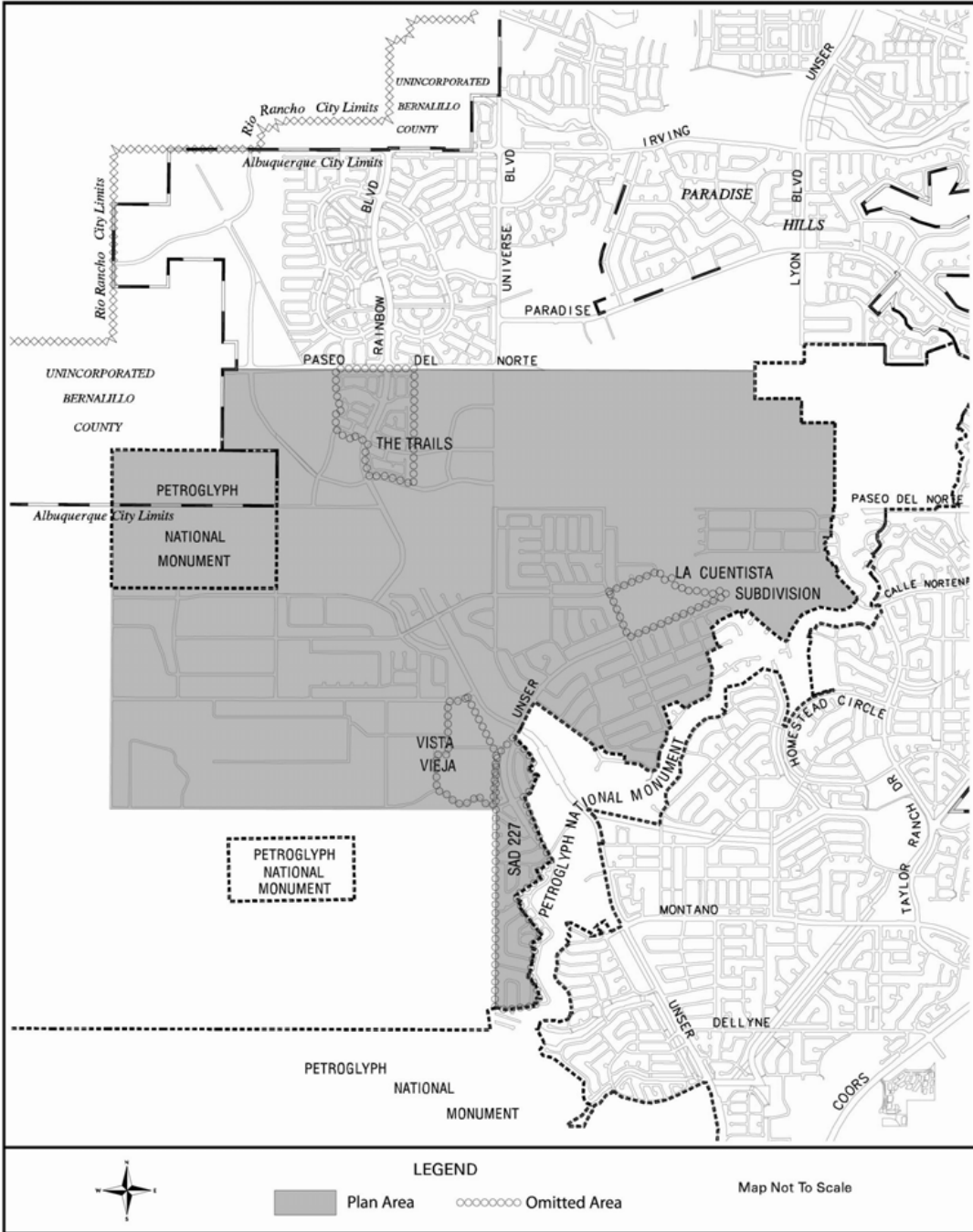


Volcano Heights Sector Development Plan



Mixed-Use Town Centre

PLAN AREA



NATURAL CONTEXT







VOLCANO HEIGHTS AREA DEVELOPMENT







Development West of Volcano Heights



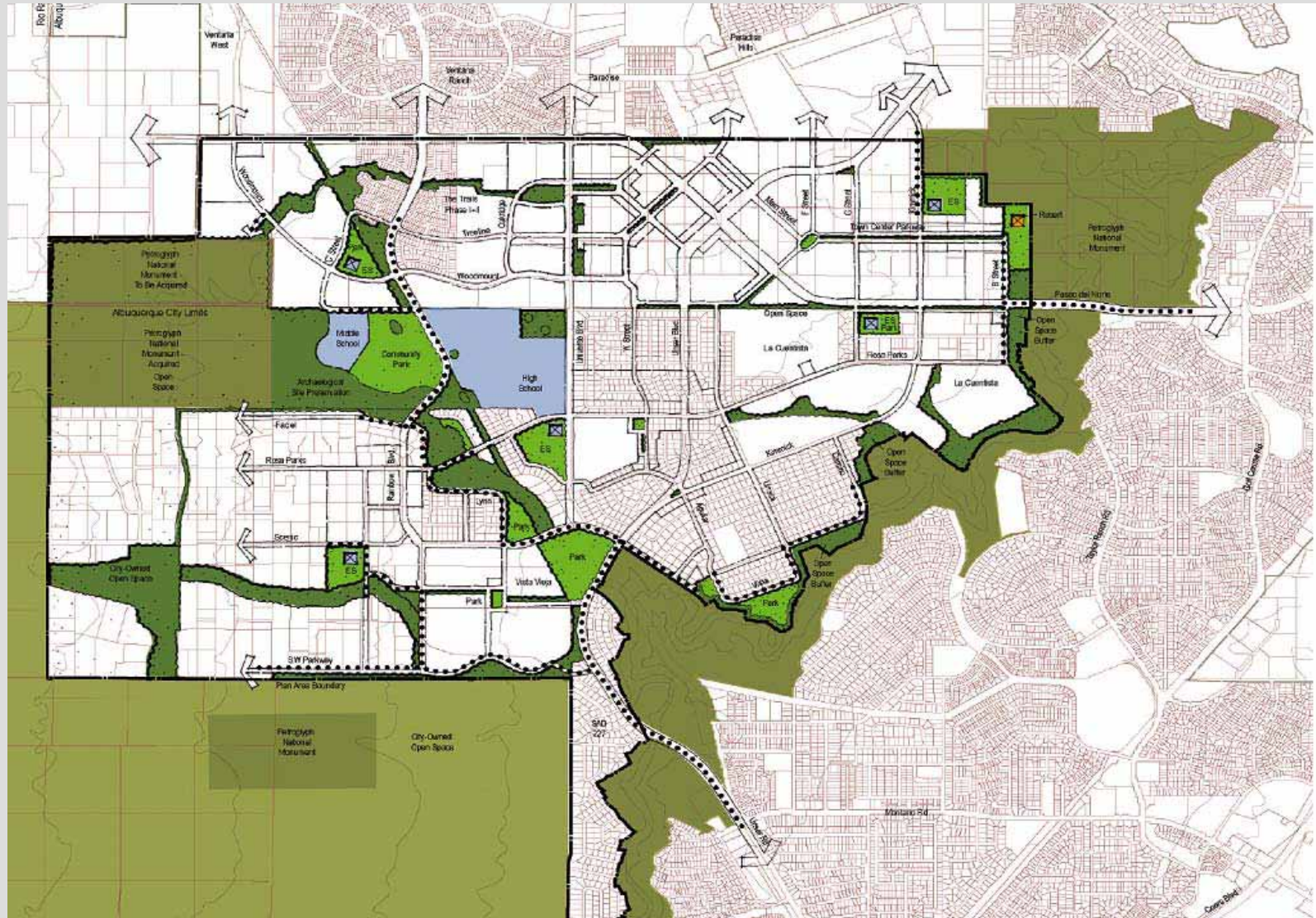
“The Plan should create a framework to build a community where its citizens can live, work, shop, plan, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.”

