

Volcano Heights Sector Development Plan (VH SDP) 2013
Summary Sheet for the Transportation Coordination Committee (TCC)

Sector Plan is intended to reduce congestion on regional river crossings:

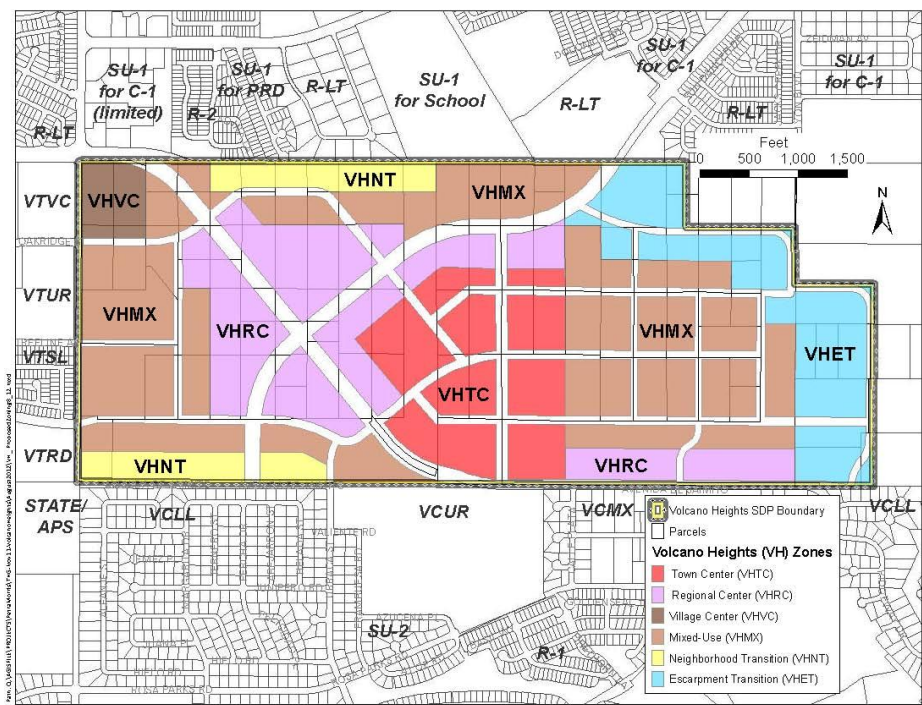
- As a Major Activity Center, Volcano Heights offers employment and high-density residential options.
- Potential employment center helps balance jobs and housing on the West Side.
- Mixed-use zoning replaces the existing single-family entitlements within the Plan area.

Sector Plan is intended to reduce congestion on West Side roads:

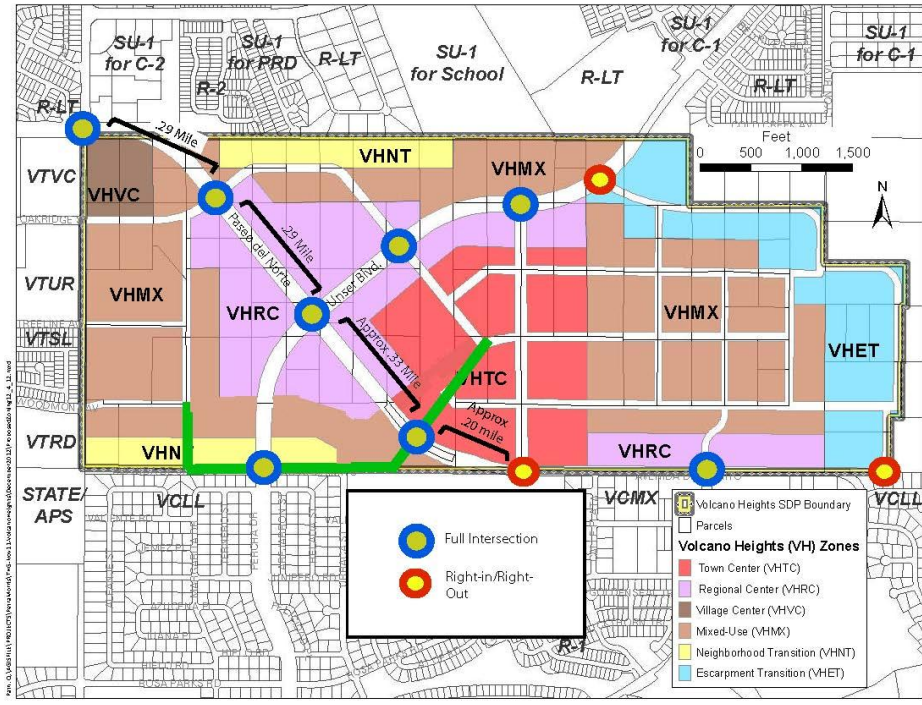
- Mixed land uses and urban development pattern encourage walking, biking, and transit as opposed to single-purpose vehicle trips.
- Mandatory roads required by the plan form a grid of major streets to disperse vehicle traffic.
- Loop road with full access points on Paseo del Norte and Unser Boulevard provides vehicle access to the Major Activity Center, reduces congestion at the Paseo/Unser intersection, and provides safe crossings for pedestrians and cyclists between the quadrants of the Major Activity Center created by these two regional roadways.
- Additional network of internal roads forms a grid of local streets to serve a mix of anticipated land uses within the loop road and elsewhere in the Plan area.
- Cross sections for new streets require multi-modal accommodations.
- Compared to the less dense, less walkable development scenario currently included in the MRCOG forecast models, a high-level traffic study for the sector plan showed:
 - reduced a.m. peak hour traffic and no increase in p.m. trips from traffic generated within the plan area.
 - better traffic flow on Paseo del Norte and Unser Boulevard with increased access points and careful signal timing.
 - shorter vehicle trips because of the proposed mix of uses.
 - more bicycle and walking trips because of smaller blocks and mix of uses proposed.

