



**Volcano Heights**  
Focus Group Discussion  
5/23/2011

Concerns/Ideas

- Enforceability vs. politics
- Predictability (sticks) vs. variances
- Current vacancies (Cottonwood & houses)
- Transition zones important
  - Vary with topography
  - Vary based on adjoining uses
  - Vary with archaeological/cultural/historical importance of land
  - Preferred single-loaded street and/or trail along edge of Petroglyph National Monument
- Stepping up/down from existing development
  - By distance/impact
  - Gradation
- Difficulty of selling properties next to unpredictable uses
- Development “backing up” to existing residential
  - Noise @ night (24-hour deliveries)
  - Dumpsters
  - Lights
  - Parking lots / structures
  - Property value (re-sale)
  - Crime
    - Police satellite stations/patrol
  - Safety in backyards for kids (next to commercial particularly)
- Transition buffer too small
  - Noise reduction walls
  - Landscaping
- Keep heights/density/parking structures away/buffered from existing residents
- Mixed-use in Transition Zone
  - In some ways preferable to single-family development
- Incentives
  - Wider sidewalks
  - Sidewalk plazas
- Bonus criteria for preserving views and/or archaeological/cultural/historical sites
  - Parks /open space
  - Trails
- Open space land swaps (“trade lands”) – East Side to West Side
- Reduced or no impact fee for parks dedication, etc.
  - OR impact fee to be used within Heights
- Trail along Petroglyph National Monument edge
  - Helps stormwater solutions
  - Protects Monument (“beachfront property”)
  - Amenity for development
  - Interconnectivity for pedestrians/bicycles

- Cultural resource management (data treatment to mitigate adverse effects) up front
  - Arroyos
  - Blessing places
  - Playa (northeast corner of Plan area)
  - Agricultural fields
- Dust/fill
  - Natural grade
  - Use rolling topography
- No flyover @ Paseo del Norte / Unser
  - Devalues land uses adjacent
  - Doesn't match character of place
- Town Center on both sides of Paseo
- Interconnected quadrants
  - Trolleys/bike
  - No tunnels
  - Bridges? Not sure if people will use them.
- Transit bonuses
  - Locations A & C preferable (2)
- Infrastructure – who leads? Who pays?
  - Water
  - Roads
- Heights permitted/approved by EPC
- Fewer, taller buildings better than everything 4 stories
  - More meaningful open space & views
  - Environmentally-friendly buildings
- Market study – not trustworthy
  - Trade area
  - Population projections
- Development Styles
  - Southwest style
    - Plazas
    - Plants/trees
  - Nob Hill
    - Walkable
    - Sidewalk cafes
  - Uptown
    - Roundabouts
    - Upscale
    - No drive-thrus
  - San Pedro, California
- City Park & Ride NOW
- Street network matched to uses
- Traffic study including “down the hill” impacts
- Right-in/Right-out should add “left-in only”
  - Increases capacity @ signalized intersections

- Show in Plan city/state/APS facilities as public investments in the area
  - APS office
  - Fire station
  - Catalysts for private development
  - Senior activity center
- Buy-in from other City departments
- Shift Town Center to Paseo
  - Maybe one fewer strip on East
- 2010 Draft – 70 acres of retail & office
- If not FAR, how measure/understand density?
  - .25-.3 FAR to start
  - Developer to show how will grow / phase more dense development + structure parking over time
- Solar waiver if require buildings on street without setback
- Need to avoid canyon effect of buildings on street edge
- Show examples of phased development NOT in Portland (structured parking)
- Building Heights
  - PNM Transmission lines = 90 feet
  - Red = 7 stories (90 feet)
  - Brown = 3-5 stories (36-40 feet)
  - Yellow = 36 feet (views gone even after 1 story)
- Orientation of building entrances flexible
- Schools overcrowded
  - City Sector Plan can't require more schools
  - APS uses City plans to forecast the need for more schools
- Outreach for Public Planning Process
  - Schools – Monroe electronic signs
  - Churches
  - Parks – banners
  - Public meeting in area (Paradise Hills?)
  - Newsletter (color)
  - Neighborhood Association / Home Owners Association Summit (to Rio Rancho boundary)
  - Realtor/developer fact sheet (send to website)
  - Info/flyer summary sheets