West Side Strategic Plan

Open Space

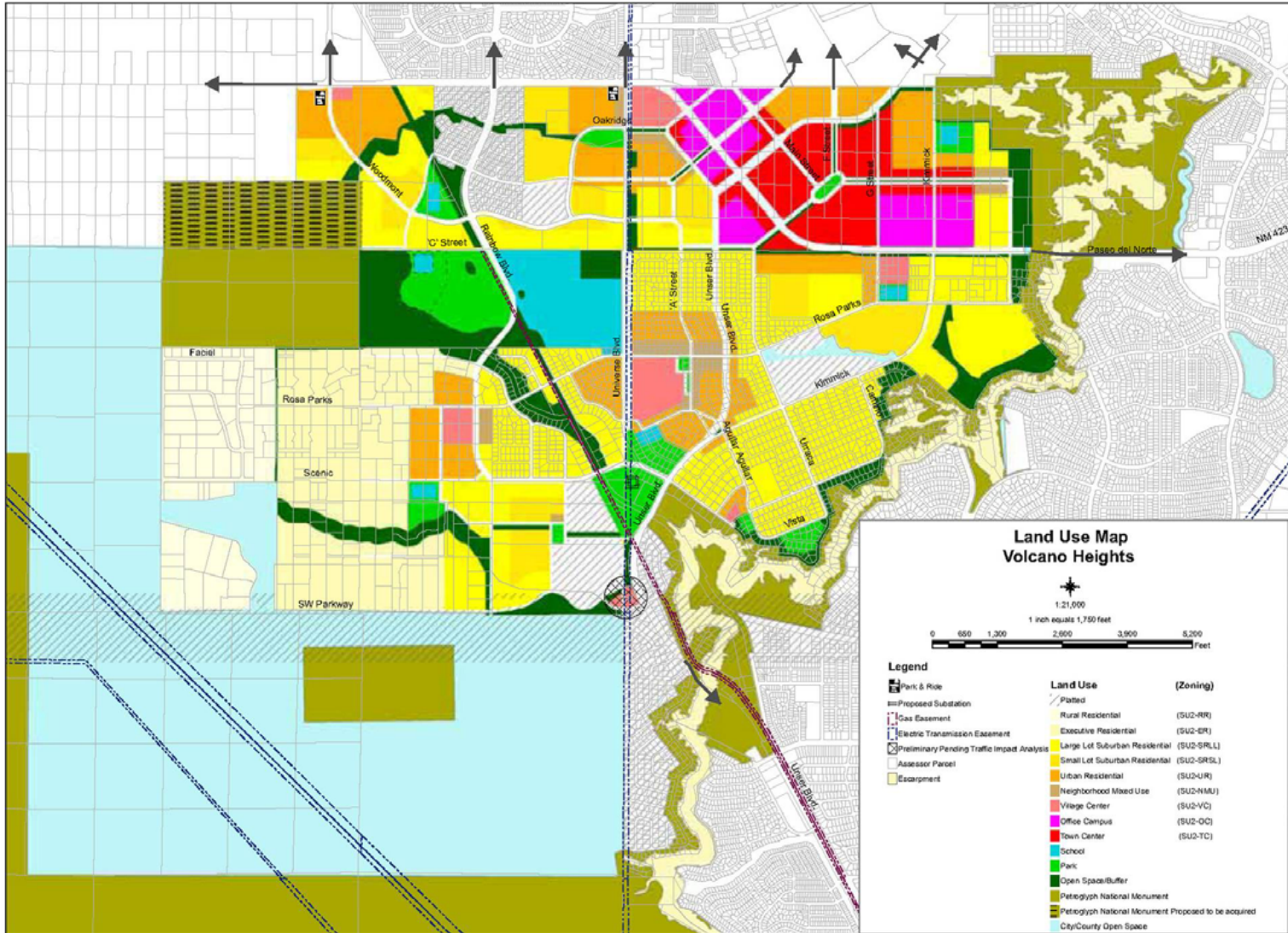
- “Protecting significant natural assets of the West Side (escarpment, ..., open space, ... views...) is a primary goal of long-range planning efforts....” (WSSP)
- ... “protect and expand both public and private open space on the West Side....” (WSSP)

OPEN SPACE NETWORK



Land Use Plan

- “Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density.” (WSSP)



Community Centers

- Community center shall “provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide service, civic land uses, employment, and the most intense land uses...” (WSSP)



Mixed-Use Town Centre

Volcano Cliffs Community Center



Neighborhood Centers

- “Neighborhood centers should ... have small blocks, ... with clusters of shared parking as well as on-street parking.” (WSSP)
- The Neighborhood center shall have a “built scale very accommodating to pedestrians and bicyclists . . . Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school should be located central” (WSSP)



