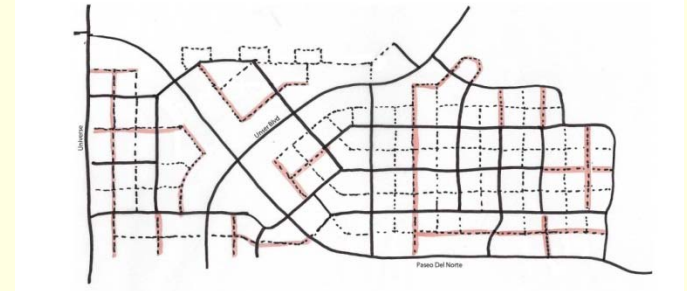
# Transit-oriented Development: Town Center / “Live, work, shop, play” District



# Strategy 2:

## Create conditions for walkable, urban district

- Mixed-use zoning
- Small block sizes
- Backbone street grid + local roads
- Buildings lining the street
- Shared parking to the side or rear
- Wide sidewalks
- On-street parking
- Bike lanes





# Strategy 2 (cont'd):

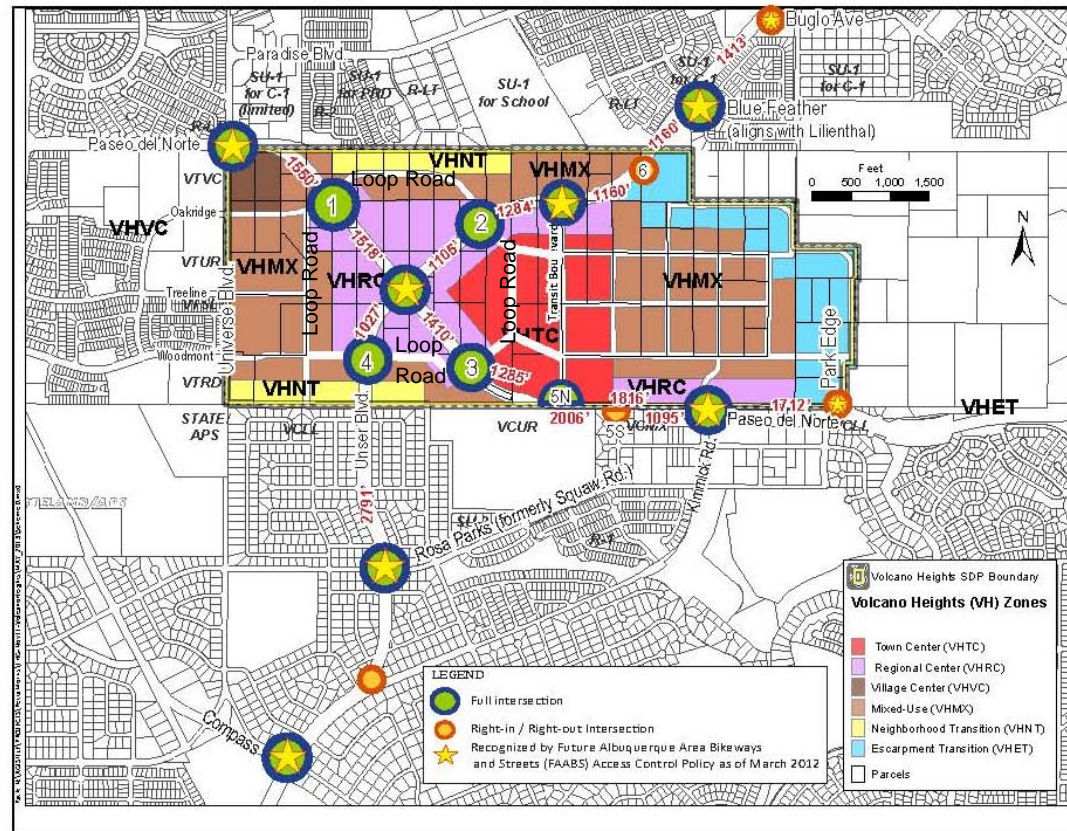
## Coordinated, Multi-modal Transportation & Land Use

- Doesn't ensure **transit**, but at least supports it!
- Doesn't assume people will **walk**, but at least encourages it!
- Doesn't require more **bicycling**, but at least makes it safe!



