

Visioning, Goals and Objectives Community Meeting – 2.15.2011
Location: **West Mesa Community Center**

The following is a summary of a facilitated exercise which took place with three groups. Groups ranged in size from 6-10 participants. Each group reviewed the same 4 goal statements, which were developed based on the input received from the community up until this point, along with supporting objectives. Participants were asked if the goal statements resonated, if there were additions or deletions that would make the goal statement more appropriate and then to review the associated objectives. Participants were encouraged to add and remove objectives.

Table 1
Facilitator: Elvira
Notes: Jason

General

Goal 1: *The Central Corridor should be a destination – an attraction for both local Albuquerque and West Central Residents and visitors from other communities.*

Group: No changes

-What constitutes a destination?

Elvira- Destination may be anything that brings people in to the area from outside, visitors to the area.

- Are we talking about out of town visitors or local Albuquerque visitors?

Elvira- Both.

-Attracting visitors can help put pressure on the saving of historic structures, not just the RT66 elements, but keeping the historic qualities of this area, the old adobes, etc. is what will bring people in as visitors.

Objective 1: *Introduce cultural facilities on the west side of the river-Museums/visitors centers.*

-Can the visitor center be linked with both sides of the river, both east and west?

-A visitor's center at the top of 9 mile hill has been talked about for years but nothing has happened.

Objective 2- *Create a Route 66 District- feature iconic structures (motels, etc) and architecture.*

-The properties need to be saved that can be saved; the city needs to put more energy into the west side motels.

-They don't have to stay as motels, but they need to be rehabilitated.

-Maybe the west side of the river needs a historic zone?

-I want to know about trails, fields, open space, where is that? Maybe we need a third objective, a recreation section.

Elvira-Some of that gets mentioned in the transportation section.

-How is that transportation? Tingley Beach is a big destination; the recreation element of the river could be a part of the destination element for people from outside our area. This should be included in the language of this plan-existing trails and bike path, canals and ditches, the Bosque, all of these are assets of this area.

-Create more linkages with the Rio Grande Nature Center.

-Development of the land that is controlled by MRGCD needs to happen for the recreation to be improved along the river.

-Is there a way to get the Bio-Park to link more with the Open Space around the park boundaries?

-Change the Bio-Park from a place where you park and go into, to a place where you can park and access the Open Space; provide more guided nature walks that take advantage of it. Link the Bio-Park more with the area; it is too closed off.

New Objectives:

ADD – Improve attractive features of the river area, including Tingley Beach, the Bosque, existing trails, roads and bike paths, canals and ditches.

ADD – Encourage links to Rio Grande Nature Center, Bosque, Bio Park (e.g. Nature program walks from Bio Park to Bosque)

General

Goal 2: *Improve area infrastructure to prevent flooding issues, issues with sewage and issues with traffic and congestion.*

-The goal is good as is.

Objectives:

1. *Improve traffic congestion areas*
2. *Improve drainage problems*

3. *Improve sewer problems*

-Some people want Central to be a second freeway, but instead the traffic needs to slowdown and Central become more of a Main Street-type place.

-Improve pedestrian conditions.

-Add "Improve pedestrian safety" to the objectives.

-Use traffic calming techniques like rumble strips on the road.

-Slowing down the traffic would help with the noise pollution.

-Add "reduce noise pollution to the objectives".

-Examine the flood plain controls to address potential flooding concerns.

-Fire is another major issue for the Bosque.

-Let's add "Improve fire and flood control for the Bosque" to the objectives.

-Save the skunks, seriously there are beautiful skunks in our area.

Land Use

Goal 3: Improve and expand commercial, residential, employment opportunities along the West Central Corridor to benefit neighborhood residents and to attract tourists and residents from the greater Albuquerque area.

ADD – recreational (opportunities)

Objectives:

1. *Attract a diversity of Businesses*
2. *Encourage a diversity of Housing Types*
3. *Increase employment opportunities*
4. *Cluster civic uses together and make accessible to neighborhood*

-Add recreation.

-How does this process work toward limiting big box developments?