Mixed-Use Village Center

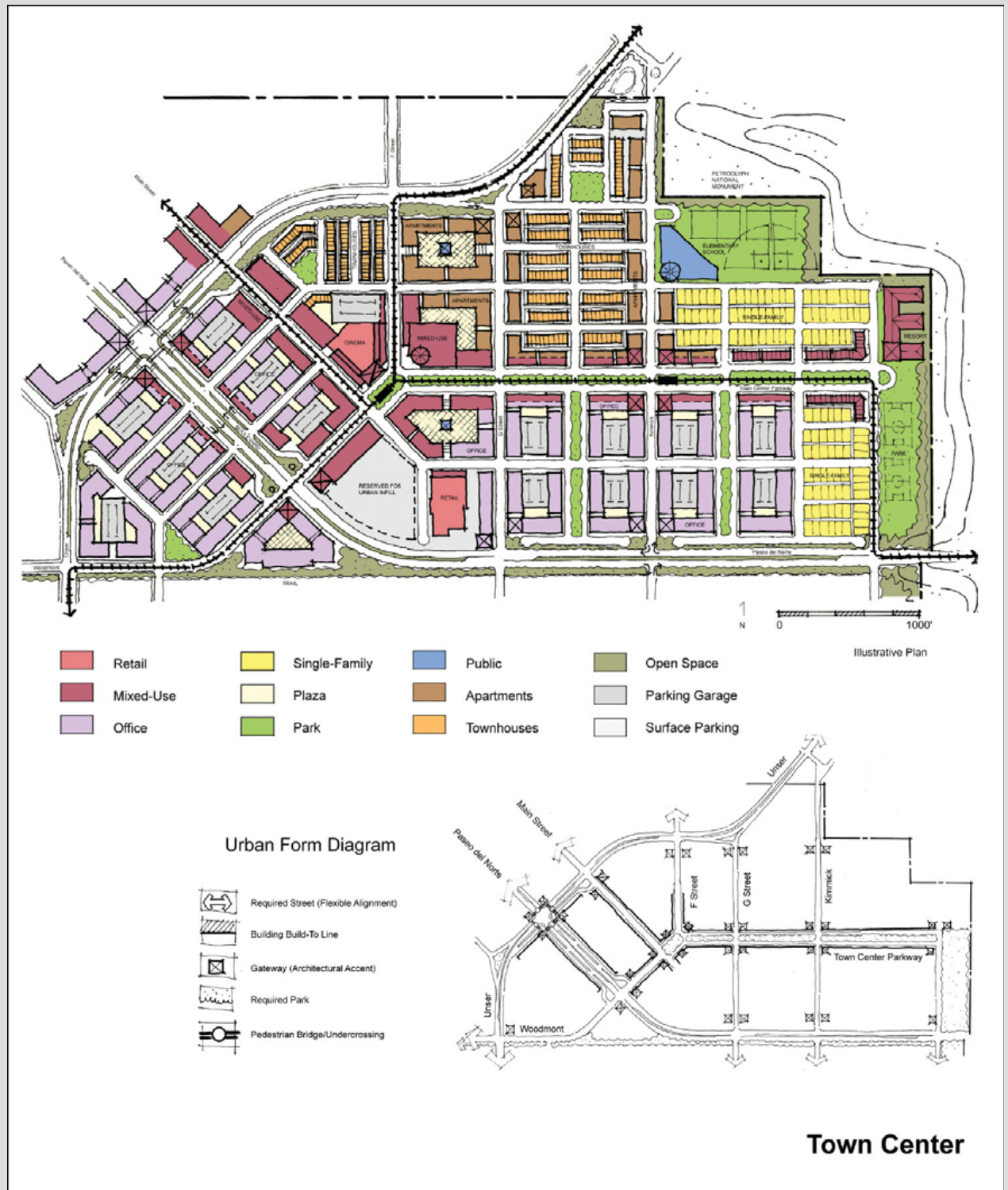
Rainbow Village Center

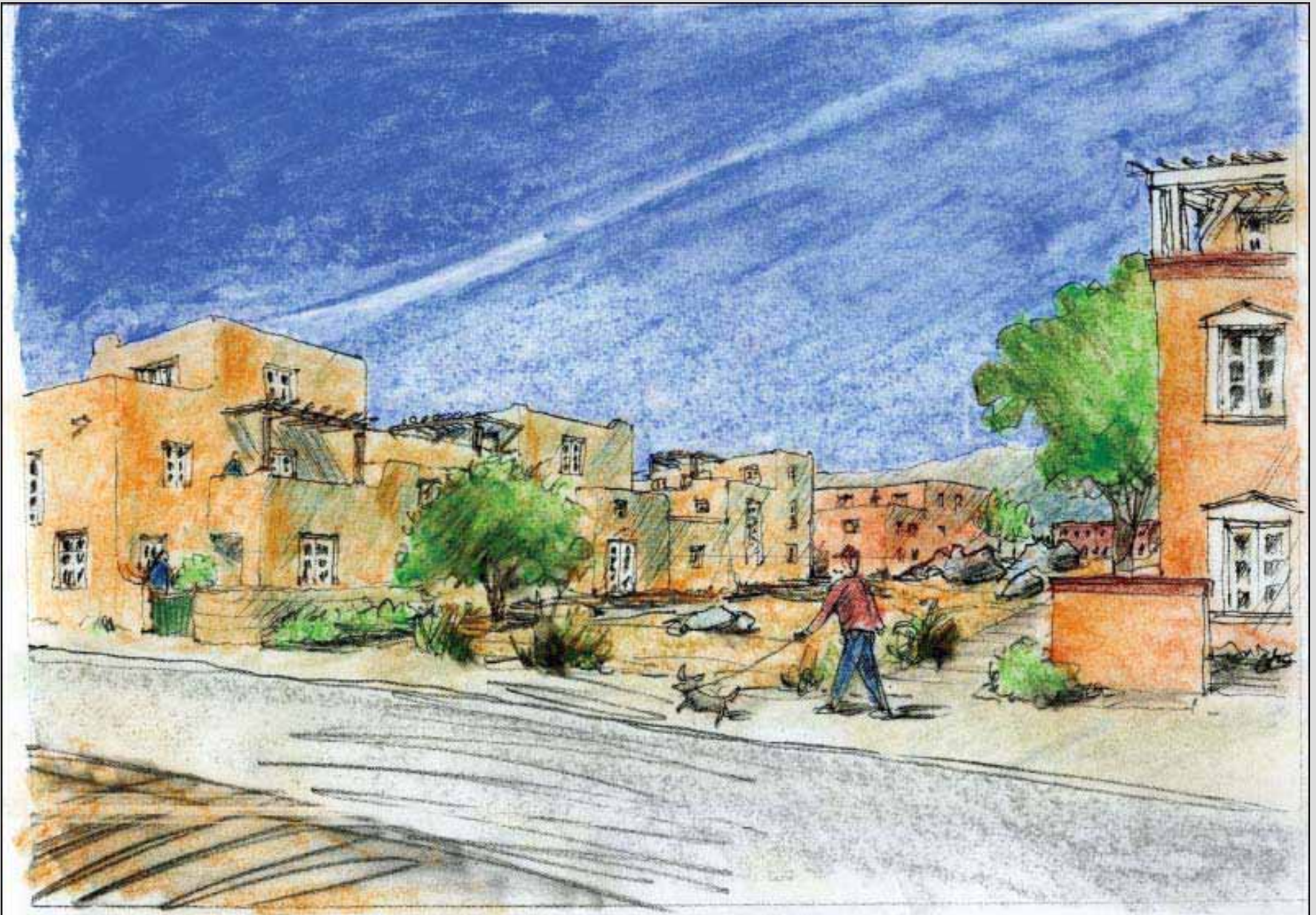


Activity Centers – Town Center

- Encourage “...Activity Centers ...to help shape the building environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access” (CP)

Volcano Heights Town Center





Urban Residential Neighborhood

Lower Density Residential Zones

- Suburban Residential – Small Lot
- Suburban Residential – Large Lot
 - Executive Residential
 - Rural Residential



Suburban Residential Neighborhood

Single Family – Alley Access



ELEVATION E - PUEBLO



ELEVATION H - CRAFTSMAN

Allowed Frontage – Garage Types

Single Family – Drive Access



Allowed Frontage – Garage Types



Large Front Garage Not Allowed

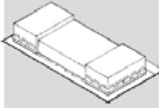
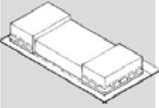
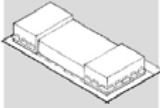
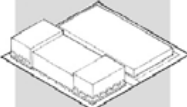
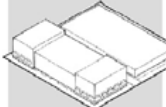
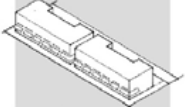
