

Volcano Heights Sector Development Plan

Focus Groups
May 23, 2011

Purpose

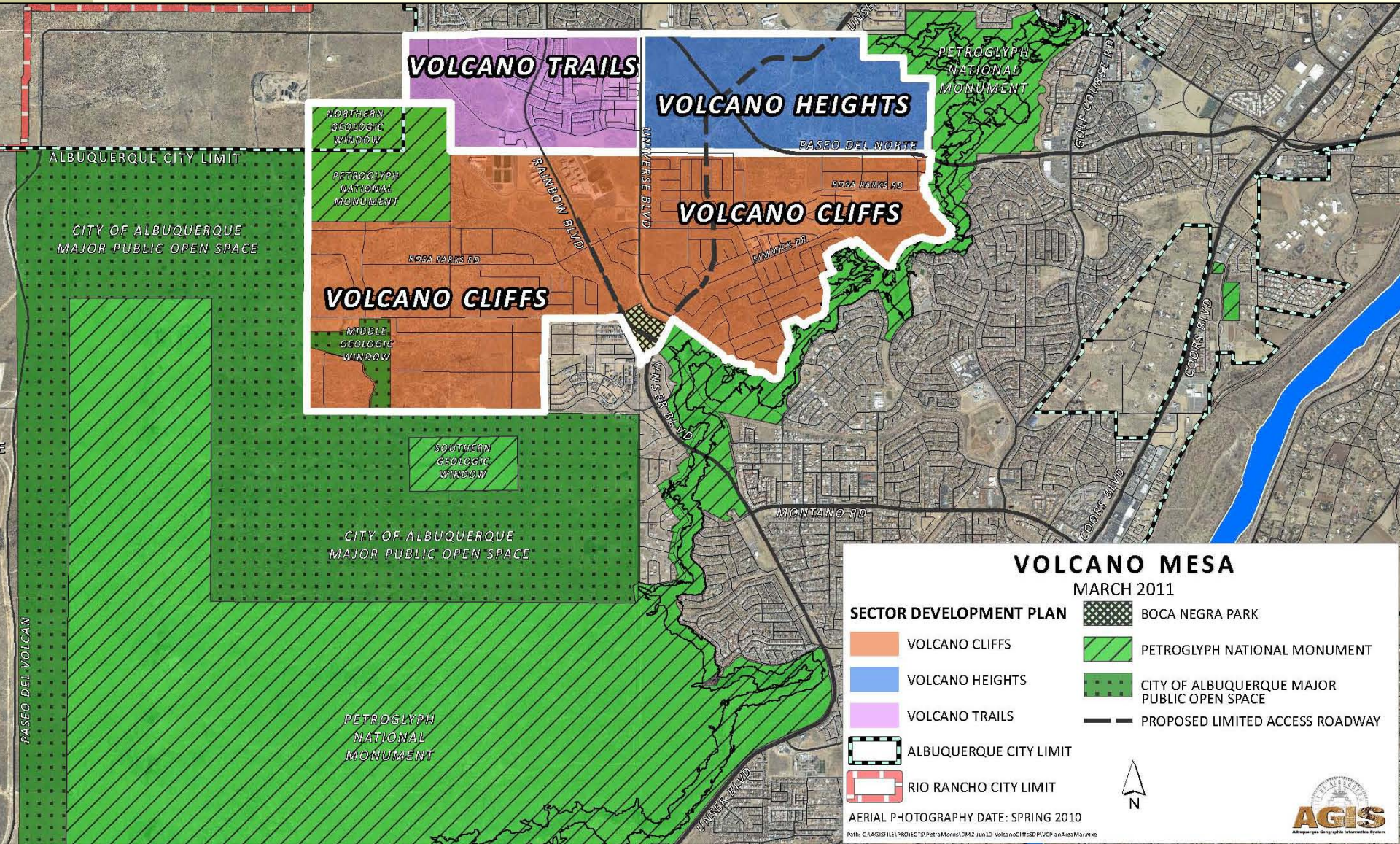
- We need your help testing and shaping the June 2nd Public Meeting presentation materials, focus, format, and discussion:
 - Your comments/reactions about presentation materials.
 - Your advice and guidance about public meeting focus, format, & options for moving forward in the planning process.

Agenda

- **Presentation:** *Gateway findings & recommendations*
- **Questions/Discussion:** *Comments & questions about today's presentation*
- **Your Advice/Guidance:**
 - Materials & content for June 2nd
 - Discussion focus/issues for June 2nd
 - Options for planning process (June 2nd)

