

East Gateway Sector Development Plan

**First Draft for Community Review
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Appendices

- a. Public Participation Reports and Survey Results
 - i. Lists of Participants (next draft)
 - ii. Initiating the East Gateway Sector Development Plan (next draft)
 - iii. Project Kickoff Report (next draft)
 - iv. Results of East Mountain Residents Survey (next draft)
 - v. August 2008 Workshop Summary (next draft)
 - vi. Community Response to Workshop Recommendations (next draft)
 - vii. Public Comments Concerning Transportation Proposals in Workshop Recommendations
 - viii. Singing Arrow Input from Questionnaires and Meeting
 - ix. African Refugee Residents: Likes, Dislikes and Recommendations
- b. Market Study by RCLCO
- c. Central Avenue Projects - Alternative Design Concepts for Long-Range Consideration
- d. Tijeras Arroyo Bio Zone Study – Maps of Ownership Categories

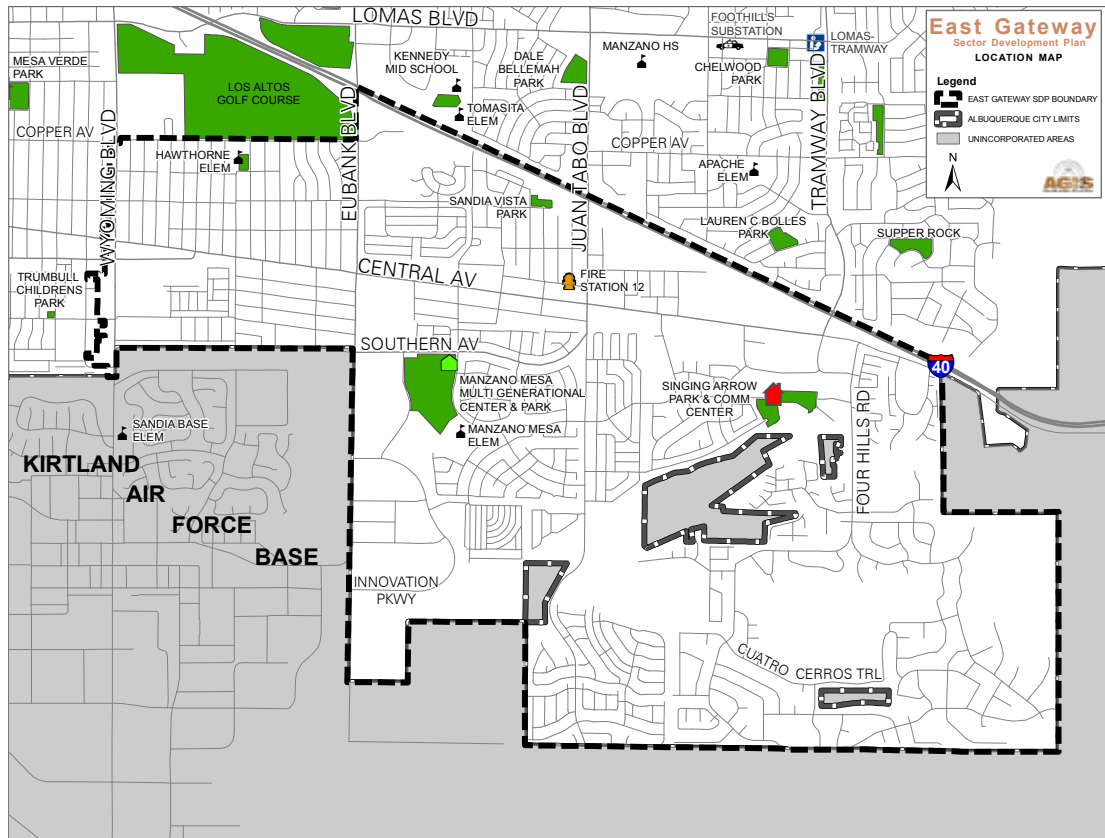
1 Introduction

1.1 Plan Purpose

The District 9 City Council initiated this East Gateway Sector Development Plan with Council Resolution R-06-18. The purpose of the resolution was to improve Central Avenue (Route 66) and other portions of the East Gateway area through proposals developed in a sector development plan and a metropolitan redevelopment plan. This East Gateway Sector Development Plan presents public improvements for the entire diverse East Gateway area, but emphasizes policies, regulations and projects to shape public and private development along Central Avenue and Wyoming, Eubank, and Juan Tabo Boulevards.