A new process is needed to approve additional access points on Paseo del Norte and Unser Boulevard.

- The typical process requires specific, imminent development that can show traffic counts that warrant access, as well as a net benefit to the system. What's being requested in Volcano Heights is on a regional scale for multiple access points for development that could happen anytime over the next 30 years.
- If left on an individual basis, it is unlikely that one development could ever show a net benefit to the system, as these benefits are contingent on multiple access points that help to disperse already-congested traffic patterns.
- Mixed-use, walkable land uses require more access and typically will not even be considered until that access is available. The current access modification process would require some land uses to be in place before additional access is improved, creating a Catch-22 for development within Volcano Heights.
- The mixed use land uses and urban development pattern proposed in Volcano Heights help to support conditions for successful transit service on the West Side, but only if dense development is encouraged, which requires more vehicle access than currently allowed by policy on Paseo and Unser.
- The main benefit to the system is anticipated to come from the loop road around the Paseo/Unser intersection (much like the loop road in Uptown Major Activity Center), which is only possible with additional full-access intersections on Paseo and Unser.



Proposed Zoning in Volcano Heights as of 2/13/13 (NOTE: Zoning may change with access modifications)



Proposed Access Points on Paseo del Norte and Unser Boulevard as of 3/1/13
 (Note: Zoning on this map that differs from the above has not been formally requested)

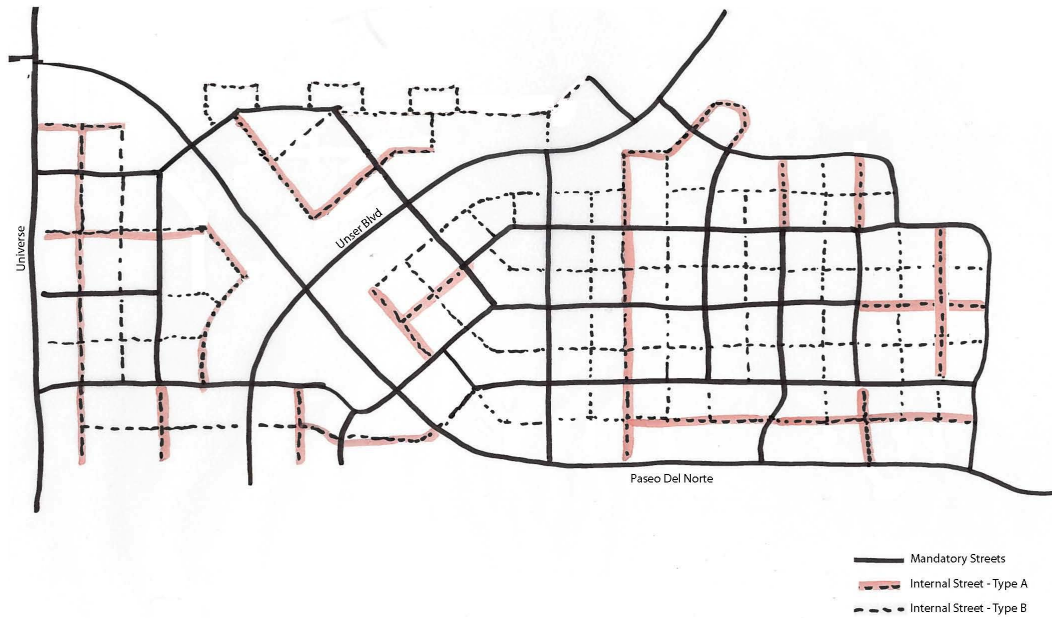


Illustration of Possible Internal Road Network *(for purposes of estimating block sizes, potential grid, etc.)*