Volcano Mesa

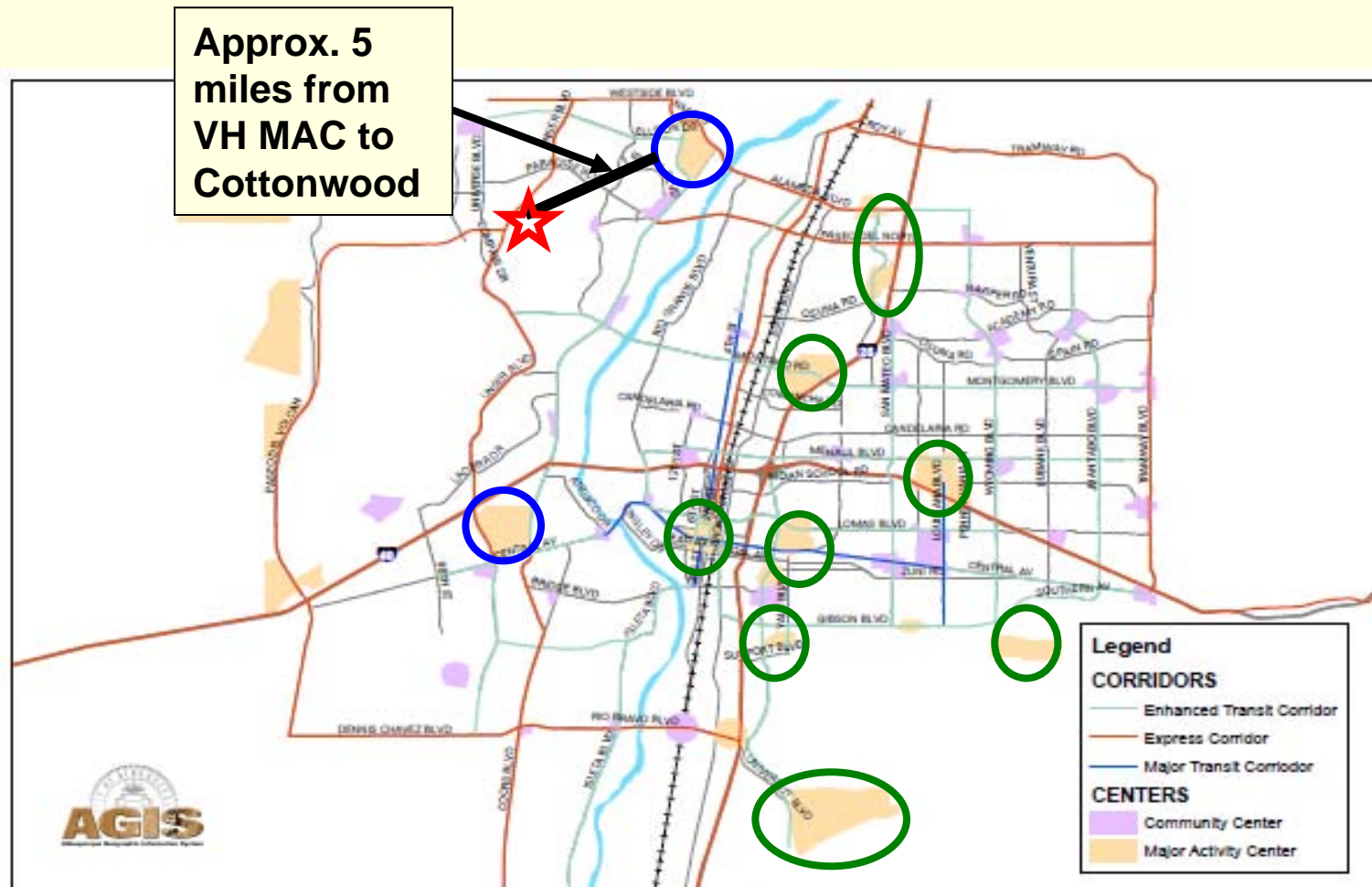
Sector Development Plans



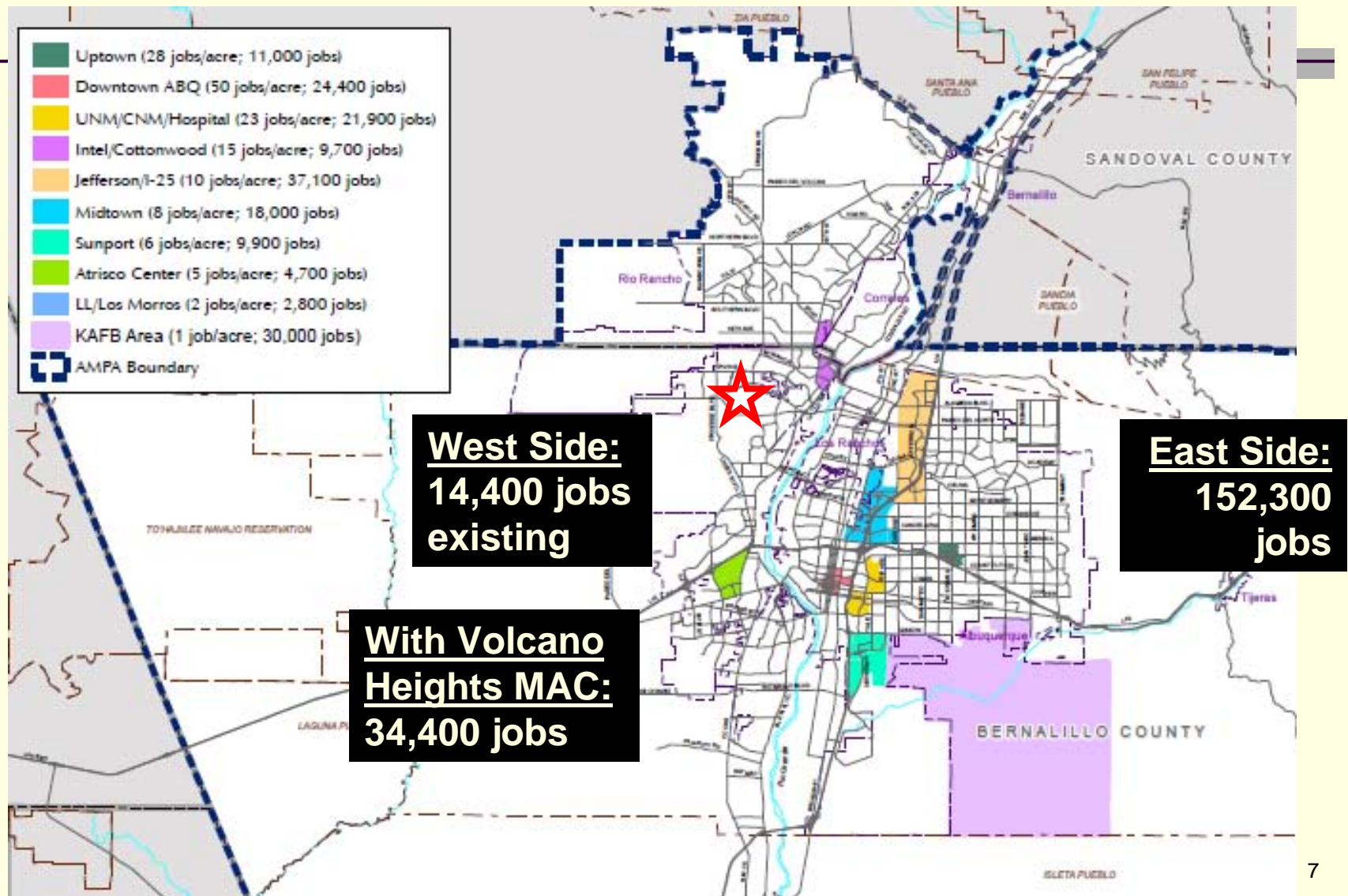
Volcano Heights Sector Development Planning Process

- Various Public and Agency Meetings
 - Ongoing from 2004 to 2011
- Environmental Planning Commission (EPC)
 - September 2nd, 2010
 - November 4th, 2010
 - July 7th, 2011 (to come)
- West Side Strategic Plan Volcano Mesa Amendment
 - Adopted February 2011
 - Designates Volcano Heights as Major Activity Center
 - Provides policies to guide development and protect sensitive areas

Designated Major Activity Centers

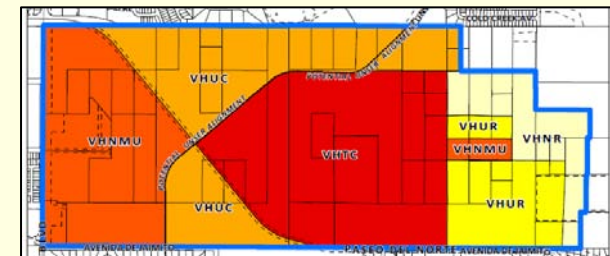
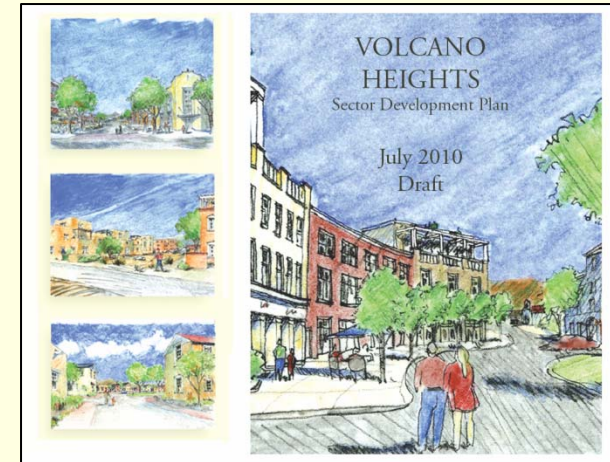


Major Activity Center Employment



Major Public Comments / Concerns

- Design regulations don't allow what the market desires
- Zone sizes and locations seem arbitrary
- Intense zones negatively impact existing residential areas
(e.g. *VHUC on the north Plan boundary*)
- Increased traffic in this area will make existing congestion worse
- Heights / density are too high



Gateway Planning Group: Scope

■ **Market study:**

- How much commercial can the area support in the short- and long-term?

■ **Zoning:**

- Are the zones in the right locations and in the right proportion to encourage urban development that matches market potential?

■ **Design Regulations:**

- Will they encourage high-quality development and predictability over time?

■ **Feasibility:**

- Will the Plan encourage desired development in the short- and long-term?

Gateway's Initial Findings

- **Market** – doesn't require as much intensity as current zoning proposal
- **Zoning map** – arbitrary zone locations/sizes, zone transitions at street (vs. mid-block), zoning intensity incompatible with existing residential to the north
- **Design regulations** – don't encourage coordinated, predictable development over time and along corridors
 - uncoordinated property ownership
 - piecemeal development
 - intermittent timeline
- **Feasibility** – Plan will not create high-quality development in the short-term and does not protect long-term opportunities for urban character

Gibbs Planning Group Market Study

Market Study

<u>Market</u>	Volcano Heights SDP July 2010	Gibbs Planning Group (GPG) February 2011
Residences / Residents	Volcano Mesa: 12,000 dwelling units / 30,000 residents Volcano Heights: 2,000 dus / 5,000 residents	Same
Office	5 million SF commercial & office	405,700 SF by 2015*
Retail		685,100 SF by 2018**

* Assumes 7.94% annual employment growth rate & 12.25% vacancy factor

** Assumes 7.65% population growth rate

Market Study – Retail

Table 1: Supportable Retail Development

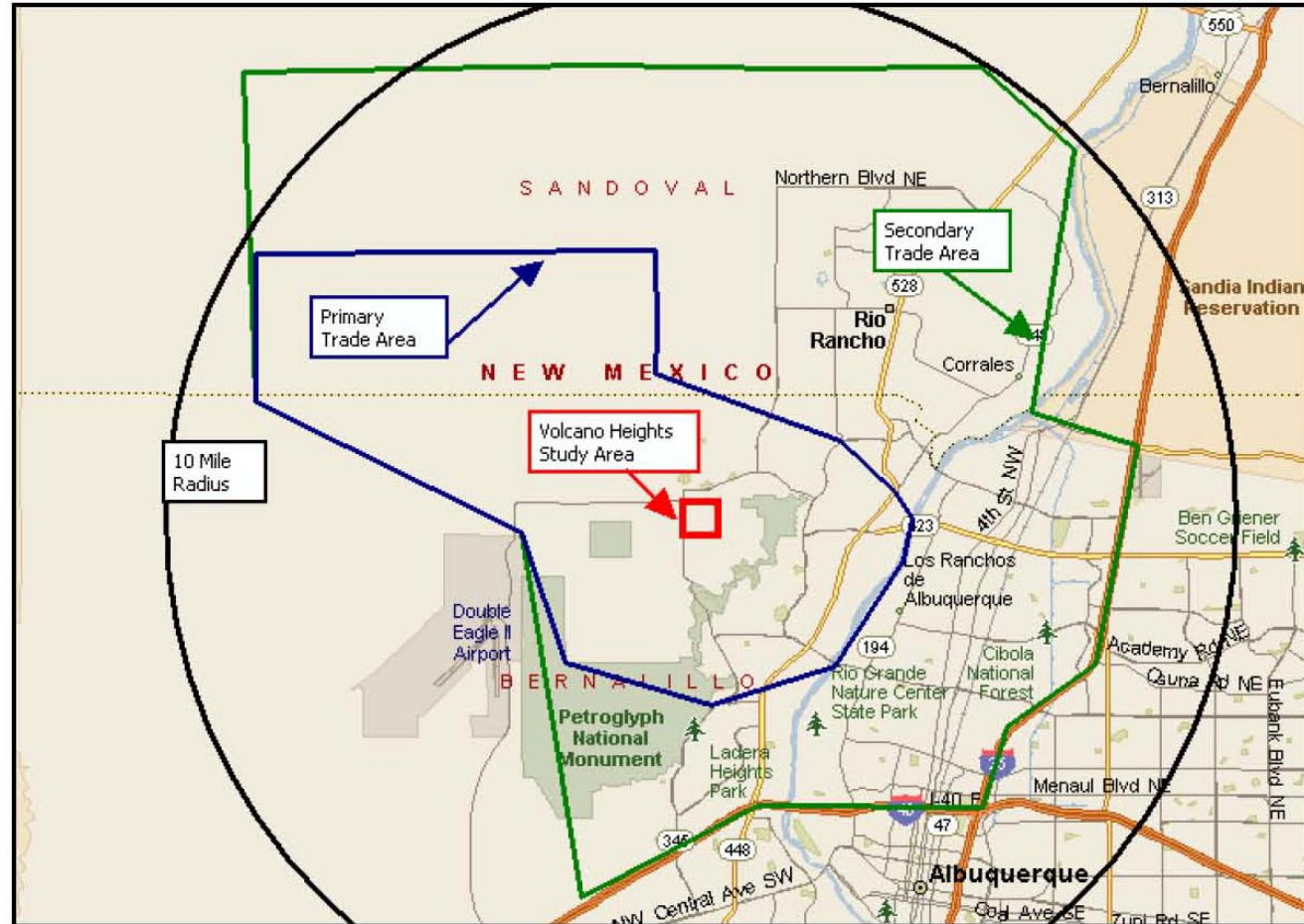
Retail Category	2010	2014	2018
	Supportable Retail	Supportable Retail	Supportable Retail
Total Apparel, Shoes & Accessories	12,500 sf	15,900 sf	19,200 sf
Total Electronics, Appliances, & Computers	16,700 sf	21,200 sf	25,700 sf
Total Food & Restaurant	21,200 sf	29,100 sf	36,700 sf
Total Food & Beverage Stores	57,400 sf	81,700 sf	104,200 sf
Total General Merchandise Retail	121,700 sf	161,300 sf	199,500 sf
Total Hardware, Lawn & Garden Retail	26,800 sf	33,600 sf	40,300 sf
Total Health Care & Personal Services	11,700 sf	17,900 sf	23,600 sf
Total Home Furnishings Retail	12,300 sf	15,500 sf	18,800 sf
Total Jewelry, Luggage, and Leather Goods Stores	0 sf	600 sf	700 sf
Sporting Goods, Hobby, Books, Music Stores	3,900 sf	5,600 sf	7,300 sf
Total Miscellaneous Retailers	9,700 sf	12,300 sf	15,100 sf
	293,900 sf	394,700 sf	491,100 sf