Elvira-We can create urban design standards that address big box development.

-What is the City's agenda? You're asking us, but what is the City's agenda for this area?

Elvira-The general answer to the question is; we are working to find out the agenda right now.

- Someone questions whether people really want Wal-Mart.
- Someone says they would shop at some place half the size of Cottonwood Mall.
- Someone says they would prefer Flying Star and smaller neighborhood shopping area.
- Someone wants to add language about allowing and encouraging alternative energy generation on open space and on structures, such as “encourage more sustainable energy use in land use planning”.
- Allow for more use of solar cells.
- New housing should be more energy efficient.
- Allow more space to be used for energy generation, e.g. Public space.

New Objectives:

ADD – Encourage recreational opportunities such as pedestrian trails, bike paths, parks and neighborhood scale sports facilities.

ADD – Encourage more sustainable energy in land use planning (e.g. new housing that is energy efficient, design standards that encourage sustainability)

ADD – Allow space to be used for renewable energy. (e.g. private and public space where solar energy is generated.)

Transportation

Goal 4: *The West Central corridor should serve multiple modes of transportation; including pedestrians, bicycles, vehicular and transit riders and shall have user friendly connections from adjacent residential areas to corridor services, the Bosque, across the river and other area attractions.*

-What are user-friendly connections?

Elvira- The facilities and access are easy to use.

-Several people speak against improving connection to the golf course, saying golf courses should not be here because they are a waste of water.

Elvira- Do you want us to take it out?

They want to take it out.

-Add "improving connections to Old Town".

-The issues that have come up all reflect conditions on the east side of the river. On the west side we need more parks, more grocery stores, we have no services on the west side and we need more services. This plan started as a tool for improving conditions on the west side of the river.

-How would you improve transportation on the west side of the river?

-The park-and-ride is great and a light rail system would be fantastic.

-People are enthusiastic about light rail. Want the possibility to be explored, although the high cost is acknowledged.

Elvira-What about the west side connection to Old Town; this is incomplete.

-Have a visitor center at the top of 9 mile hill where people can park and get on the train and ride down to Old Town. Then they can ride back and eliminate some of the traffic congestion.

-Let's add "expand park and ride facilities along Central".

-We have been trying to get a Veteran's Cemetery up on 9 mile hill somewhere.

Objective 1: Make Central transit friendly

ADD – Explore the possibilities of a monorail/train/trolley along the Central corridor from 9 mile hill to Old Town.

ADD – Expand park and ride opportunities in the corridor.

Objective 2: Improve area connectivity

ADD – Improve connections to Old Town and to 9 mile hill (future visitors center).

REMOVE – Improve connections to the golf course

Table 2

Facilitator: Michelle

Notes: Christi

General

Goal 1: *The Central Corridor should be a destination – an attraction for both local Albuquerque and West Central Residents and visitors from other communities.*

Group comments: No changes

Discussion:

What type and size of destination – do we need a qualifier?

Group decides that “destination” is enough as is.

- Likes idea of “attractions”
- Celebrate views, cultural, family oriented – street levels
- Retail destination – park, community, museum, - not entertainment but several venues could be good – like 25 – way (movies and restaurants).
- Multiplex theater, cultural and entertainment.

Other ideas:

- keep area “folky” – changing tire spot to ...retro-grade – more “mom and pop” – both physically and emotionally.
- encourage architectural and business diversity
- old style blending
- community friendly model; show how to make old tires into compost mulch
- limit franchises – encourage local
- can limit size/restrict location of similar stores,
- economic diversity, but can’t say no to taxes paid by franchise – many owned locally.
- can use visual ‘rules’ /design controls to reduce visual impact of chains

Objective 1: *Introduce cultural facilities on the west side of the river- Museums/visitors centers.*

ADD – Encourage cultural and entertainment facilities e.g. multiplex cinema and theaters.

Objective 2: *Create a Route 66 District- feature iconic structures (motels, etc) and architecture.*

(No changes recorded)

New Objectives:

ADD – Encourage architectural diversity

ADD – Encourage business model diversity – more “mom and pop” local businesses.