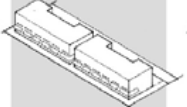
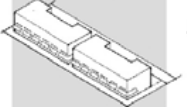
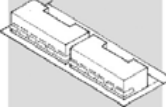
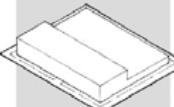
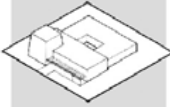
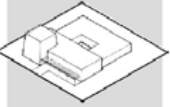

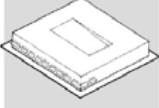
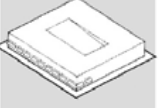
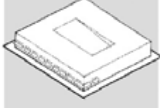
Building Design

- Building designed and arranged to reflect local architectural traditions, scale, height, massing and setbacks appropriate to the community served by the Activity Center and that support public transit and pedestrian activity. (CP)
- Preserve a sense of community ... (WSSP)

Building Forms & Uses

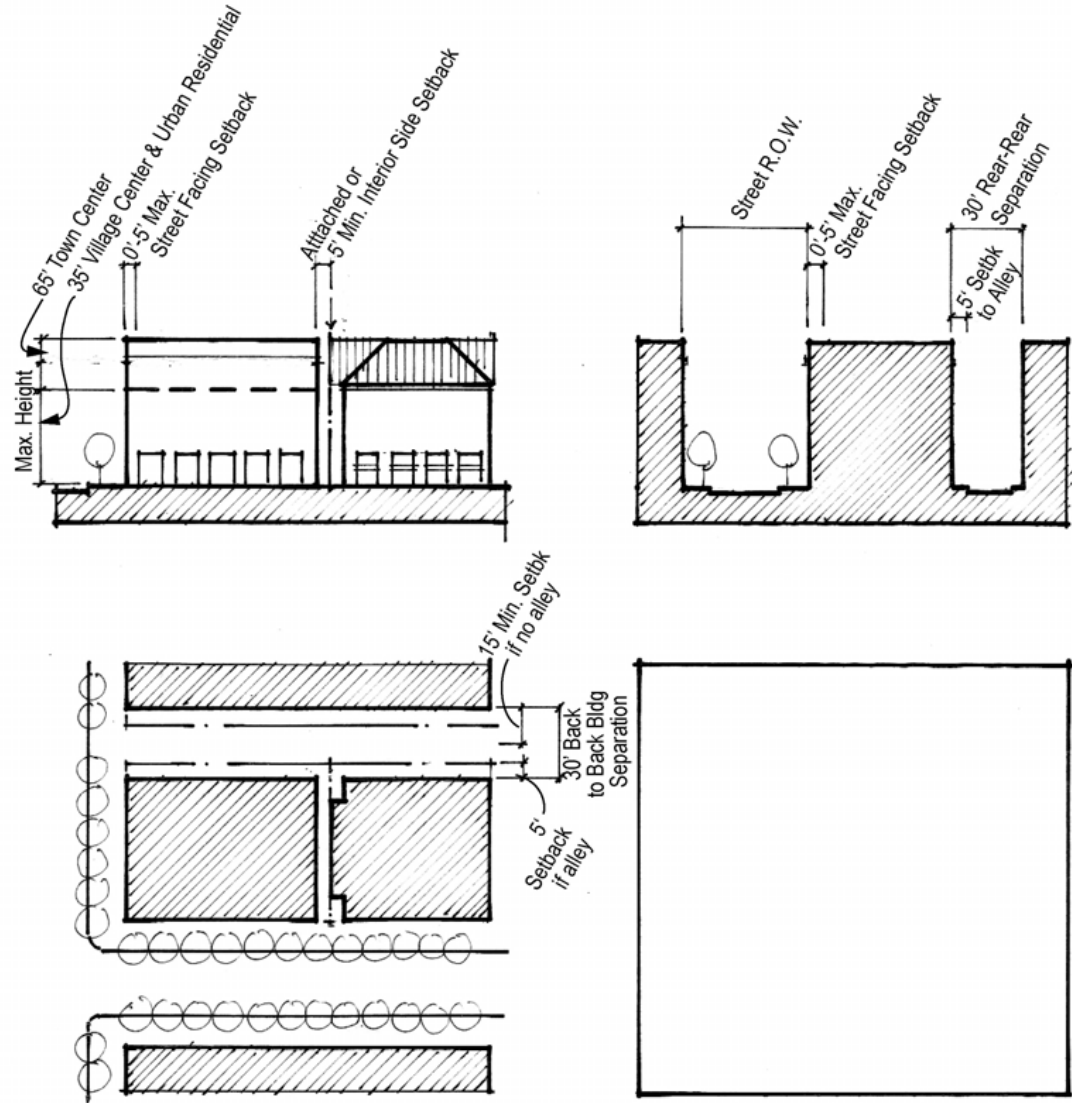
Non-Residential Types

Land Use Zones

	Town Center	Village Center	Neighborhood Mixed Use	Office
Mixed Use (Office Over Storefronts)				
Large Office Building				
Small Office Building				
Research and Development				
Civic, Cultural, Community and Religious Buildings				
Parking Garages with Storefronts				