Market Study – Retail (cont'd)

Rest of Volcano Heights at full build-out

	Square Feet (each)	Number	Total SF
Corner Stores	2,000	2	4,000
Convenience Centers (no anchor)	10,000	3	30,000
Neighborhood Center (with anchor)	100,000	1	100,000
<i>(includes supermarket)</i>	50,000	1	
Small shopping centers	60,000		60,000
		Total	194,000

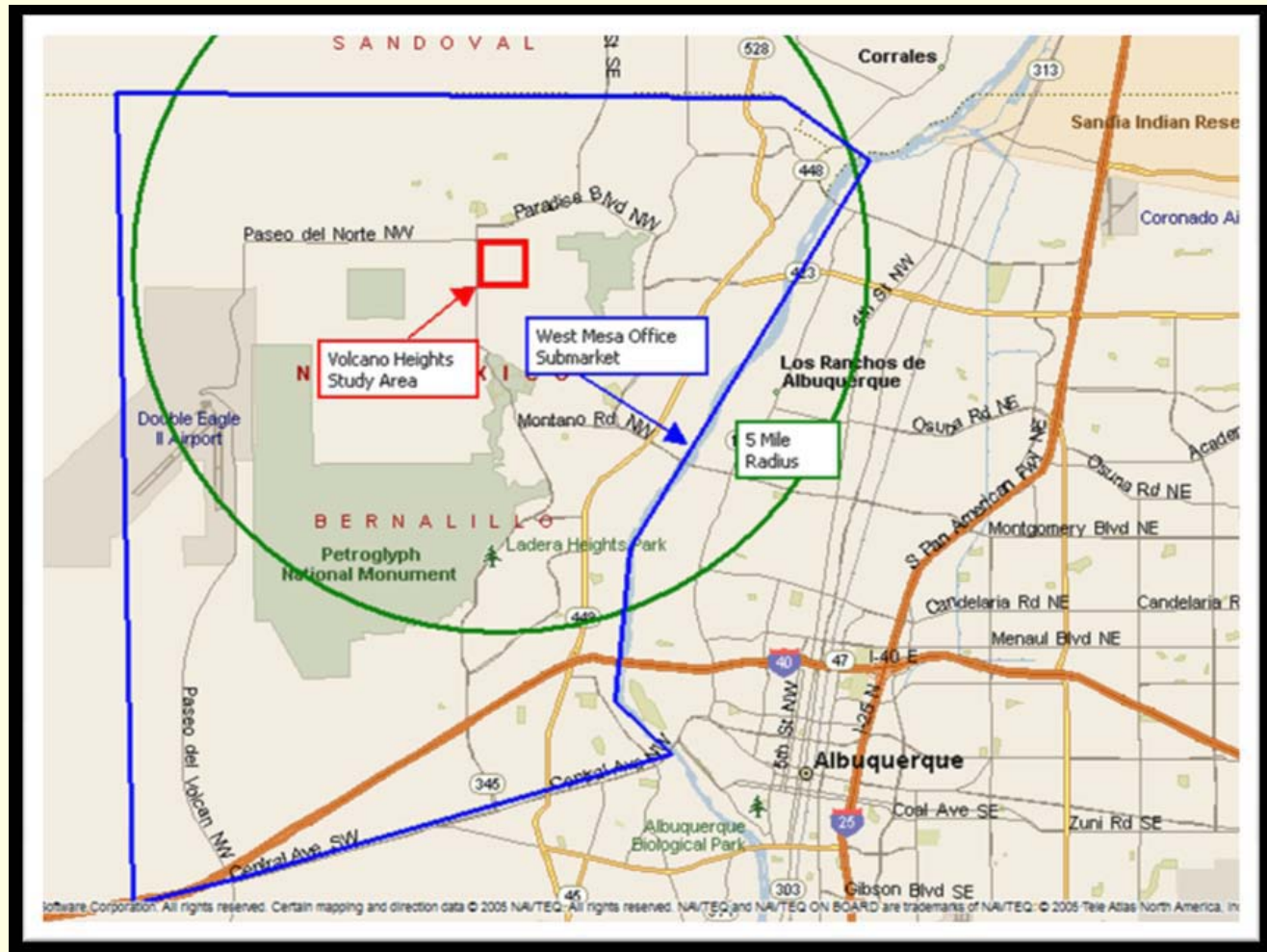
Market Study – Retail Trade Area



5/23/20

Figure 4: The Volcano Heights primary trade area is shown above inside the blue line, and the secondary trade area is delineated by the green line.

Market Study – Office Trade Area



Market Study Development Models

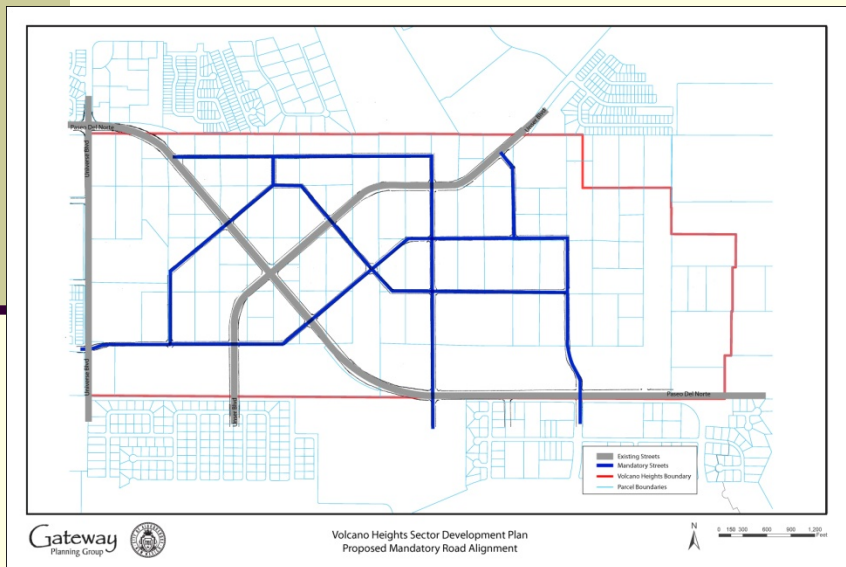
- Street level quasi-urban retail with up to 8 stories of residential above
- Lifestyle center catering to the surrounding walkable neighborhoods and the suburban auto-based consumer
- Three traditional neighborhood centers
 - One anchored by a larger grocery
 - Two unanchored retail centers
- Community-scale retail center anchored by multiple department/discount department stores

What would make the Plan better?

- Street network hierarchy
- Zoning tied to streets (and property lines)
- Design Regulations tied to street character