ADD – Encourage a stronger relationship between businesses and community

ADD – Minimize visual impact of “chains” through design controls.

Goal 2: General

Improve area infrastructure to prevent flooding issues, issues with sewage and issues with traffic and congestion.

ADD - monitor and maintain drains and ditches.

Objectives:

1. *Improve traffic congestion areas*
2. *Improve drainage problems*
3. *Improve sewer problems*

Discussion:

Need to have monitoring and maintenance of drains and ditches esp. Alameda Drain. Trash and weeds everywhere.

Add ditch and drain maintenance to objectives.

Frontage Road:

- flooding issues
- no plans for what to do with road. Opportunities for biking etc. but no plan.
- need to plan for traffic, pedestrian , bike
- no stop signs – free for all

New Objectives:

ADD – Plan for frontage road, possible bike route.

ADD – Maintain ditches and drains.

Land Use

Goal 3: *Improve and expand commercial, residential, and employment opportunities along the West Central Corridor to benefit neighborhood residents and to attract tourists and residents from the greater Albuquerque area.*

Comments: No changes.

Discussion:

Trucking and truck stops are becoming more popular on corridor, as is more heavy equipment and industrial uses which is conflicting with commercial goals. Need to limit growth of industrial uses.

Promote uses that would improve commercial/retail corridor development (compatible uses)

- Should we define heights?

Discussion:

- Limit to one story along Mesa top and 2 story at the river.
- Opposite option from others.
- Statement that Nob Hill has 4 story condos that work.
- Concern that such developments would lose view of mountains.
- Maybe higher development could be staggered.
- Maybe setback from street, maybe in residential neighborhoods off corridor.
- The existing 45 degree angle plane regulation which controls heights.
- Protection of views should be incorporated without restricting.
- Encourage development that is sensitive to views.
- Some people in disagreement with restrictions – might slow development. Interested in controlling impact on views through setbacks, height limits in key view areas and clustering higher height developments.

Group would like to see energy efficiency building added to objectives – joint parking, between 2 sites, shared lights and pavement. Cooperative use of land.

Add to objectives: Encourage green building.

Group would like to see more pedestrian friendly development – parking in back (as a requirement only in some areas)

Group agrees that Community Activity Centers are appropriate for pedestrian oriented developments and rest of corridor could be more flexible to automobile oriented development.

Add to objectives: Encourage pedestrian friendly retail zones – possibly based on a pedestrian traffic study.

Add to objectives: Implement proper wayfinding signage.

Objective 1: *Attract a diversity of Businesses*

ADD – Encourage uses that are compatible with and promote retail uses.

ADD – Encourage pedestrian-friendly retail zones – based on pedestrian activity.

Other Objectives:

2. *Encourage a diversity of Housing Types*
3. *Increase employment opportunities*
4. *Cluster civic uses together and make accessible to neighborhood*

No specific comments

New objectives:

ADD – Limit Industrial Uses, e.g. trucking.

ADD – Encourage corridor development that is view-sensitive through clustering development with higher heights, using deeper setbacks, and limiting heights in some areas.

ADD – Encourage the sharing of resources – parking, lighting, drainage.

ADD – Encourage green building objectives.

ADD – Introduce wayfinding signage.

Transportation

Goal 4: *The West Central corridor should serve multiple modes of transportation; including pedestrians, bicycles, vehicular and transit riders and shall have user friendly connections from adjacent residential areas to corridor services, the Bosque, across the river and other area attractions.*

Group: No changes.

Discussion:

Would like to see more transportation services to neighborhoods – perhaps a mini bus circuit from residential areas to commercial areas – like downtown “D- ride”

Would like to plan for Great Streets (national idea) – might take 20 years to realize, but need to plan for now, anticipating future needs...

Add to objectives: Build “Great Streets” objectives/standards into future planning - reference national standards/goals

Add street trees to objectives.

Add a minimum sidewalk width 8-12 feet.