Building Set – Backs and Heights

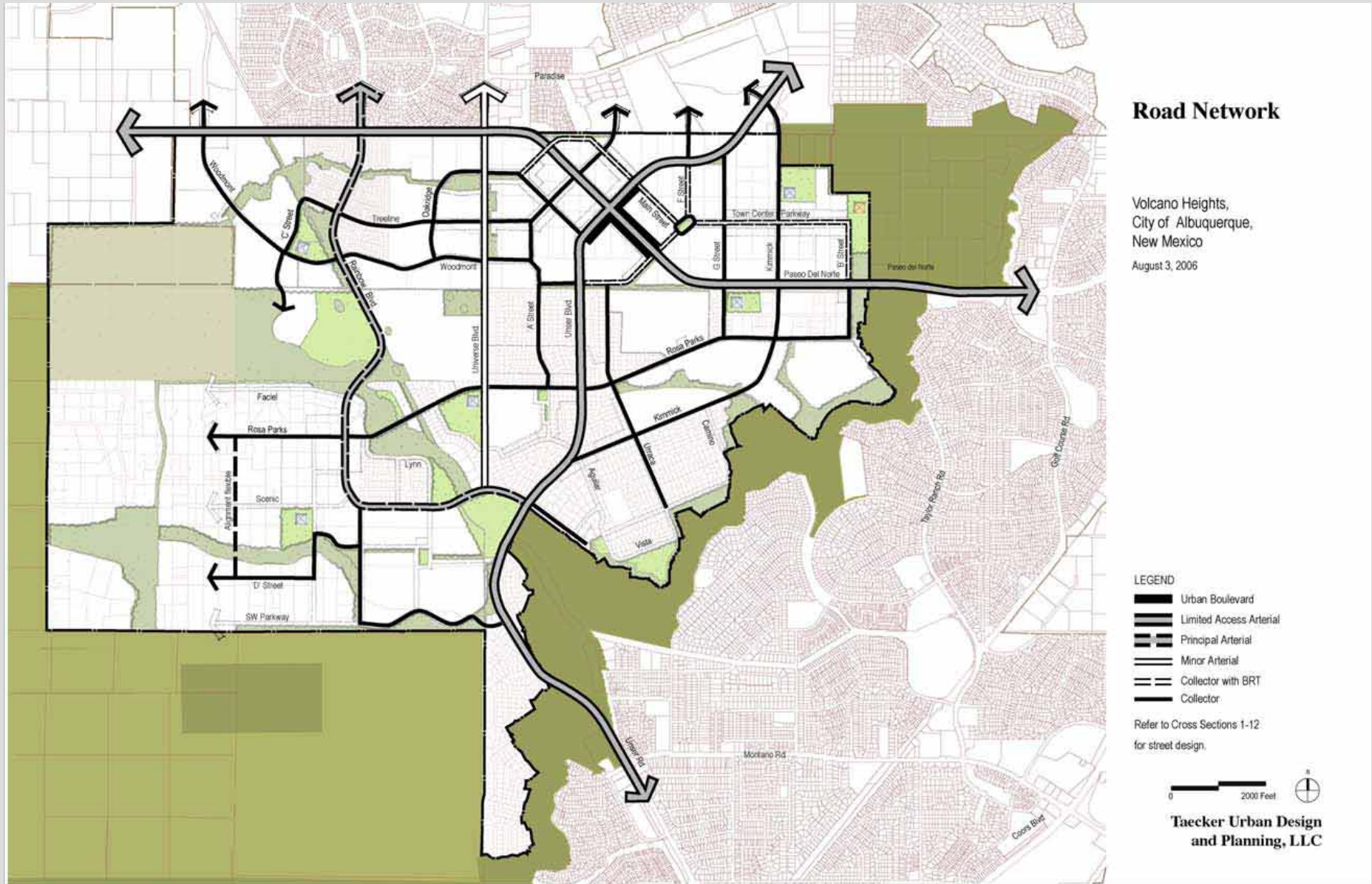
Town Center, Village Centers & Live-Work with Storefronts



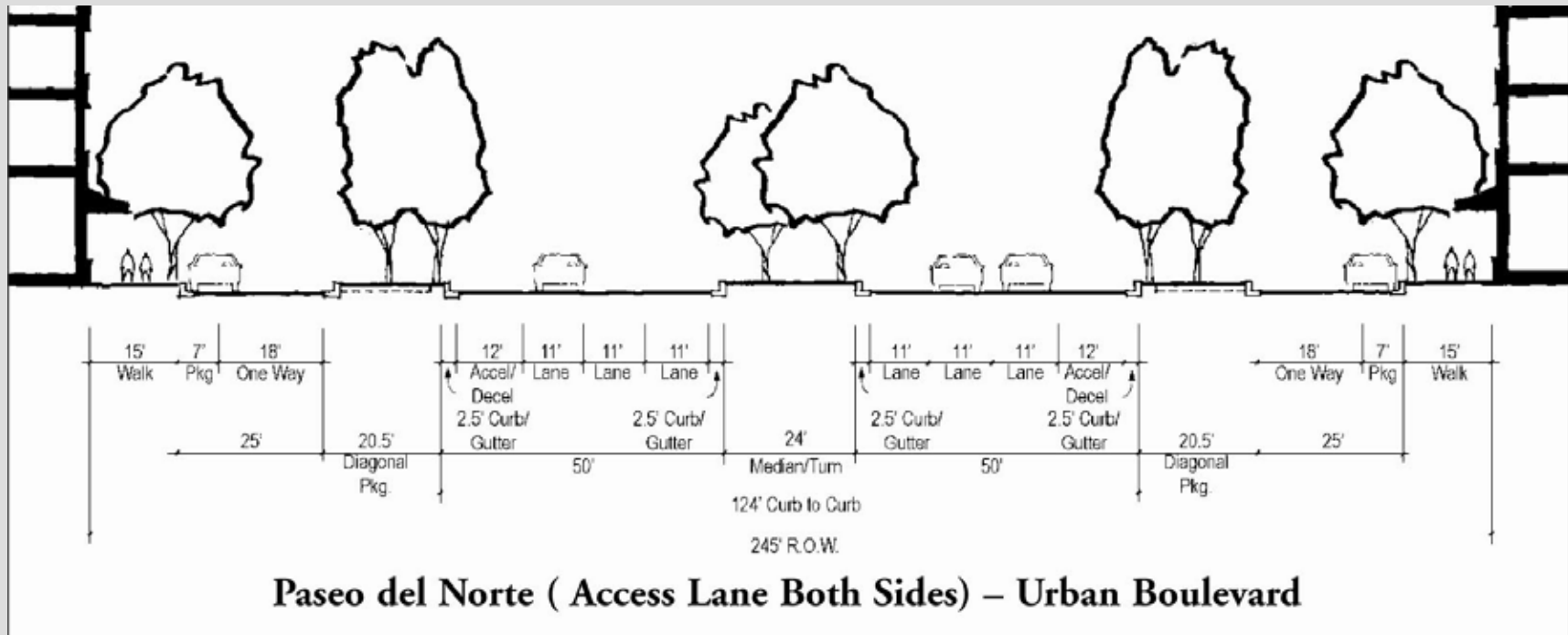
Transportation and Transit

- “. . . Provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and the use of transit/paratransit as alternatives to automobile travel. (CP)
- “. . . designate specific transportation facilities as “scenic facilities. . . .” (WSSP)