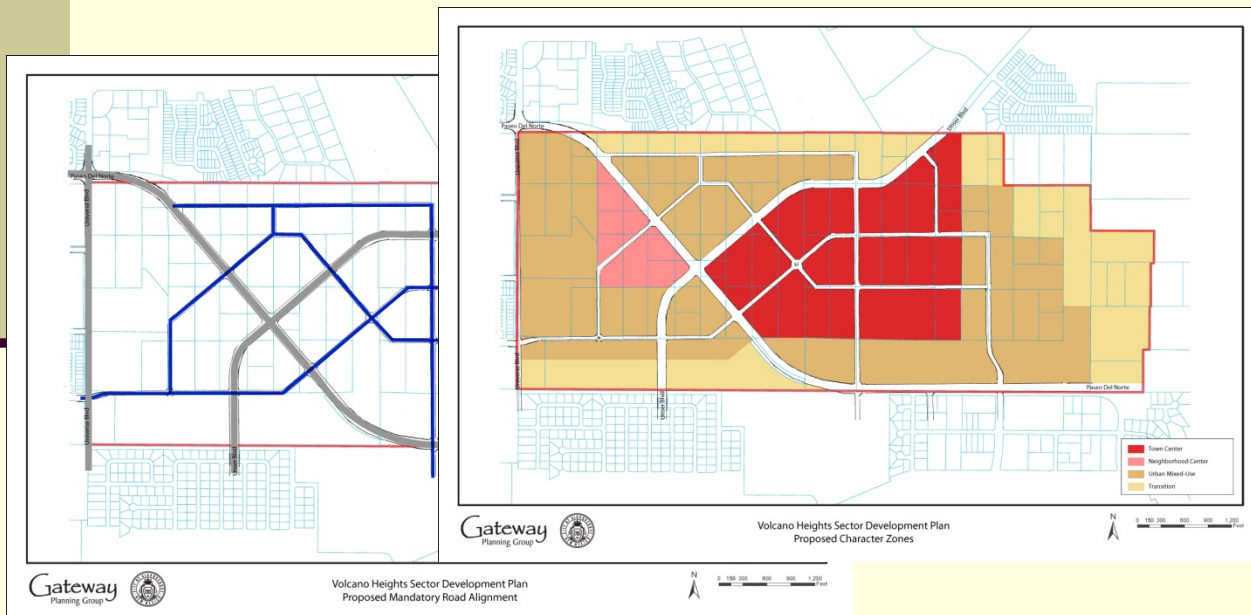
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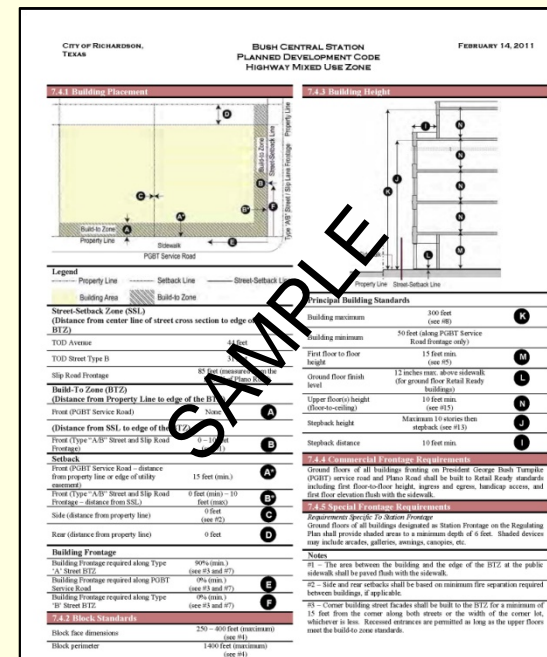
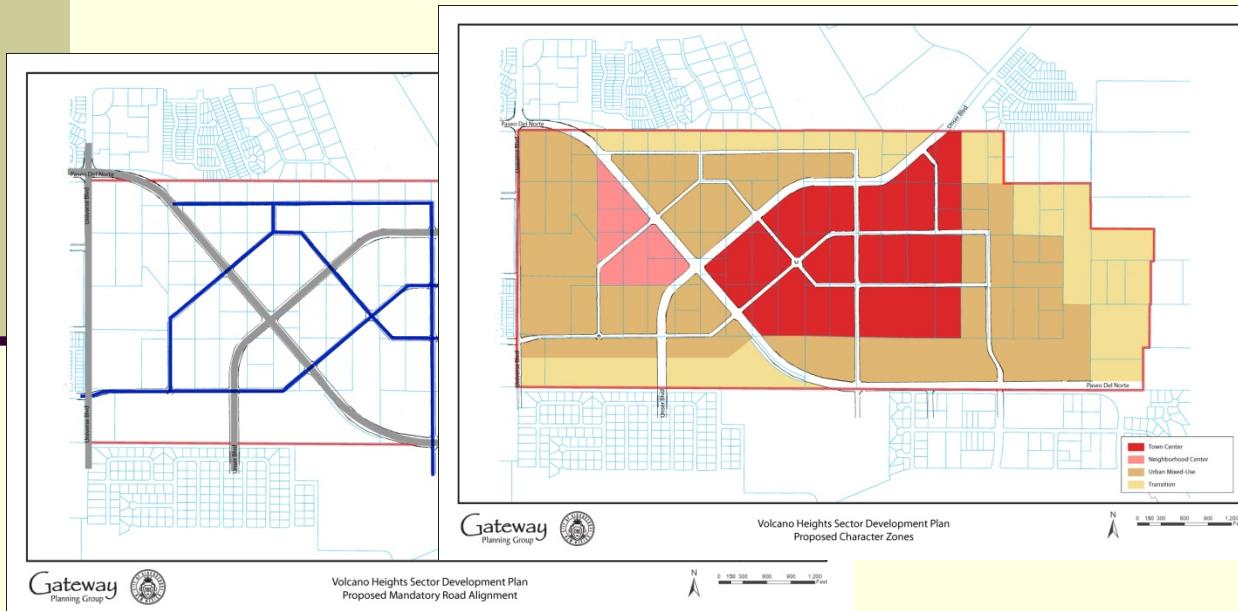
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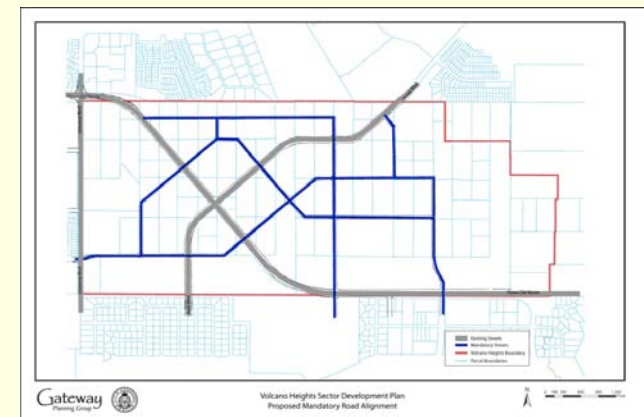


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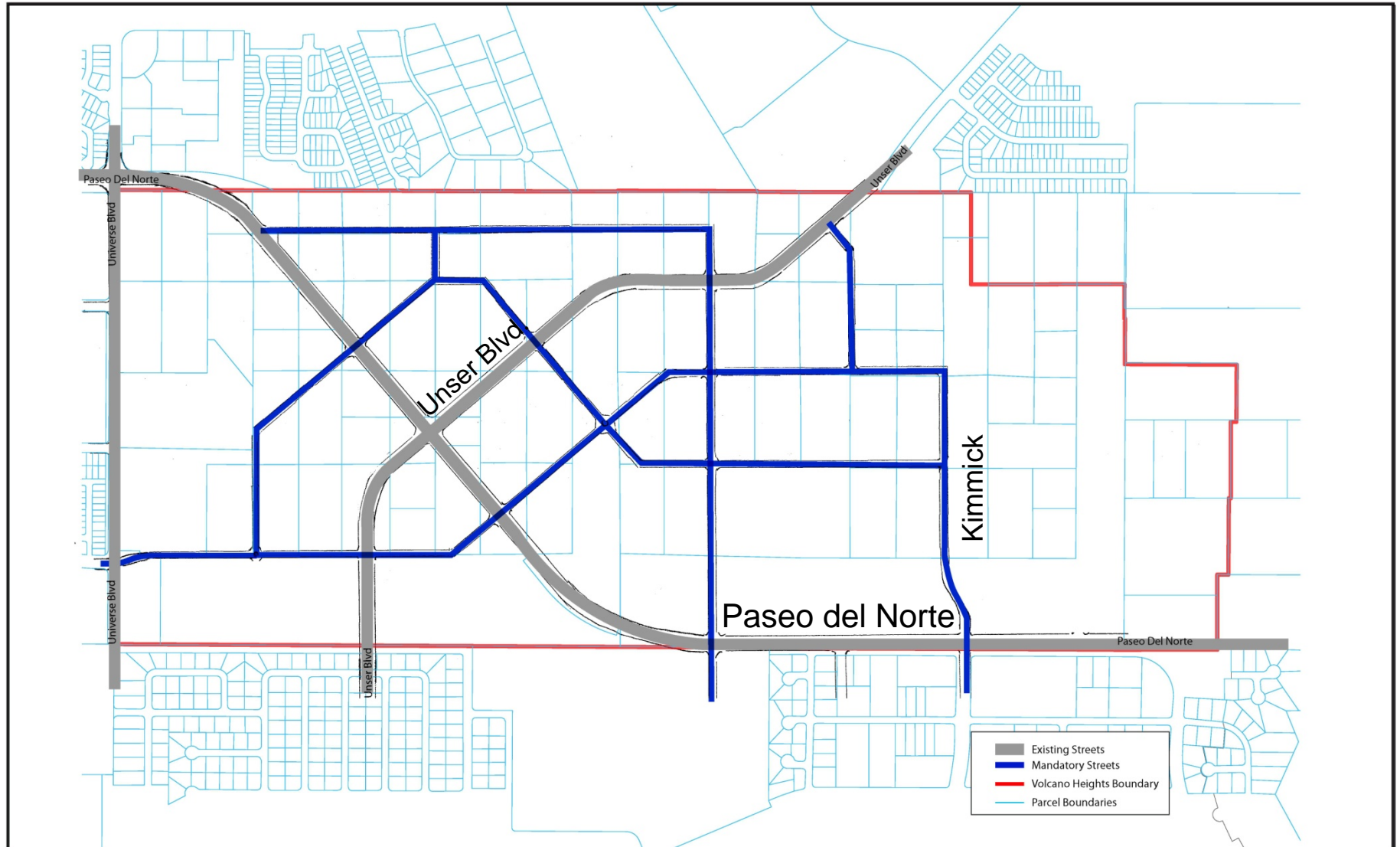
CABQ-Volcano Heights SDP - Focus Groups