# VHSDP Strategy 2 (cont'd): Access Modifications

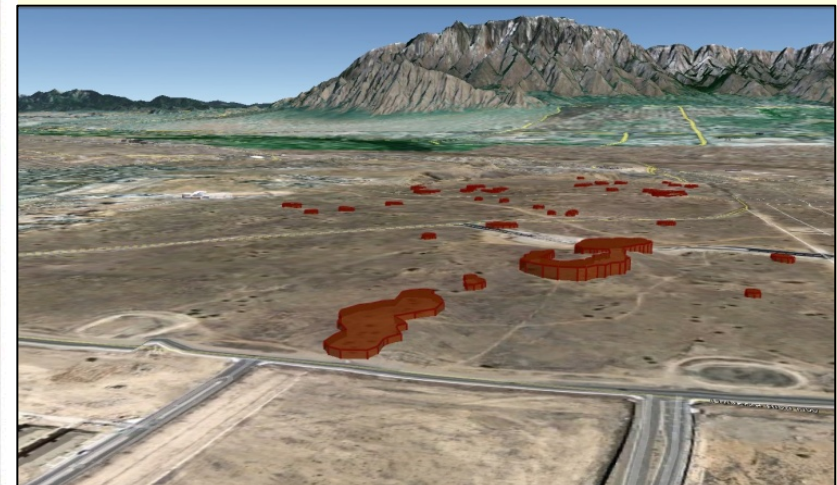
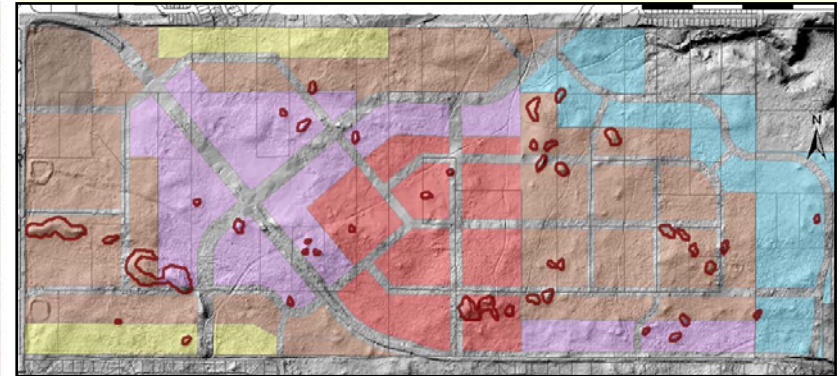
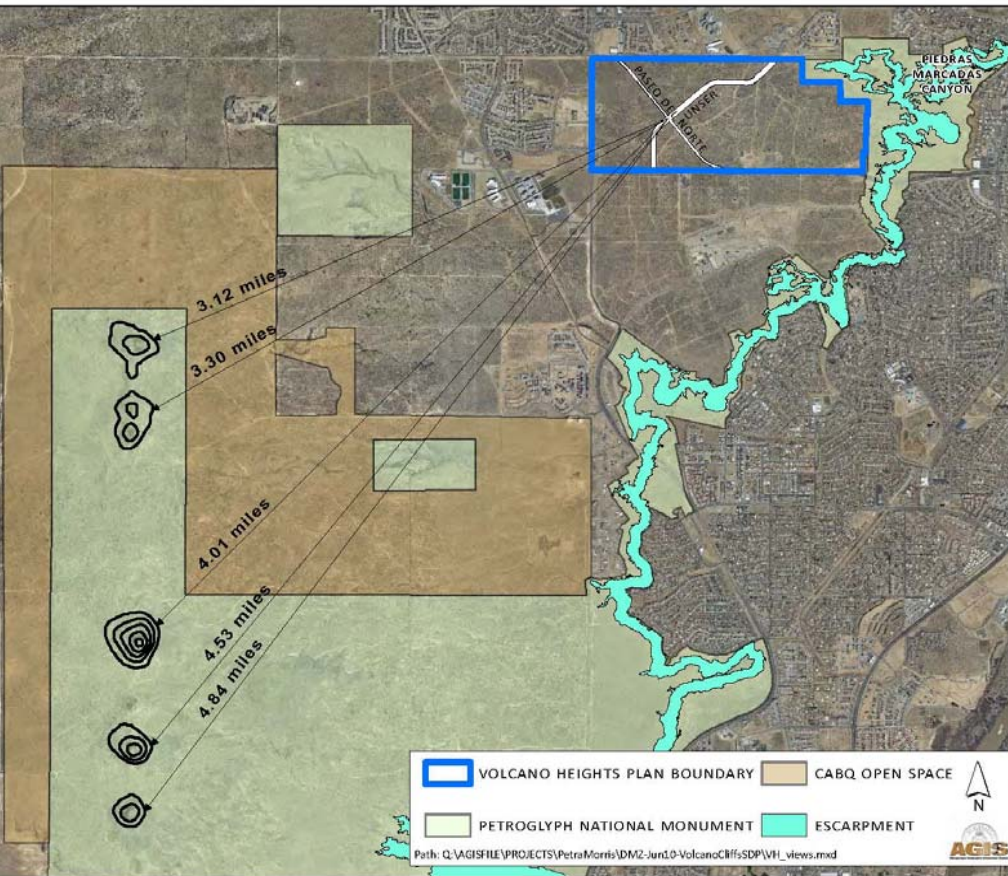
- New intersections on limited-access Paseo & Unser to create:
  - “Loop road” around busy intersection
  - Transit corridor to accommodate Bus Rapid Transit (BRT)
  - Backbone street grid to disperse regional traffic and serve local development
  