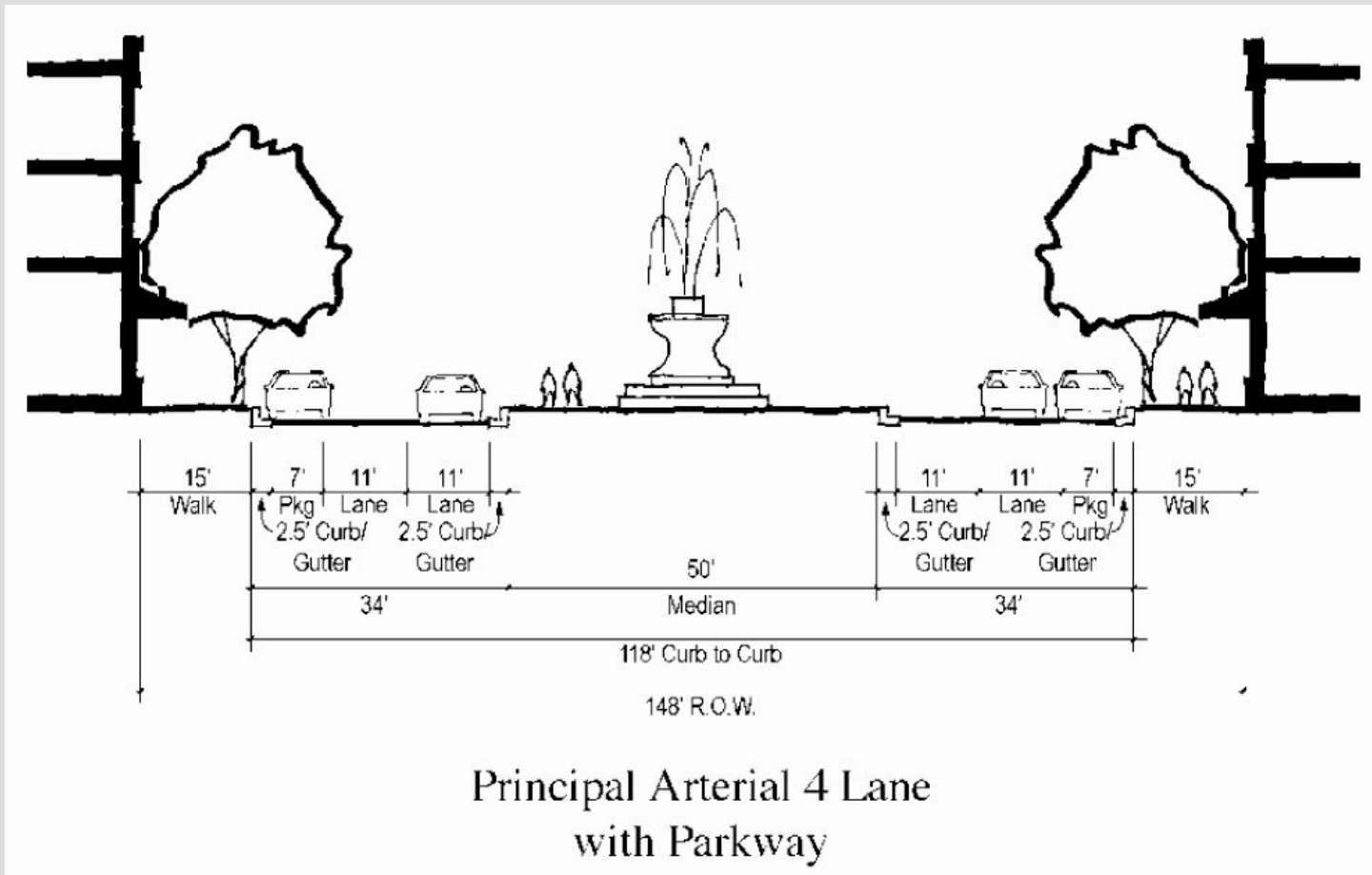
MAJOR ROAD NETWORK



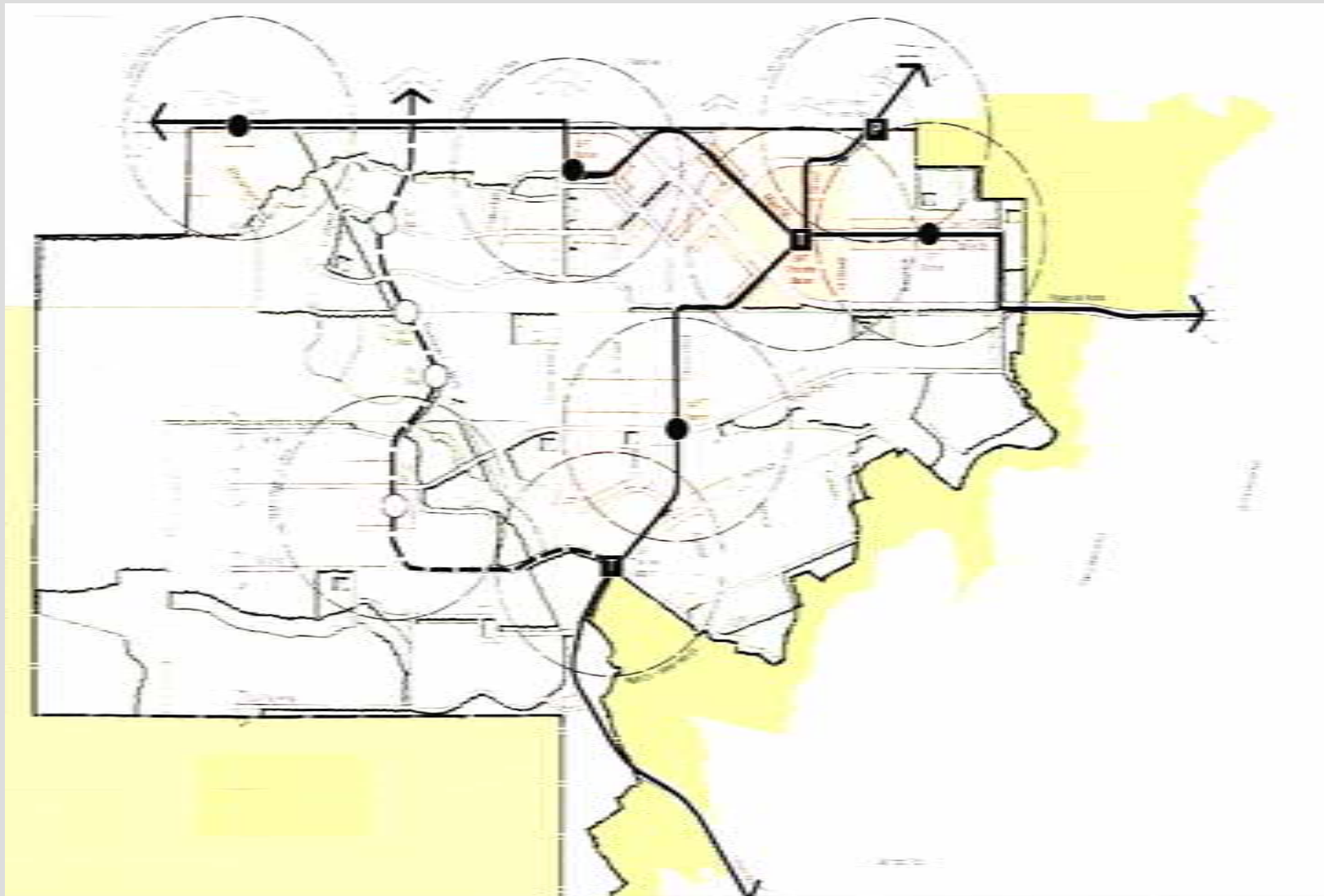
Urban Boulevard – Town Center



Parkway – Village Center



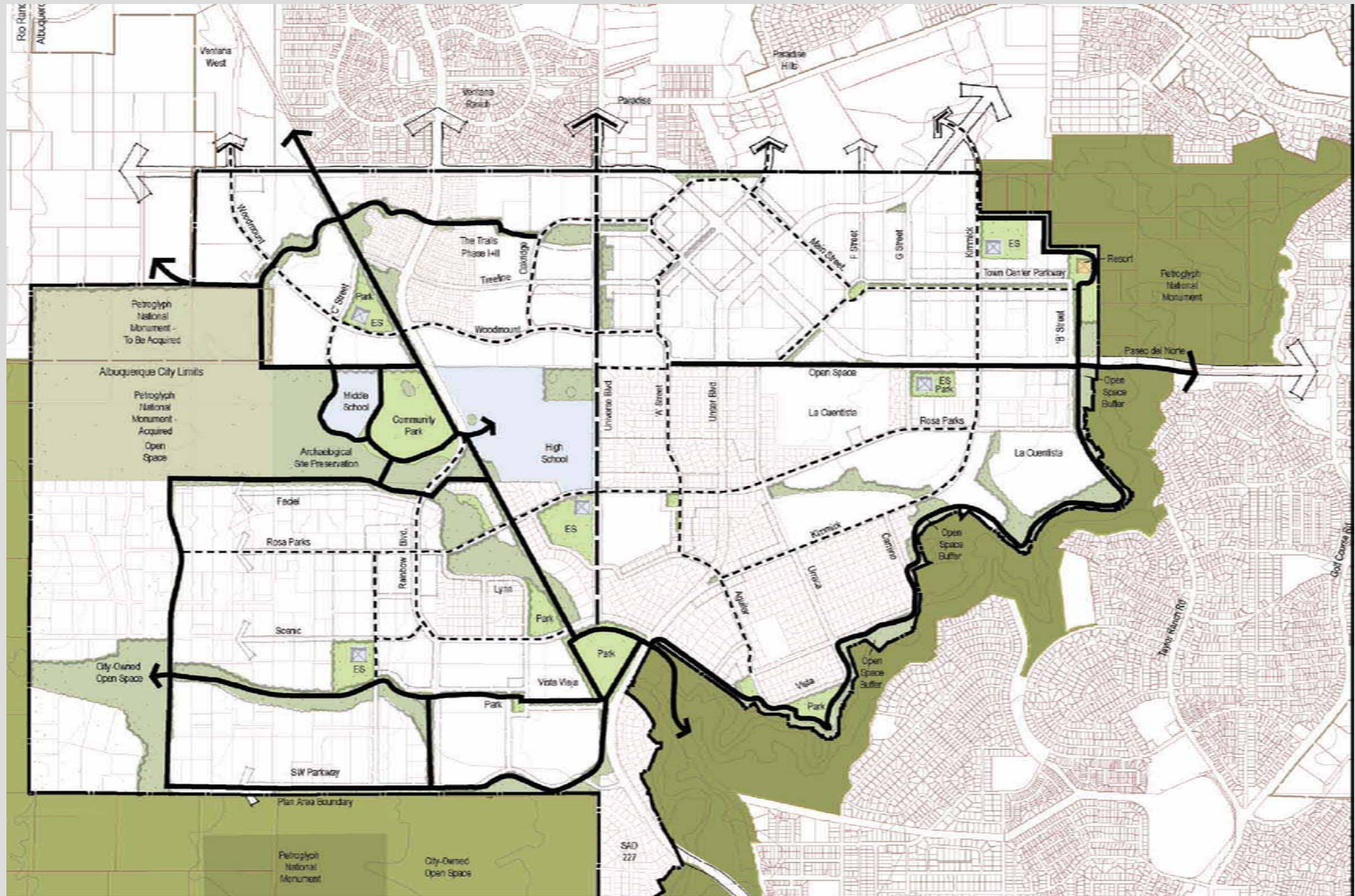
TRANSIT SYSTEM



Trails

- Require “trail access ... through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space identified in the plan.” (WSSP)
- Create “a multi-purpose networks of open areas and trail corridors along arroyos...” (CP)