Gateway's Recommendations

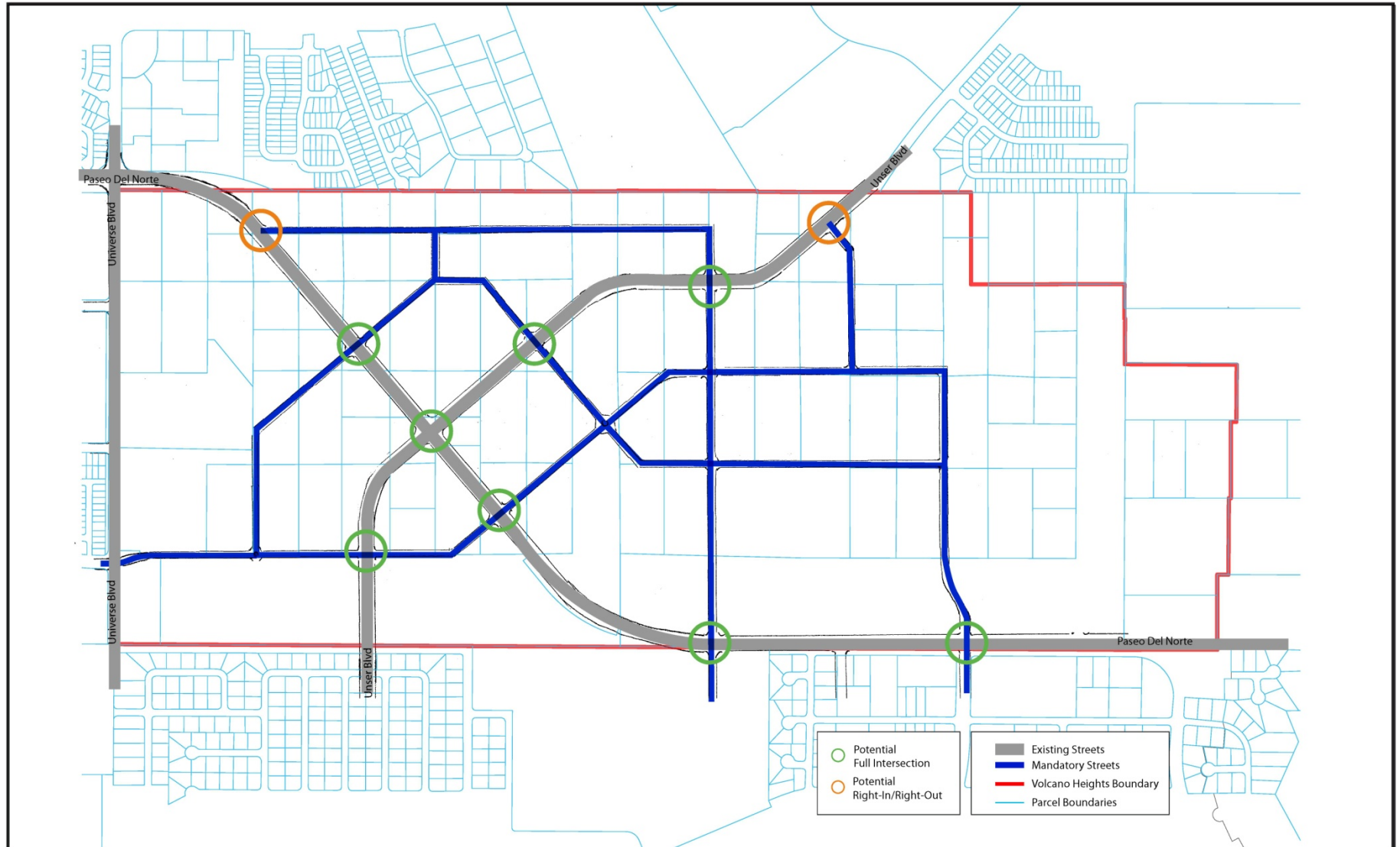
- **Street network hierarchy**
 - Mandatory street locations & design
 - Non-mandatory street criteria & design
- Zoning tied to streets
- Design Regulations tied to street character



Mandatory Streets

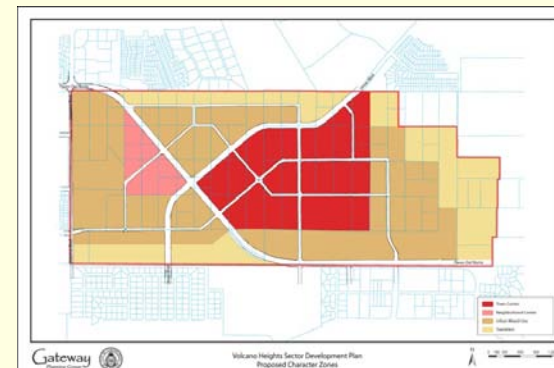


Proposed Intersections

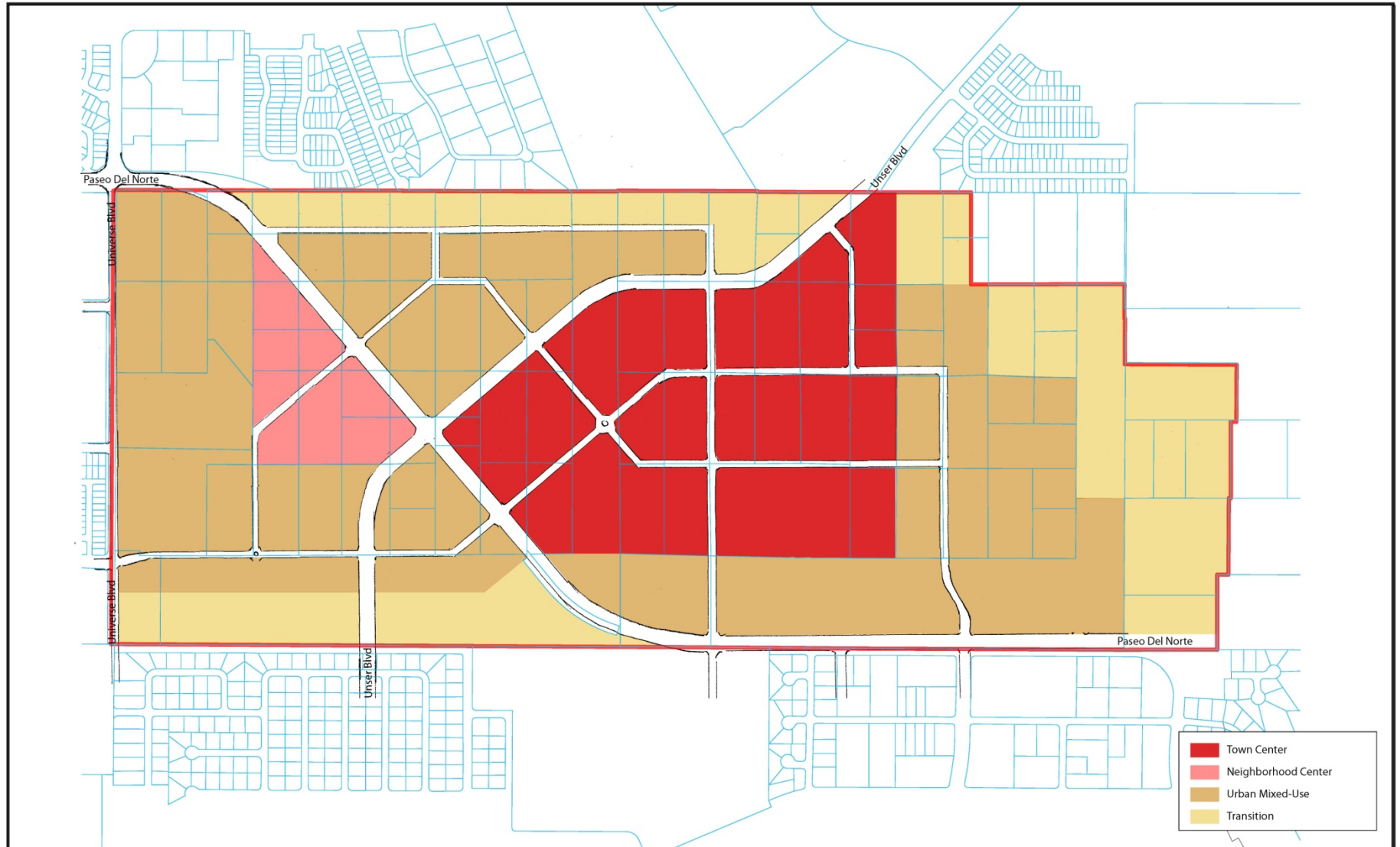


Gateway's Recommendations


- Street network hierarchy
- **Zoning tied to streets** (*Use/Density/Intensity*)
 - Smaller high-density/intensity core (gravity!)
 - Mixed-use everywhere
 - Performance criteria & incentives based on proximity to Transit Center and Unser/Paseo intersection
 - Character zones regulate permitted mix of uses
- Design Regulations tied to street character