- Metropolitan Transportation Board (MTB) Resolution to grant access (July 2013)



\* 1/4 mile = 1320 feet  
 1/3 mile = 1760 feet  
 1/2 mile = 2640 feet

# Challenge 2: Open Space

## Rock Outcroppings, Monument, & Views



# VHSDP Strategy 2: Open Space

## Optional Bonus Height System

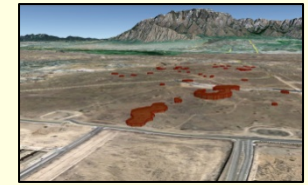


TABLE 7.2 – BONUS HEIGHT POINTS PER CRITERION

Criteria for Optional Height Bonuses	Points
<b>I. Natural Environment Bonus Criteria</b>	
a. Rock outcropping dedications	25
b. Rock outcropping private preservation*	20
Public Access Easement ( <i>Optional Bonus</i> )	5
c. Open space dedications	20
For dedications <b>abutting</b> rock outcroppings or other features deemed significant by the City Open Space Division ( <i>Optional Bonus</i> )	5
d. Private park construction	20
e. Public park land dedication of at least 2 acres	15
f. Private walkway connection to rock outcropping, parks, trails, rock outcroppings, or other features deemed significant by the City Open Space Division	10
Up to 2 additional connections to features deemed significant by the City Open Space Division ( <i>Optional Bonus</i> )	5 each
g. Landscaping / natural buffers in addition to what's required by Zone	10
h. Shared drainage/swales on <b>adjacent</b> developments / Low Impact Design (LID)	10
i. View preservation	10
j. Community garden	10
k. Interpretive signage	5
l. Preservation of native vegetation	5
m. Other benefits to the natural environment	5