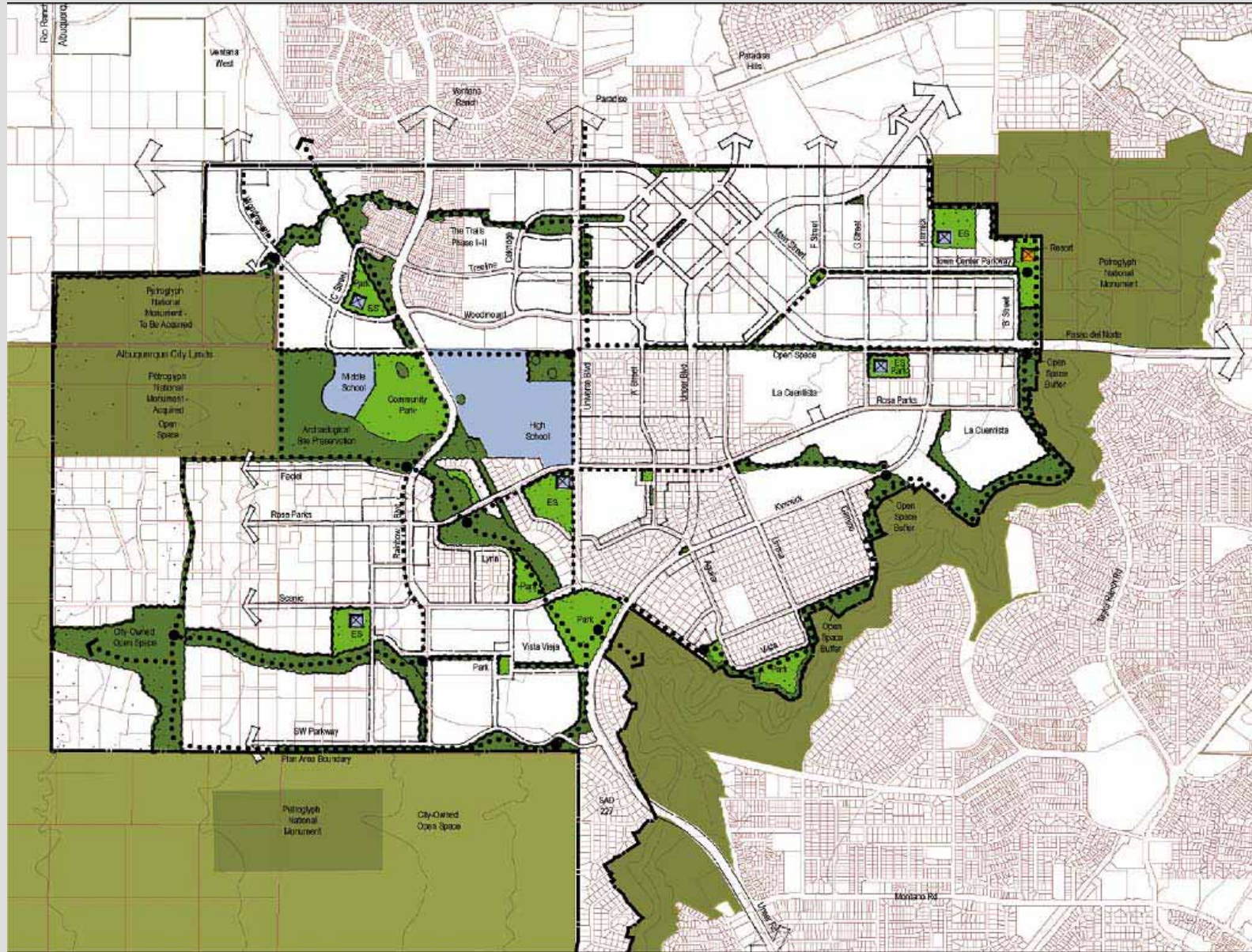
BICYCLE TRAILS





Neighborhood Edge

MULTI-PURPOSE TRAILS



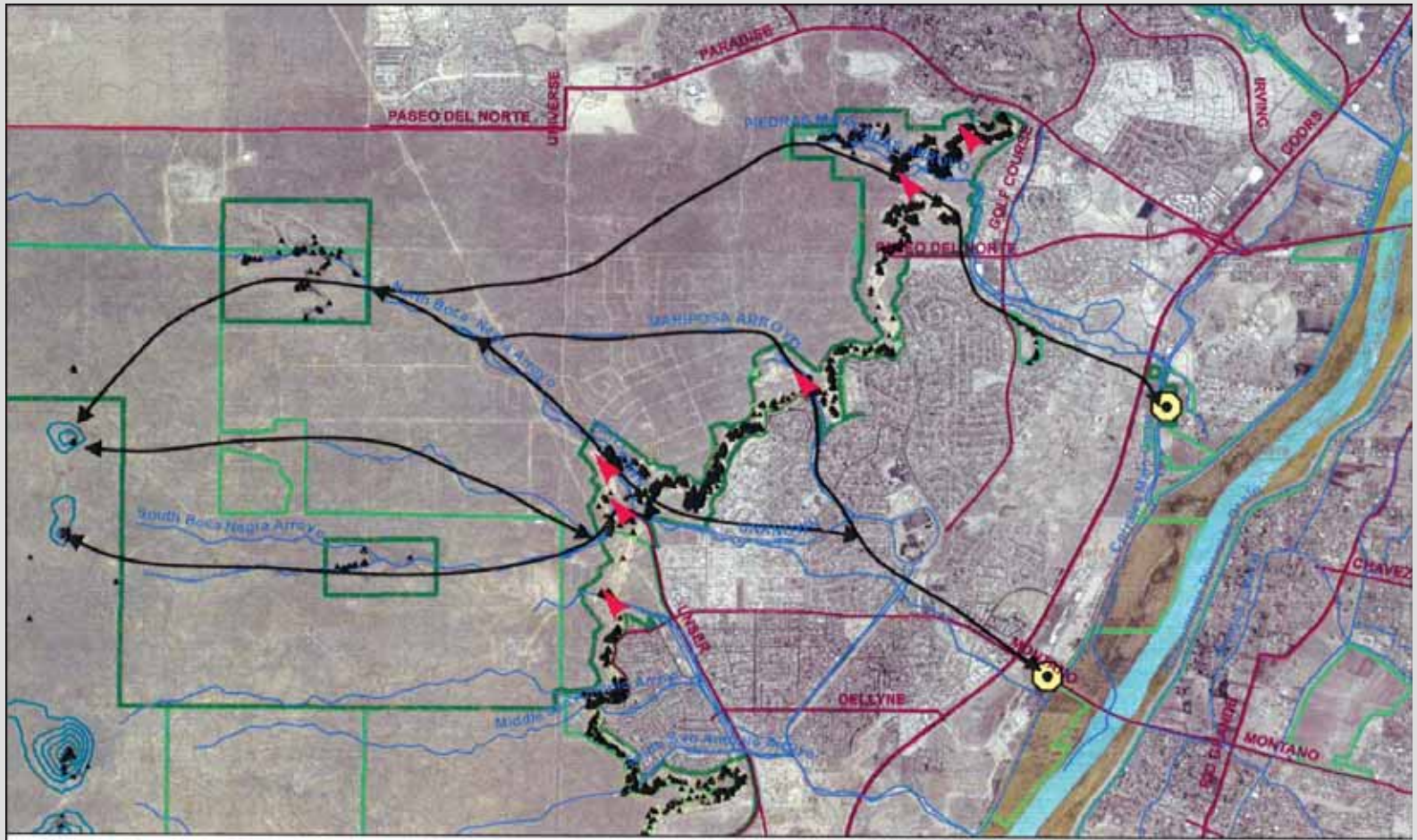
Policies - Drainage

- “This Plan strongly recommends naturalistic treatment of all arroyos on the West Side.” (WSSP)
- “Drainage facilities’ design shall be sensitive to the character of the existing escarpment.” (NWMEP)



Cultural Properties

- “Research, evaluation, and protection of historical and cultural properties . . .” (CP)
- “Archeological sites shall be identified and protected or mitigated.” (NWMEP)
- Promote “public understanding and appreciation of the area’s . . . past” (CP)



Legend

- Petroglyph Sites
- Pueblo Village
- ▲ Major Access/Escarpment Crossings
- ↔ Traditional Access Routes
- 20' Contour
- Volcano
- Stream
- Escarpment
- Rio Grande
- Present-day Bosque
- City Open Space
- Petroglyph National Monument



Volcano Heights
 City of Albuquerque
 City Council Services

Schools

- “Stronger communications and planning links with area schools and educational institutions” (CP)
- “The cooperation of APS in ... locating new school facilities in accordance with the principles of this Plan shall be activity sought” (WSSP)
- “When considering approval of subdivisions for residential development the City Planning Department shall consider whether local public schools have sufficient capacity” (WSSP)

Elementary School Service Areas at Build Out

Volcano Heights,
City of Albuquerque,
New Mexico

August 3, 2006

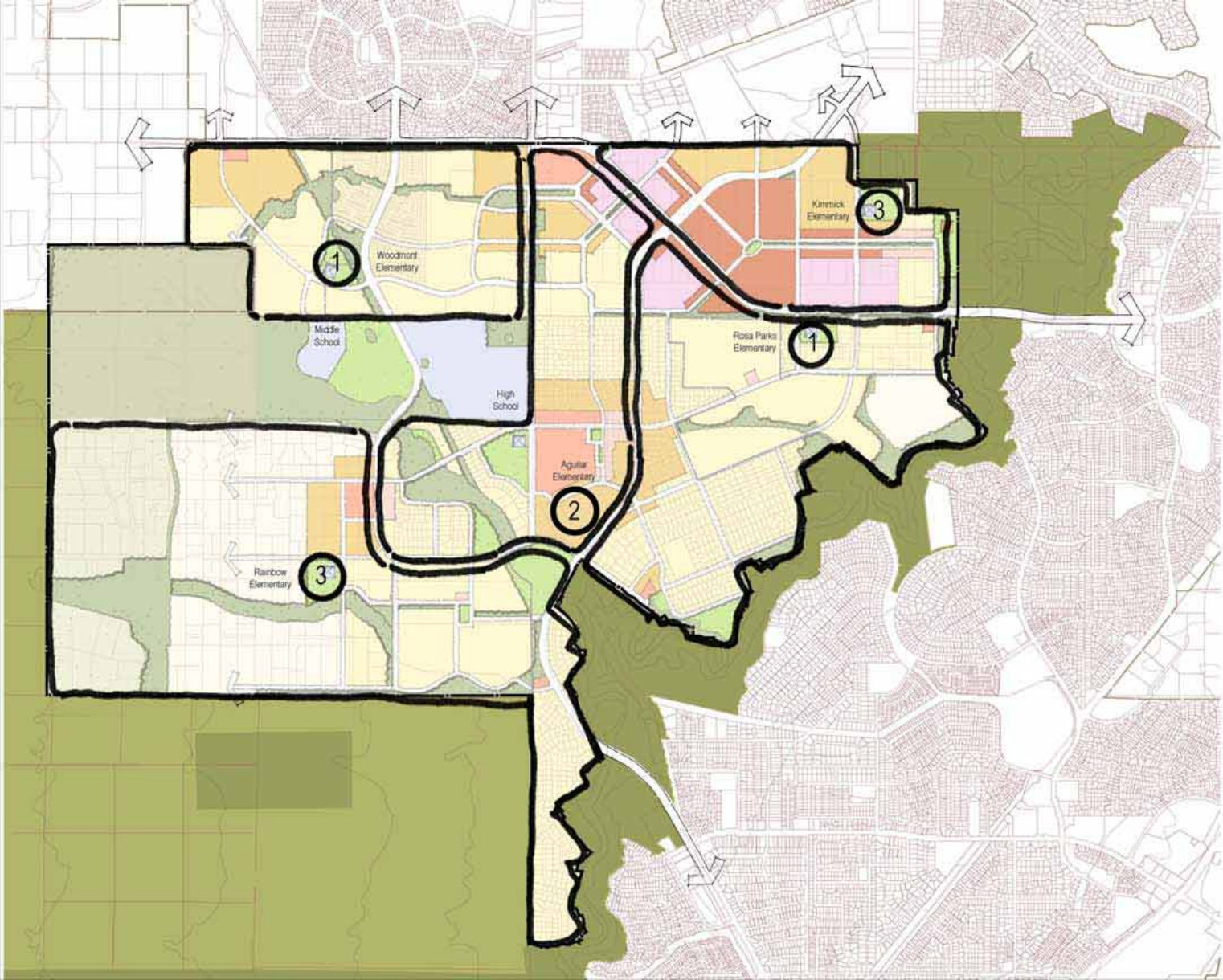
LEGEND

- Town Center
- Village Center
- Neighborhood Mixed-Use
- Urban Residential
- Suburban Residential
- Executive Residential
- Rural Residential
- Office Campus
- Schools
- Park
- Open Space/ Buffer
- City Owned Open Space
- Petroglyph National Monument

The elementary school locations shown are conceptual. Final locations subject to decision by Albuquerque Public School District, in cooperation with the City of Albuquerque.