Character Zones



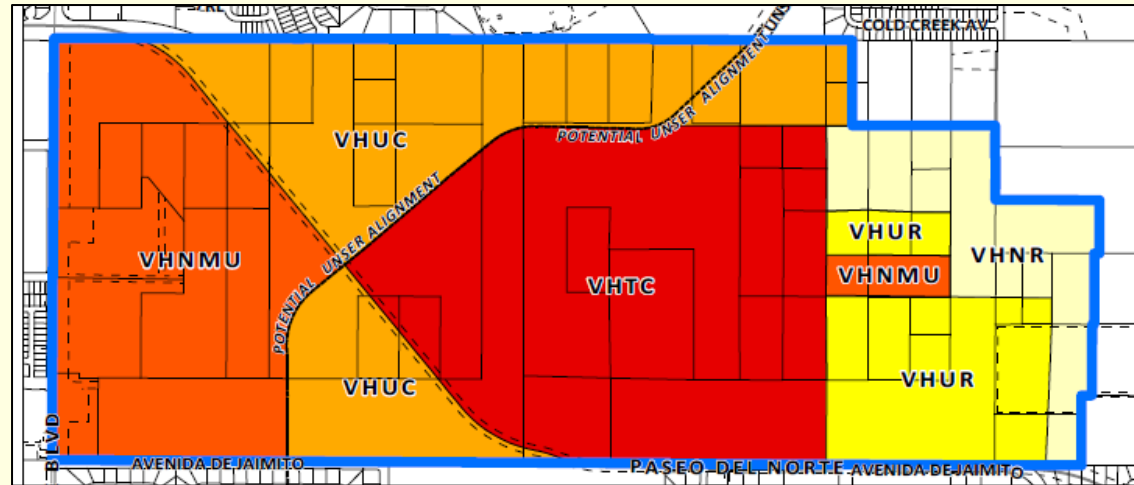
Character Zones

	Town Center
	Neighborhood Center
	Urban Mixed-Use
	Transition

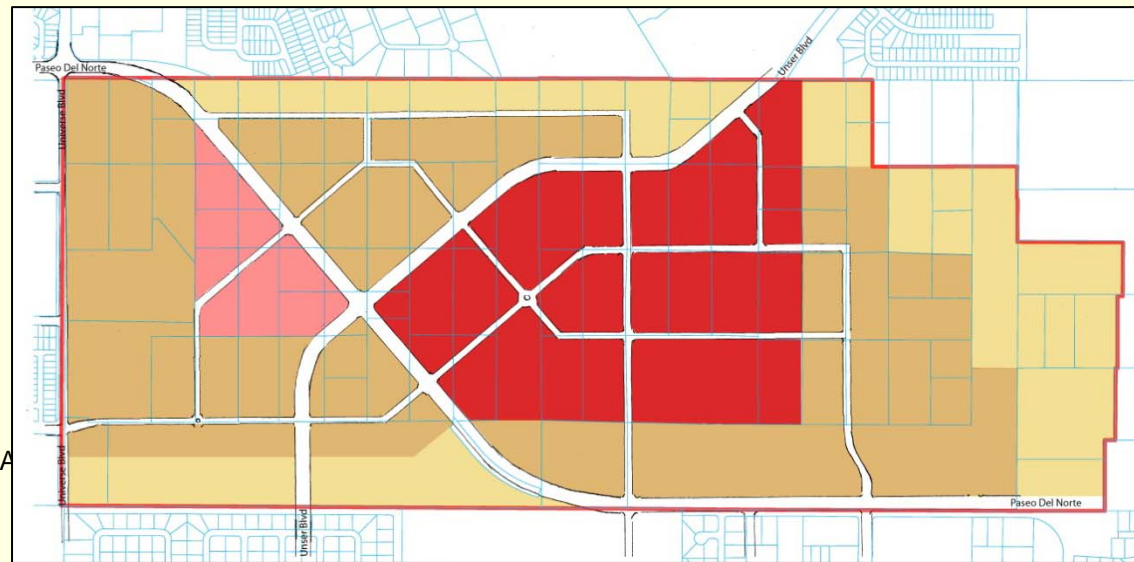
Zone	Description	Emphasis	Density/ Intensity	Examples
Town Center:	Major activity/ entertainment potential	Transit / Walkable Commercial	Highest	<i>Transit center, corporate headquarters, movie theater, restaurants, nightlife, etc.</i>
Neighborhood Center:	Retail/services mostly devoted to everyday needs	Auto-oriented Commercial	High	<i>Full-size grocery, bank, junior anchors, auto-oriented uses, etc.</i>
Urban Mixed Use:	A mix of residential and commercial uses, with heights and building forms similar to Town Center	Residential	Medium	<i>Townhouses, live-work units, apartments/condos over ground-floor professional services, corner retail stores</i>
Transition:	Lower-density residential, with heights <40 ft., with small stores allowed on corners.	Residential	Lowest	<i>Single-family, townhouse, live- work units</i>

Proposed Zoning Maps

Volcano Heights Zoning Sector Development Plan July 2010



Gateway Character Zones May 2011



Volcano Heights Existing Zoning

Residential and Related Uses Zone, Developing Area (R-D)

■ Permissive Uses (Residential ONLY)

- R-1= 8 du/acre
- R-T = 15 du/acre

(with site plan and approval by Planning Director
OR Sector Development Plan approved by EPC)

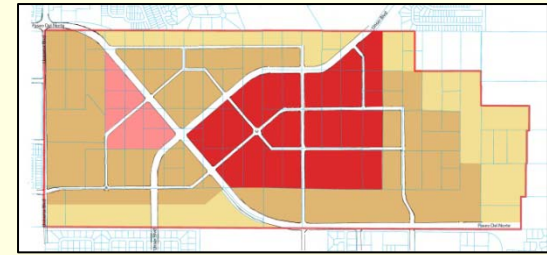
■ Conditional Uses

(with Site Plan approved by Planning Director AND
EPC-approved Sector Development Plan)

- R-3 up to 15% = 30 du/acre
- C-1 commercial uses up to 15%



Character Zones (cont'd)



■ Character Zone Code:

- Building placement, parking placement, min/max block size, street types and frontage types

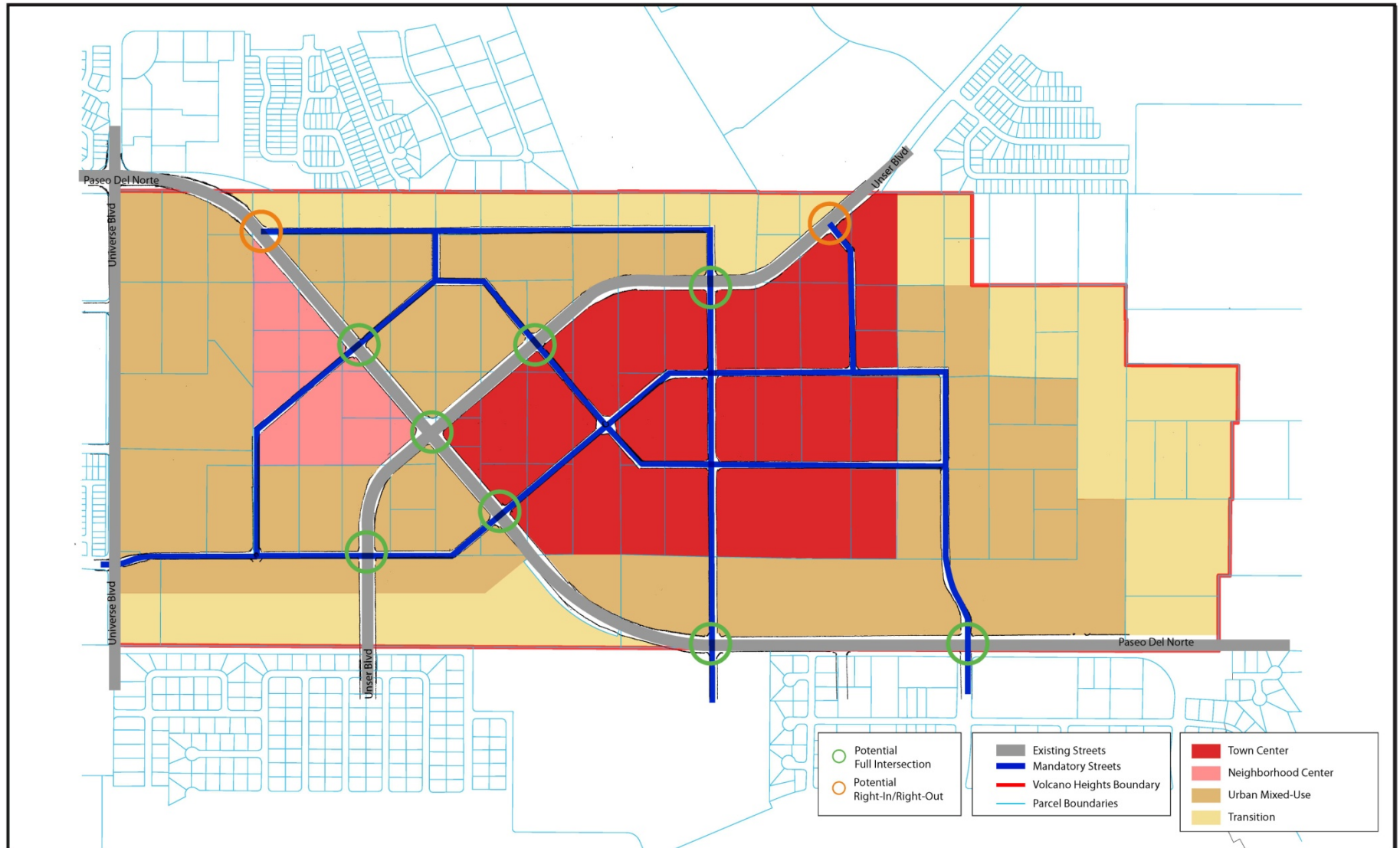
■ Character Zones:

- Difference between **Town Center** and **Mixed-use** is building use and placement.
- **Neighborhood Center** can take on more of the auto-oriented uses; other zones will allow those uses conditionally according to design and placement.
- **Transition Zone** to protect sensitive edges.
- Potential incentives for bonus height/density in higher-density Center zones (Civic or open spaces, park and/or rock outcropping dedications, urban amenities, etc.)
- Expanded use possibilities & height/intensity bonuses for proximity to potential transit center locations.

■ Street Network Hierarchy:

- Establishes the best development scenarios and sets up block structure.

Character Zones & Street Network



Character Zones (cont'd)

■ Character Zone Code:

- Building placement, parking placement, min/max block size, street types and frontage types

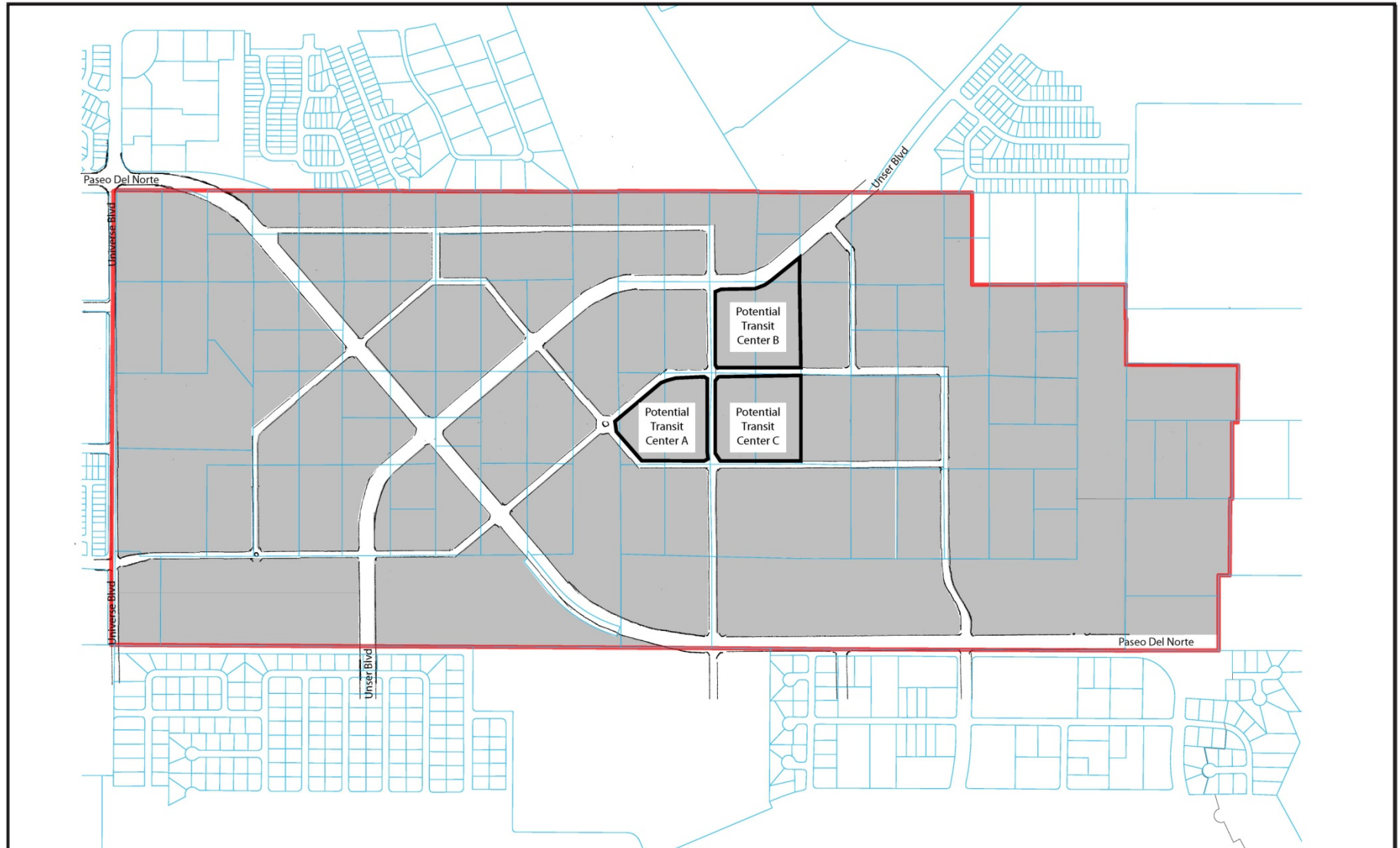
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- Difference between Town Center and Mixed-use is the building use and placement.
- Potential incentives for bonus height/density in higher-density Center zones (Civic or open spaces, park and/or rock outcropping dedications, urban amenities, etc.)
- **Expanded use possibilities & height/intensity bonuses for proximity to potential transit center locations.**