TABLE 7.1 – TOTAL POINTS FOR HEIGHT BONUS BY CHARACTER ZONE

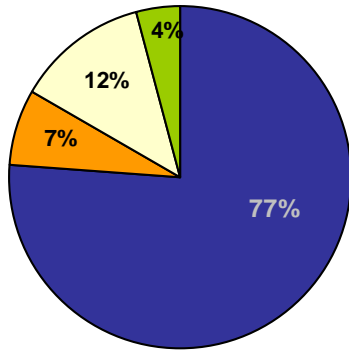
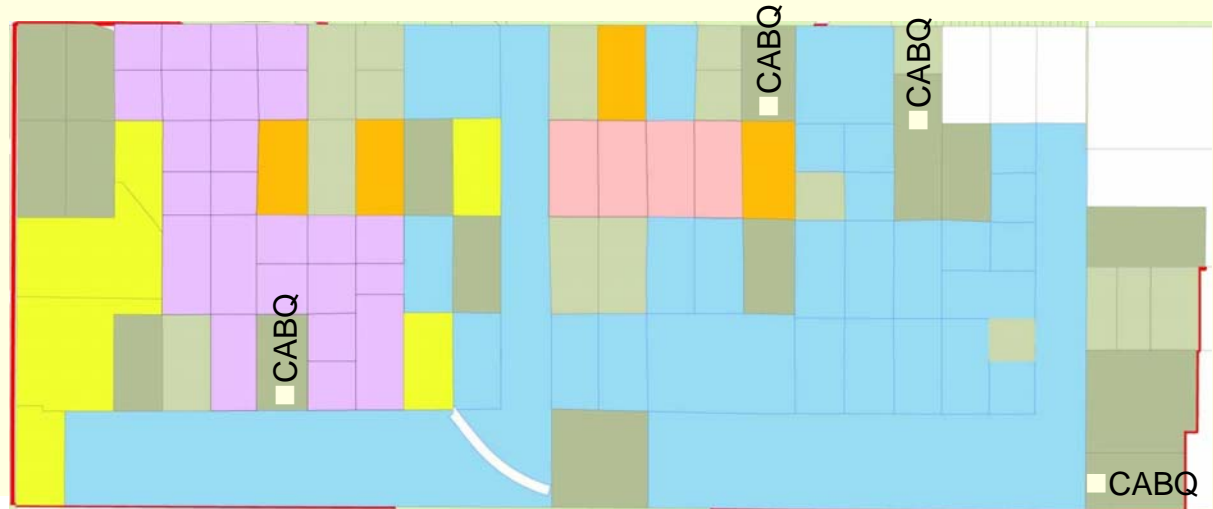
Height Bonus Criteria	Height Bonus			
	VHTC	VHRC	VHVC	VHMX
Maximum Height Allowed by Zone	40 ft.	40 ft.	40 ft.	26 ft.
Maximum Height with Bonus	75 ft.	60 ft.	60 ft.	40 ft.
I. Natural Environment Bonus Criteria	50 pts.	35 pts.	25 pts.	50 pts.
II. Built Environment Bonus Criteria	50 pts.	40 pts.	25 pts.	50 pts.
<b>Total Points Required to Receive Height Bonus</b>	<b>100 pts.</b>	<b>75 pts.</b>	<b>50 pts.</b>	<b>100 pts.</b>

Criteria for Optional Height Bonuses	Points
<b>II. Built Environment Bonus Criteria</b>	
a. Publicly accessible plazas / courtyards in addition to what's required by <b>Section 10.4.4</b> on page 156.	25
b. Living roof or accessible roof garden	25
c. Grey water retention system	25
d. Transit shelters on transit corridors	20
e. LEED certification	20
f. Transit Center within 500 feet of proposed project	15
g. Public art	15
h. Solar panels	15
i. Permeable paving	10
j. Permanent streetscape/plaza furniture and/or features	10
k. Gateway feature at key intersections	10
l. Rooftop water harvesting / cisterns	5
m. Other sustainable building practices	5

# Challenge 3: Coordinating Across Properties

## Undeveloped Area with Checkerboard Ownership

- 570 acres
- ~ 5-acre lots
- 34 owners
- 99 properties
- 5 owners = 413 acres



- Owners 20+ acres
- Owners 10-20 acres
- Owners 5-10 acres
- Owners <5 acres

- 259 Acres
- 69 Acres
- 45 Acres
- 20 Acres
- 20 Acres

- 5-12 Acres
- <5 Acres

# VHSDP Strategy 3: Coordinating Properties

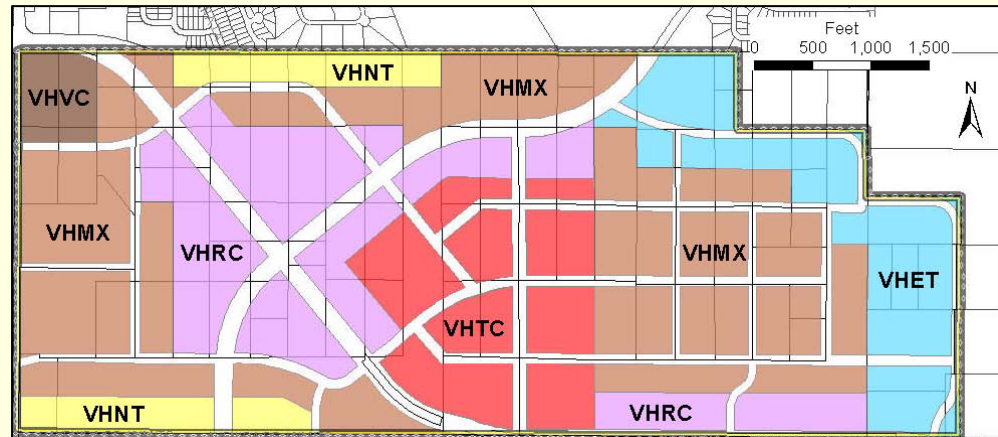
## Flexible, Predictable Development Pattern

