



November 19, 2010

West Route 66 Sector Development Plan

Summary of Planning Process To-Date

Overview

City Councilors Ken Sanchez and Isaac Benton and the City of Albuquerque Planning Department are undertaking an update of this sector plan, originally adopted in 1987. The original plan's boundaries included the corridor along West Central Avenue that extended from the Rio Grande River to I-40, a stretch of almost 7 miles. The character of the corridor varies, but is primarily commercial, and it includes unincorporated land in Bernalillo County. The new sector plan will propose updates to land use, zoning, transportation and design, based on community feedback and input that is received during the planning process. The plan will also include capital improvement and catalytic projects to spur development and revitalization along the corridor, and is likely to make policy recommendations to the County for the segment within its jurisdiction.

Community Meetings

A Kick-Off Meeting was held on September 7, 2010, at the Alamosa Multi-Service Center. Mayor Berry and Councilors Sanchez and Benton spoke about some of the positive developments in the area and the challenges and opportunities which the sector plan process can address. Lola Bird of Strata Design, the City's consultant for this plan, gave an overview of the City's planning process and encouraged attendees to continue their involvement.

"Listening" Meetings took place with property owners and residents on the west side of the river on October 5 and 26, 2010, to allow local stakeholders to express their likes and dislikes about existing development and conditions in the corridor. They had an opportunity to identify these likes and dislikes on maps and record how they access the corridor and the places they visit regularly. A range of issues came up, including: signage; types of businesses and housing; how the character of the corridor changes between I-40 and the river; recent improvements to the Bosque area; adjusting the plan boundary to create stronger connections with the east side of the river; and capitalizing on "historic Route 66" for future improvements to the corridor.

A “Community Visioning” Workshop on November 13, 2010, was attended by residents, property- and business-owners on the west side of the river. Strata Design led participants through a series of specific questions on land use and urban development, transportation, and public services and infrastructure, to begin developing a vision, goals and objectives for the new sector plan. Participants also gave their feedback on images depicting different types of public spaces, development designs for retail, mixed use, office and warehouse uses, historic Route 66 features and New Mexico architectural styles.

Background Research

Strata Design has been conducting background research throughout this process, including an extensive review of existing plans and policies that affect the area and the commissioning of a Market Study to help inform zoning and other proposed changes to the sector plan. One of the key findings of the Market Study is that properties on the east side of the river are part of the total trade area of the West Route 66 corridor and that the east-west relationship can be improved in order to maximize potential consumer bases for businesses on both sides of the river.

Anticipated Timeline (subject to change)

- **December 7, 2010** – Meeting to discuss the expansion of the West Route 66 Sector Plan’s boundaries to the east and get input from stakeholders in the newly included area
- **January 2011** – Meeting to discuss Outcomes of Visioning Workshops
- **February 2011** – Meeting to present Options for Implementation
- **March 2011** - First Community Draft & Draft Review Meeting
- **May 2011** - Second Community Draft & Draft Review Meeting
- **July & August 2011** - Final Draft / Submittal to Environmental Planning Commission (EPC)
- **October / November 2011** – EPC Hearings

In the coming months, the Project Team will also be meeting with representatives of the community who have expressed an interest in serving on a steering and/or specialized committees.

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