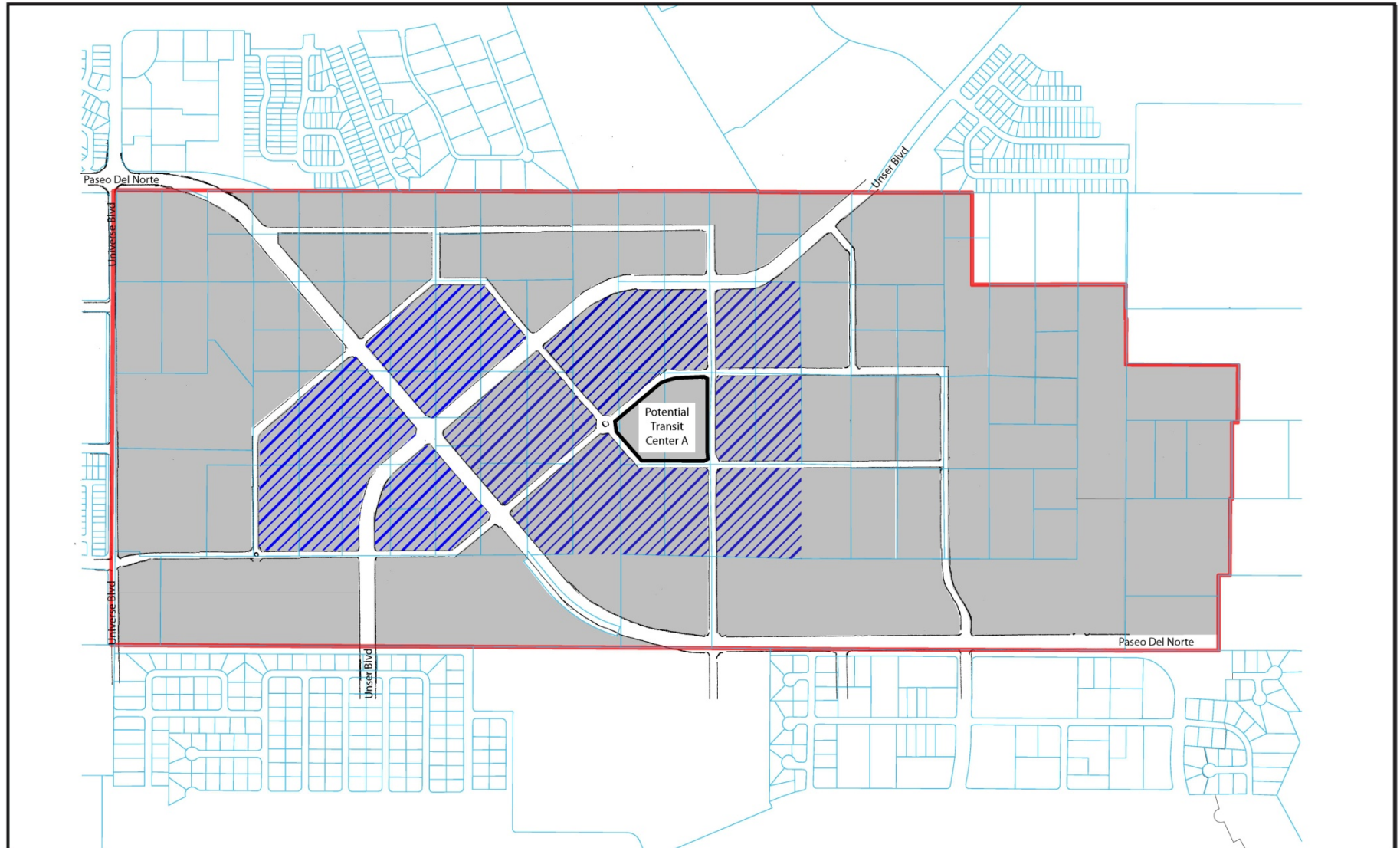
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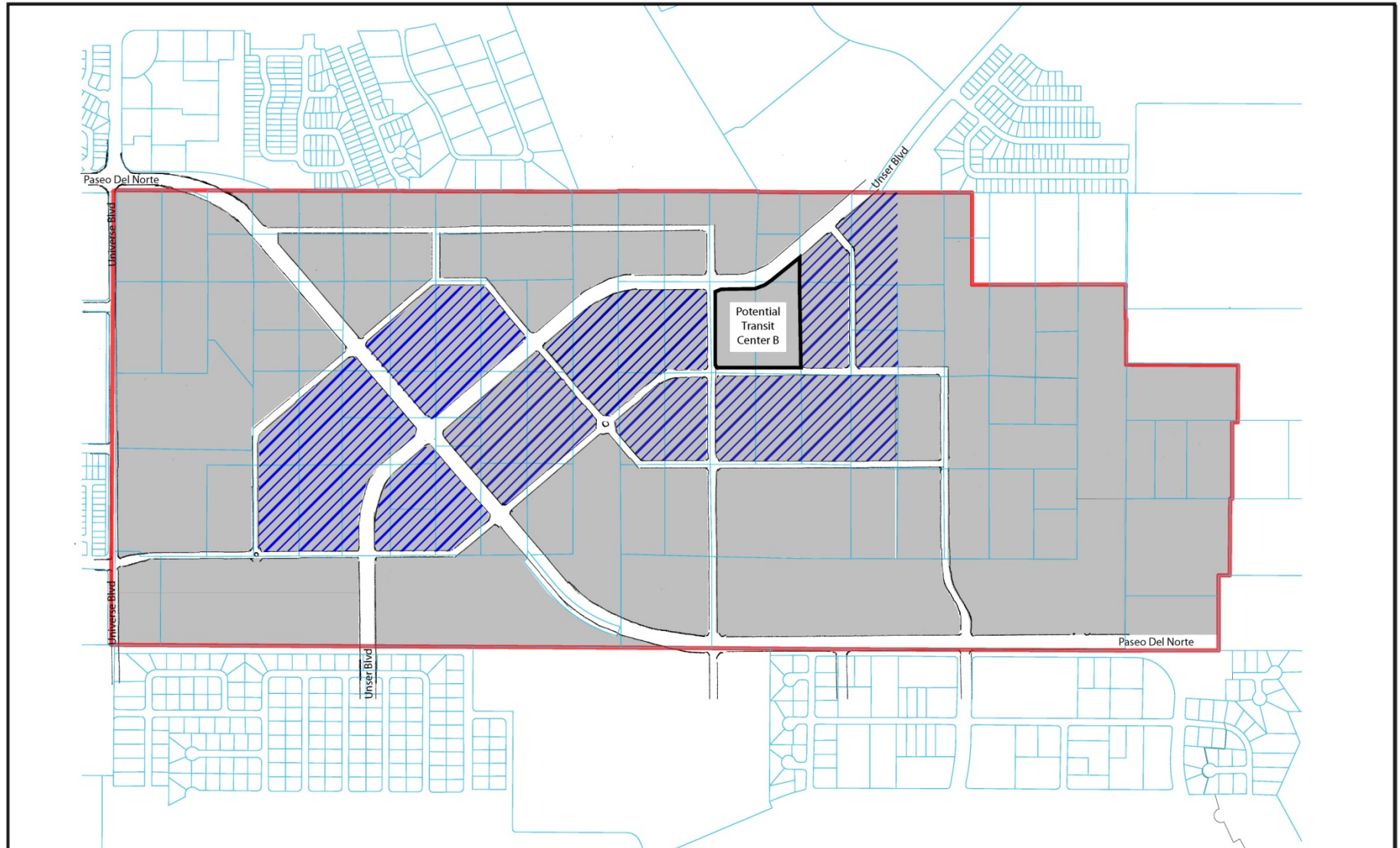
Potential Transit Center Locations