This Plan's emphasis on coordinated land development guidelines and street improvement is intended to spur positive integrated development along East Gateway's major streets. This activity will improve area function and appearance, especially on Central Avenue, the area spine.

Plan area boundaries are Interstate Highway 40 on the north, Wyoming Boulevard on the west and the city limits on the east and south. (See Map below.)



The East Gateway Sector Development Plan is a City of Albuquerque Rank 3 Plan. It describes community goals and develops a vision for achieving them through proposed projects to be initiated over a ten-year period, coupled with land use and transportation policies and regulations for both private and public development. A separate Metropolitan Redevelopment Plan will introduce specific projects to spark area improvement using these policies and regulations.

The East Gateway Sector Development Plan implements Rank 1 Albuquerque/ Bernalillo County Comprehensive Plan policies to organize city planning around activity centers and transit corridors that serve neighborhoods. The Plan designates two Community Activity Centers and two Neighborhood Activity Centers along Central Avenue. One extends south on Eubank Boulevard. All activity centers are proposed to encourage mixtures of uses that better serve area residents and employees.

This Plan introduces form-based zoning and street redesign that should enliven the Central Avenue corridor by introducing a pattern of development that encourages people to live, work, shop, use services, and take public transit. The Comprehensive Plan now designates Central Avenue from Wyoming to Tramway an Enhanced Transit Corridor. With the anticipated initiation of Rapid Ride bus service the Plan proposes extending the Major Transit Corridor designation to cover this part of Central, too. This Plan also implements strategies and design in the Rank 2 Great Streets Facility Plan.

The East Gateway Sector Development Plan emphasizes coordinated land use and transportation policies and projects. That coordination will support development of new conveniently located jobs, services, shopping and transit-oriented housing. Proposed projects are intended to improve overall area safety and convenience through street and trail improvements and neighborhood street lighting. Other proposed public projects include improvements to area parks, major public open space, trails and community buildings. Intensified code enforcement is recommended to ensure safe multi-family housing. All improvements are intended to serve area residents, employees, visitors and others.

1.2 What the Plan Does Not Include

The Plan does not address all area issues identified by the community. The Plan does not address social service program development and coordination for the area's homeless population, the many low-income households and international immigrants. It does not emphasize the many projects that neighborhoods could initiate to improve quality of life in the neighborhoods.

The Plan concentrates most of its strategies on public improvements and/or shaping private development along major corridors:

- 1) Central Avenue (Wyoming – Four Hills Road) - the area's east/west spine
- 2) Southern Avenue (Eubank Boulevard - Juan Tabo Boulevard)
- 3) Wyoming Boulevard (Copper Avenue – Kirtland Air Force Base)
- 4) Eubank Boulevard (I-40 – Southern Avenue) - the entrance to Kirtland Air

- Force Base, Sandia National Laboratories, the Sandia Science and Technology Park, and a burgeoning commercial area
- 5) Juan Tabo Boulevard (I-40 – Southern Avenue)

1.3 Planning Process

In August 2007 the City of Albuquerque and consultant planning team conducted a series of interviews, focus groups and meetings with about 160 people to determine major plan area weaknesses and strengths.

The information gathered from this series of events led to a City planning process conducted May 2008 through April 2009. The process consisted of a series of community meetings, interviews, surveys, workshops and special meetings with residents, property owners, business owners, developers, Kirtland Air Force Base and Sandia Laboratories, agency representatives, neighborhood associations, a refugee group, and others.

This Plan reflects the outcome of public discussions about area weaknesses and strengths, community vision and goals, possible projects and programs, and necessary policies and regulations. Appendix A contains a list of plan participants and the following reports:

- Initiating the Albuquerque East Gateway Sector Development Plan – Scoping Report
- East Gateway Sector Development Plan Kick-Off Meeting Report
- August 2008 Workshop Summary
- Survey Results Concerning Workshop Summary
- Singing Arrow Neighborhood Analysis
- African Refugee Learning Circle Input