**Taecker Urban Design
and Planning, LLC**



Open Space - Design

- The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant of development decisions. (CP)
- ... design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged. (CP)

Open Space Design

Context Sensitivity

- “It is recognized that different standards are desired for areas with different characteristics.... The design guidelines will recognize and embrace these differences which give communities their identity.” (WSSP)

Volcanoes



Sandia Mountains



Policies – Escarpment Edge

- “The escarpment area is recognized as a fragile and valuable environmental resource” (NWMEP)
- “Development at the edge of public or private open space shall be designed to compliment and enhance the open space” (NWMEP)

CURRENT – SAD 227



Escarpment

- “Structures above . . . the escarpment shall not dominate the views of the escarpment from the east side.”
(NWMEP)

CURRENT – SAD 227



Fill & Grading

- “Grading plans shall demonstrate that cut and fill has been kept to a minimum Generally, the overall topography of the site is not to be substantially altered.”
(NWMEP)



Grading & Fill

- “Any damage to the vegetation, slope, or placement of boulders due or related to construction shall be mitigated.” (NWMEP)
- “Replace boulders where appropriate and revegetate to approximate original conditions.” (NWMEP)



Conservation Easements

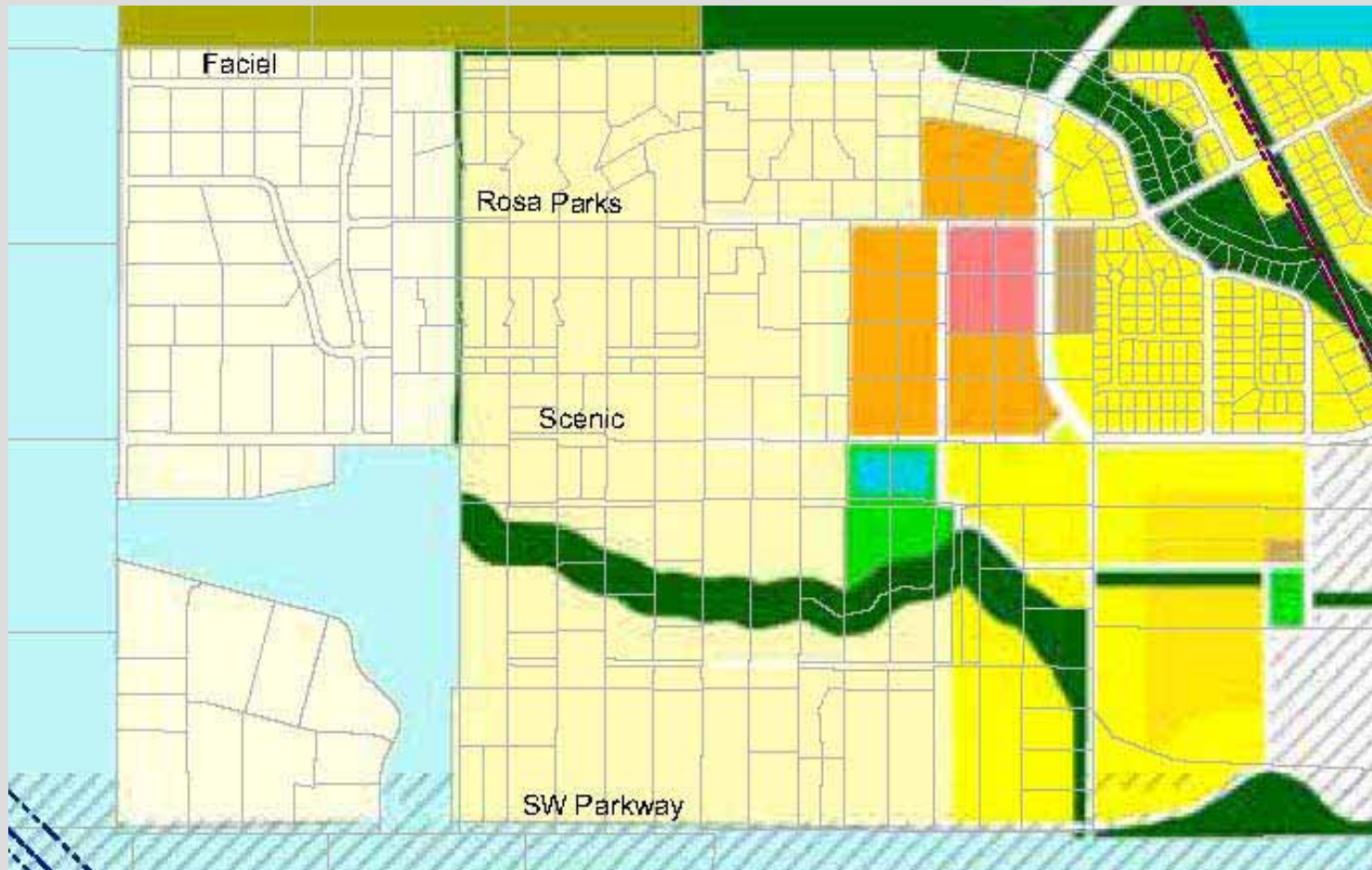
- “Private open space shall be left in its natural undeveloped condition” (NWMEP)
- “Building siting shall minimize alteration of existing vegetation and topography . . . In the scenic vista areas.” (CP)
- “... preserve the Conservation Area...: purchase portions...; establishing open space through planning, development, and annexation process; ...; acquire conservation easements . . . or preserve and protect the land in any other legal manner.” (NWMEP)

Open Space - Clustering

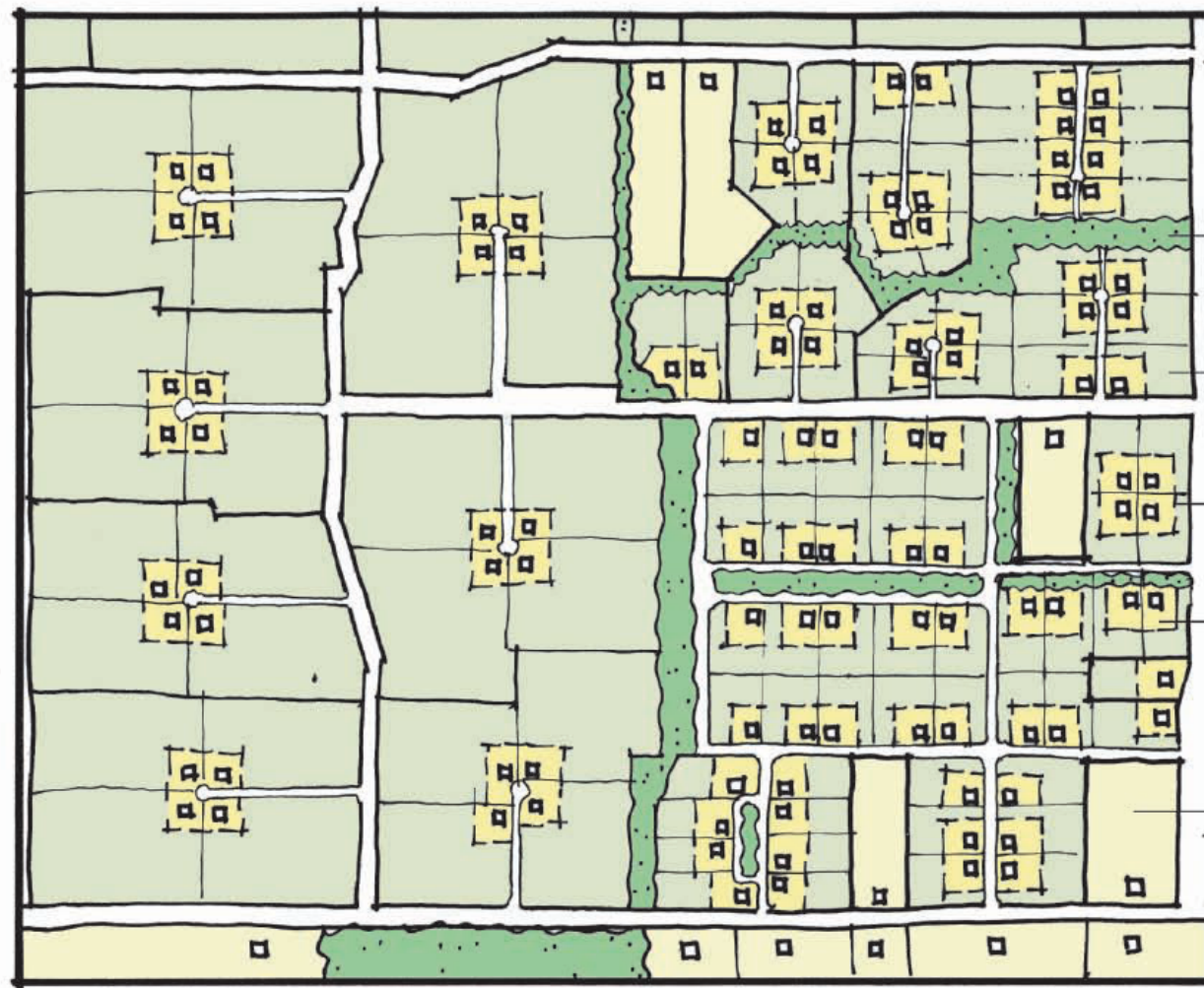
- “clustering of homes to provide larger shared open areas” (CP)
- “In the Volcano Cliffs Area, the City shall encourage developments which ... cluster housing to provide more open space and efficient provision of utilities, and use xeriscape landscaping” (WSSP)

Large Lot Platting

Generally Executive Residential & Rural Residential Zones



Conservation Development Nomenclature



Community
Conservation Area

Conservation Easement

Development Envelopes

Clustering (Abutting
Development Envelopes)

Parcel without
Conservation Development