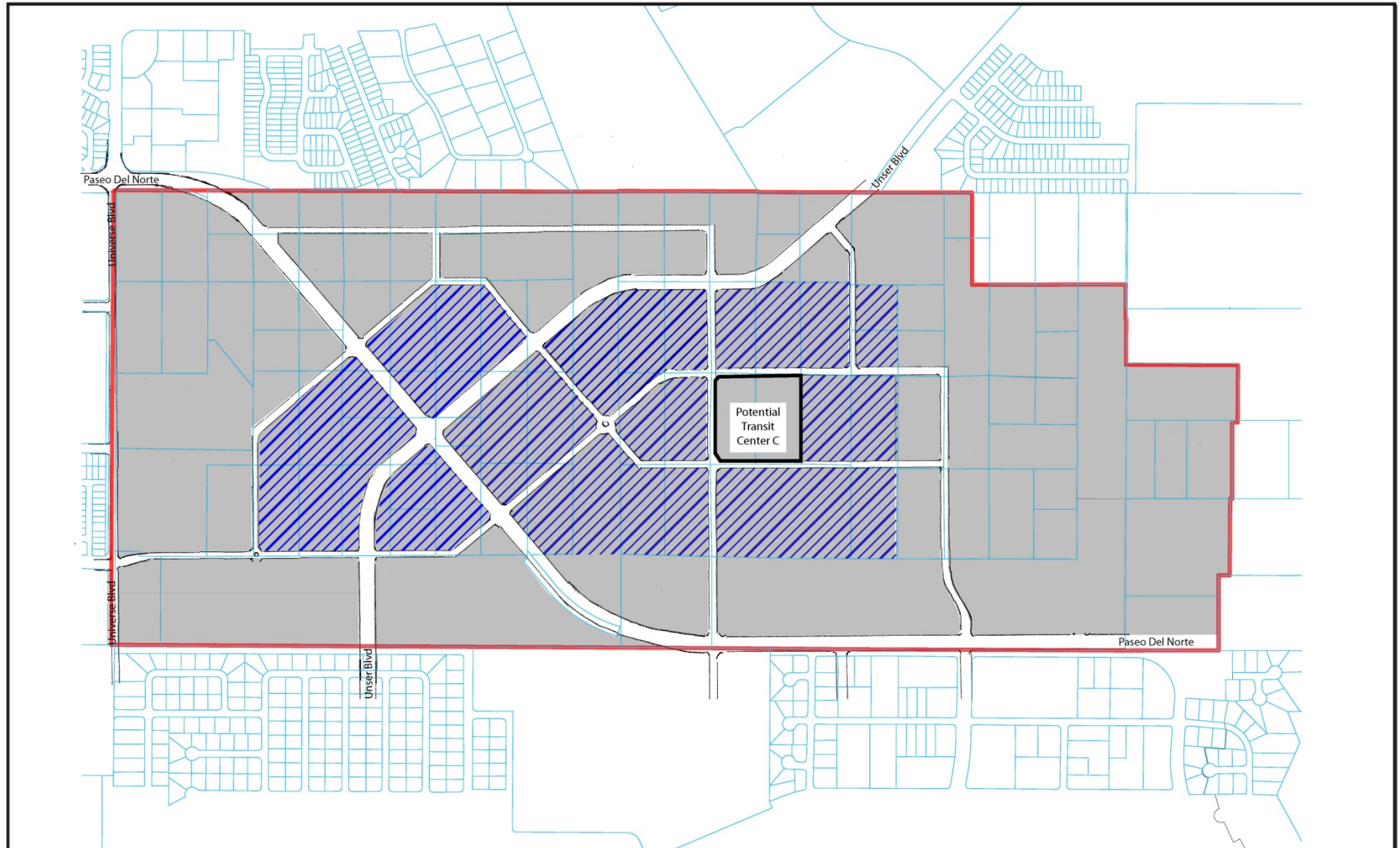
Transit Center Option A



Transit Center Option B



Transit Center Option C

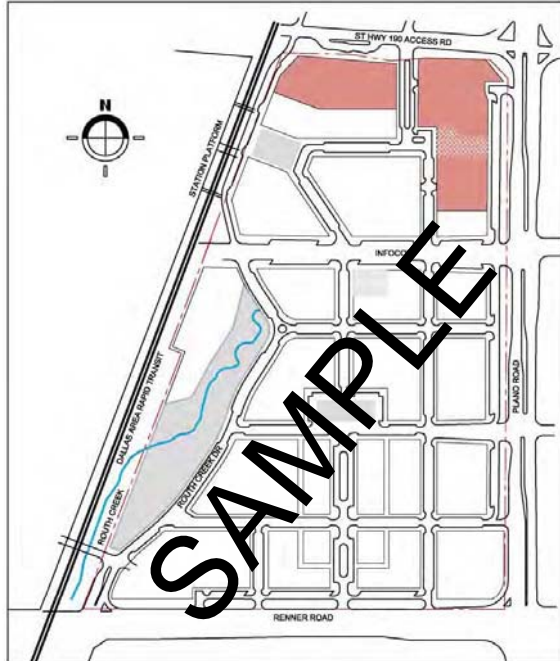


Gateway's Recommendations

- Street network hierarchy
- Zoning tied to streets (*Use/Density/Intensity*)
- **Design Regulations tied to street character**
(*Building Form*)
 - Adjacent street type regulates building form
 - Performance thresholds/incentives for bonuses

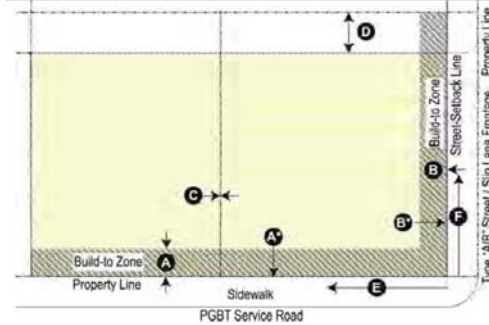
Design Regulations

Bush Central Station Form Based Code By Gateway

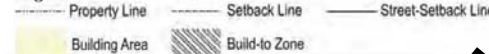


Highway Mixed Use Zone Location Map

7.4.1 Building Placement



Legend



Street-Setback Zone (SSL)

(Distance from center line of street cross section to edge of the BTZ)

TOD Avenue 44 feet

TOD Street Type B 31 feet

Slip Road Frontage 85 feet (measured from the R.O.W. of Plano Road)

Build-To Zone (BTZ)

(Distance from Property Line to edge of the BTZ)

Front (PGBT Service Road) None A

(Distance from SSL to edge of the BTZ)

Front (Type "A/B" Street and Slip Road Frontage) 0 - 10 feet (see #1) B

Setback

Front (PGBT Service Road - distance from property line or edge of utility easement) 5 feet (min.) A*

Front (Type "A/B" Street and Slip Road Frontage - distance from SSL) 0 feet (min.) - 10 feet (max) B*

Side (distance from property line) 0 feet (see #2) C

Rear (distance from property line) 0 feet D

Building Frontage

Building Frontage required along Type 'A' Street BTZ 90% (min.) (see #3 and #7)

Building Frontage required along PGBT Service Road 0% (min.) (see #3 and #7) E

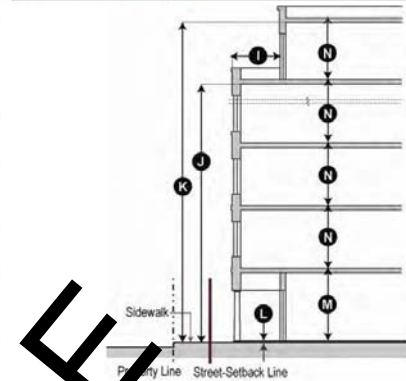
Building Frontage required along Type 'B' Street BTZ 0% (min.) (see #3 and #7) F

7.4.2 Block Standards

Block face dimensions 250 - 400 feet (maximum) (see #4)

Block perimeter 1400 feet (maximum) (see #4)

7.4.3 Building Height



Principal Building Standards

Building maximum	300 feet (see #8)	K
Building minimum	50 feet (along PGBT Service Road frontage only)	
First floor to floor height	15 feet min. (see #5)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Retail Ready buildings)	L
Upper floor(s) height (floor-to-ceiling)	10 feet min. (see #15)	N
Stepback height	Maximum 10 stories then stepback (see #13)	J
Stepback distance	10 feet min.	I

7.4.4 Commercial Frontage Requirements

Ground floors of all buildings fronting on President George Bush Turnpike (PGBT) service road and Plano Road shall be built to Retail Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

7.4.5 Special Frontage Requirements

Requirements Specific To Station Frontage

Ground floors of all buildings designated as Station Frontage on the Regulating Plan shall provide shaded areas to a minimum depth of 6 feet. Shaded devices may include arcades, galleries, awnings, canopies, etc.

Notes

#1 - The area between the building and the edge of the BTZ at the public sidewalk shall be paved flush with the sidewalk.

#2 - Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#3 - Corner building street facades shall be built to the BTZ for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

What will it take to get there?

- Coordination among property owners & stakeholders
 - Density/intensities
 - Heights & incentives/bonuses for density
 - Character zones location & sizes
 - Mandatory Street locations & cross-sections
 - Non-mandatory street criteria
- Revised zone map & zone code
- Revised design regulations
- Street Network Hierarchy
 - Traffic model/study
- Balance of density/intensity vs. protection of sensitive areas & existing neighborhoods
- Parks / OS / rock outcroppings dedications/solutions

How will we know when we get there?

Predictability & Fairness:	<ul style="list-style-type: none">- Property owners know criteria for development (certified sites).- Residents know what to expect.
Balance & Compromise:	Plan balances new development entitlements and protections for sensitive lands and existing development.
Market Feasibility:	Zones & code match market potential/preferences.
Plan Feasibility:	Plan & Code are enforceable & implementable over short- and long-term.
Coordination:	Incentives AND regulations are strong enough to ensure coordinated development across properties and time.
Placemaking:	The Plan encourages incremental steps toward building a sustainable, lively place with multiple modes of viable transportation.
Job Centers:	<ul style="list-style-type: none">- The Plan encourages amenities/desired retail/job centers.- Prospective employers, employees, & existing residents want to be here.
WSSP Major Activity Center:	Plan matches West Side Strategic Plan policies for Major Activity Center.

Options for Moving Forward

Withdraw the Plan	Property owners can develop R-D or pay for a Sector Development Plan to do more than 15% commercial (C-1) or R-T.
Defer the Plan	City Staff will work with Gateway and stakeholder group to revise plan according to Gateway's street-zoning strategy.
Continue with 2010 Draft Plan	Continue the adoption process with the current plan.
Other?	

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End of VHSDP Presentation