### Flexibility

- Mixed use zones
- No regulations on architectural style
- Menu of options
- Additional building materials
- Minor & major deviations
- Exceptions
- Optional bonus height system

### Predictability

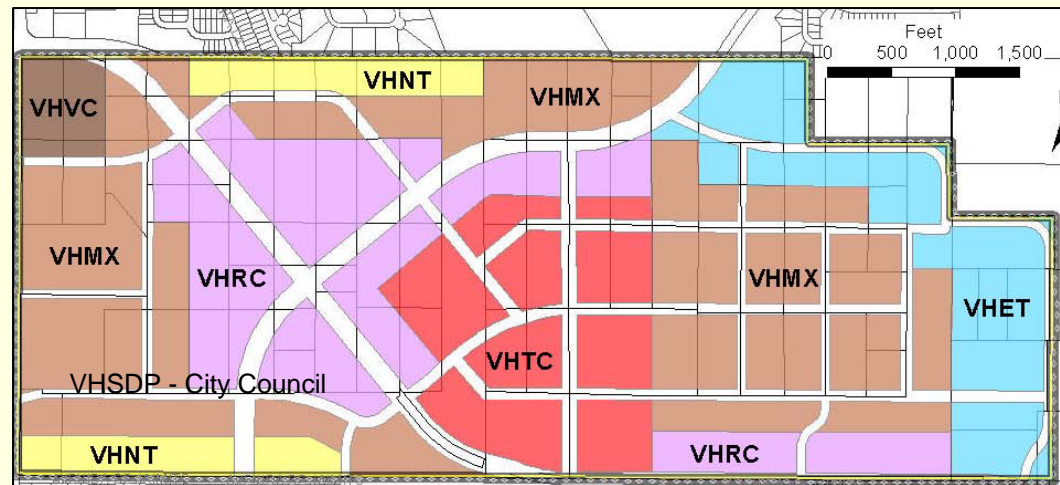
- Backbone Street Grid
- Site development standards
- Building design standards
- Streamlined development review



# Putting It All Together

## Vision

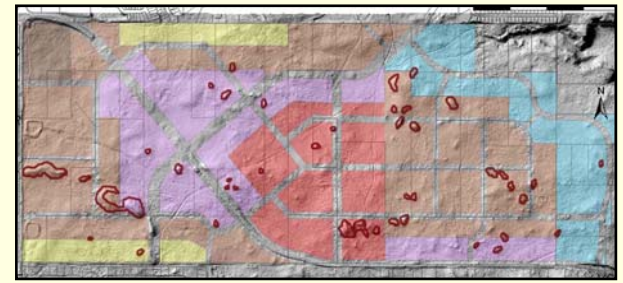
1. **Major Activity Center** focused on employment and regional and local goods and services in walkable distance.
2. **Protections for natural environment** including rock outcroppings, Petroglyph National Monument, views, and other sensitive lands.
3. **Street network grid** to coordinate development, ensure access, & ease congestion.
4. **Pedestrian & bike-friendly, transit-ready streets & development pattern** to support viable alternative transportation choices over time.



June 3, 2013

# Balanced Approach

## Negotiated Agreements



- To address jobs/housing imbalance:
  - Major Activity Center with focus on employment
  - High-density, mixed-use zones
  - Building heights per NWMEP with optional bonuses
  - Backbone street grid to disperse regional & local traffic
- To protect and enhance the natural environment:
  - Context-sensitive design
  - Placemaking requirements
  - Incentives and regulations to protect rock outcroppings
  - East/West backbone street alignments to protect view corridors
  - Escarpment Transition Zone to protect Monument
- To coordinate across properties:
  - Design standards with detail of a Master Plan
  - Public input now for streamlined development review later
  - Backbone street grid



# Strategic Engagement: Stakeholder Coordination

- **Public Involvement**
  - Meetings, focus groups, and workshops
- **City Parks & Recreation and Open Space Division**
  - Bonus height system, rock outcropping preservation, & single-loaded road
- **City Department of Municipal Development (DMD), MRCOG, & ABQ Ride**
  - Street network, cross sections, transit-planning, & park-and-ride facilities



# Strategic Engagement: Parallel Planning Efforts

- **Mid Region Council of Governments (MRCOG)**
  - High-capacity Transit Study for Paseo del Norte - Rio Rancho to Journal Center/I-25
- **Water:**
  - Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)
- **Drainage:**
  - Albuquerque Metropolitan Area Flood Control Authority (AMAFCA)



# Volcano Heights Sector Development Plan

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