Add pedestrian oriented street lighting – like upper Nob Hill which provides light for sidewalk.

Objective 1: Make Central transit friendly

ADD – Provide benches and shelter at bus stops.

Objective 2: Improve area connectivity

ADD – Look at possibility of a “loop” bus to connect residential areas to corridor.

New Objectives:

ADD – Encourage “Great Streets” (national idea) objectives for future development.

ADD – Plant street trees on Central.

ADD – Establish minimum sidewalk widths (8’-12’)

ADD - Create a physical separation between bicycle and vehicular traffic.

ADD – Provide pedestrian-oriented street lighting.

Table 3

Facilitator: Dory

Notes: Carol

General

Goal 1: *The Central Corridor should be a destination – an attraction for both local Albuquerque and West Central Residents and visitors from other communities.*

Group: No changes

Objectives:

1. *Introduce cultural facilities on the west side of the river-Museums/visitors centers.*
2. *Create a Route 66 District- feature iconic structures (motels, etc) and architecture.*

ADD – including Southwest-design

ADD – encourage Gateways with RT 66 district identity at both river node and Nine Mile Hill area with visitor center features for both tourists and locals

Goal 2: *Improve area infrastructure to prevent flooding issues, issues with sewage and issues with traffic and congestion*

Group comments:

Majority view that traffic and congestion is not a serious issue except at evening rush hour or when there is an accident or other roadblock on I-40

Sewage smells continue to be an issue and seen as a deterrent to bringing retail to area

Objectives:

1. *Improve traffic congestion areas*
2. *Improve drainage problems*
3. *Improve sewer problems*

Group: No changes

Land Use

Goal 3: Improve and expand commercial, residential, and employment opportunities along the West Central Corridor to benefit neighborhood residents and to attract tourists and residents from the greater Albuquerque area.

ADD – Expand employment opportunities along the West Central Corridor to reduce commuting distances for West Side residents, negative impacts on the environment from car travel and cross-river traffic congestion.

Objective 1 - Attract a diversity of Businesses

Comment on Mixed use: Regarding the housing component, what draws people is not here. Need retail first. Good idea but...

ADD – Cluster diverse businesses in a few strategic locations or nodes that could support housing with larger businesses and services near transportation, incl. at Unser.

ADD - Restrict strip malls along the corridor.

ADD – Restrict bars but allow restaurants with beer and wine

ADD – Encourage specialized and international food stores

ADD – Encourage different scales of retail development on West Central, with, for example, smaller retail development at 98th and larger retail at Unser Crossing.

ADD – Encourage parking near services.

Objective 2: Encourage a diversity of Housing types

ADD – Encourage mid-priced, upper income single family homes,-there are too many single family affordable starter homes.

ADD – Encourage rental apartments – there are too many single family rentals.

ADD – Encourage smaller scale rental complexes – less than 60 units.

ADD – Encourage mixed income rental complexes – they encourage higher quality property-management

Objective 3: Increase employment opportunities

ADD – Attract and encourage businesses and institutions that create a need for other services to locate nearby

ADD – Restrict warehouses/distribution centers because they do not create many jobs

Objective 4: Cluster civic uses together and make accessible to neighborhood
(No discussion)

Transportation

Goal 4: The West Central corridor should serve multiple modes of transportation; including pedestrians, bicycles, vehicular and transit riders and shall have user friendly connections from adjacent residential areas to corridor services, the Bosque, across the river and other area attractions.

Goal: No Changes.

Objective 1: Make Central transit-friendly

ADD – Provide shelters at bus stops.

Objective 2: Improve area connectivity

ADD – Improve neighborhood-to-neighborhood pedestrian and bicycle connections that encourage travel along West Central with continuous sidewalks and/or segregated trails.

New Objectives:

ADD - Capitalize on West Central's wide right-of-way to provide bike lanes, or segregated trails, and wider sidewalks

ADD – Keep the existing number of vehicular lanes on Central.

ADD – Make intersections pedestrian friendly, including Unser at Central (the City project for 6 vehicular lanes plus turning lanes should be modified).