

Public Correspondence

July

(July 7: EPC Hearing)

Renz-Whitmore Mikaela J.

From: Giahi, Maryam D. [Maryam.Giahi@wilsonco.com]
Sent: Wednesday, July 06, 2011 7:38 AM
To: Renz-Whitmore Mikaela J.
Cc: Duneman, Donald M.
Subject: RE: Volcano Heights - Drainage
Attachments: VH PLATE 1.pdf

Mikaela,

Please see attached for Plate 1. Let me know if you have any questions.

Thanks,

Maryam Giahi, PE

Project Engineer / IFS Division

Wilson & Company, Inc., Engineers & Architects

2600 The American Rd. SE, Suite 100

Rio Rancho, NM 87124

505-948-5133 direct

505-898-8501 fax

<http://www.wilsonco.com>

Please consider the environment before printing this e-mail.

From: Duneman, Donald M.
Sent: Tuesday, July 05, 2011 9:27 PM
To: Giahi, Maryam D.
Subject: FW: Volcano Heights - Drainage

Maryam,

Please send a pdf of the updated plan referenced below (from the compilation plan) to Mikaela. Please let me know if you have any questions.

Thanks

Donnie

From: Aguirre, Daniel S.
Sent: Tuesday, July 05, 2011 4:54 PM
To: Metro, Steven J.; Duneman, Donald M.
Cc: 'mrenz@cabq.gov'
Subject: Re: Volcano Heights - Drainage

Donnie is delivering the updated plan to Curtis and AMAFCA dated today. We can send a PDF of this plan, it is only one sheet now.

Daniel S. Aguirre, PE, CFM
Wilson & Company Inc., Engineers & Architects

505-400-6970

9/27/2011

From: Metro, Steven J.
To: Aguirre, Daniel S.; Duneman, Donald M.
Cc: Renz-Whitmore Mikaela J.
Sent: Tue Jul 05 16:43:49 2011
Subject: FW: Volcano Heights - Drainage
Dan / Donnie: could you get the pdf's to Mikaela?
Thanks,
Steve Metro

From: Renz-Whitmore Mikaela J. [mailto:mrenz@cabq.gov]
Sent: Tuesday, July 05, 2011 1:58 PM
To: Metro, Steven J.
Subject: Volcano Heights - Drainage

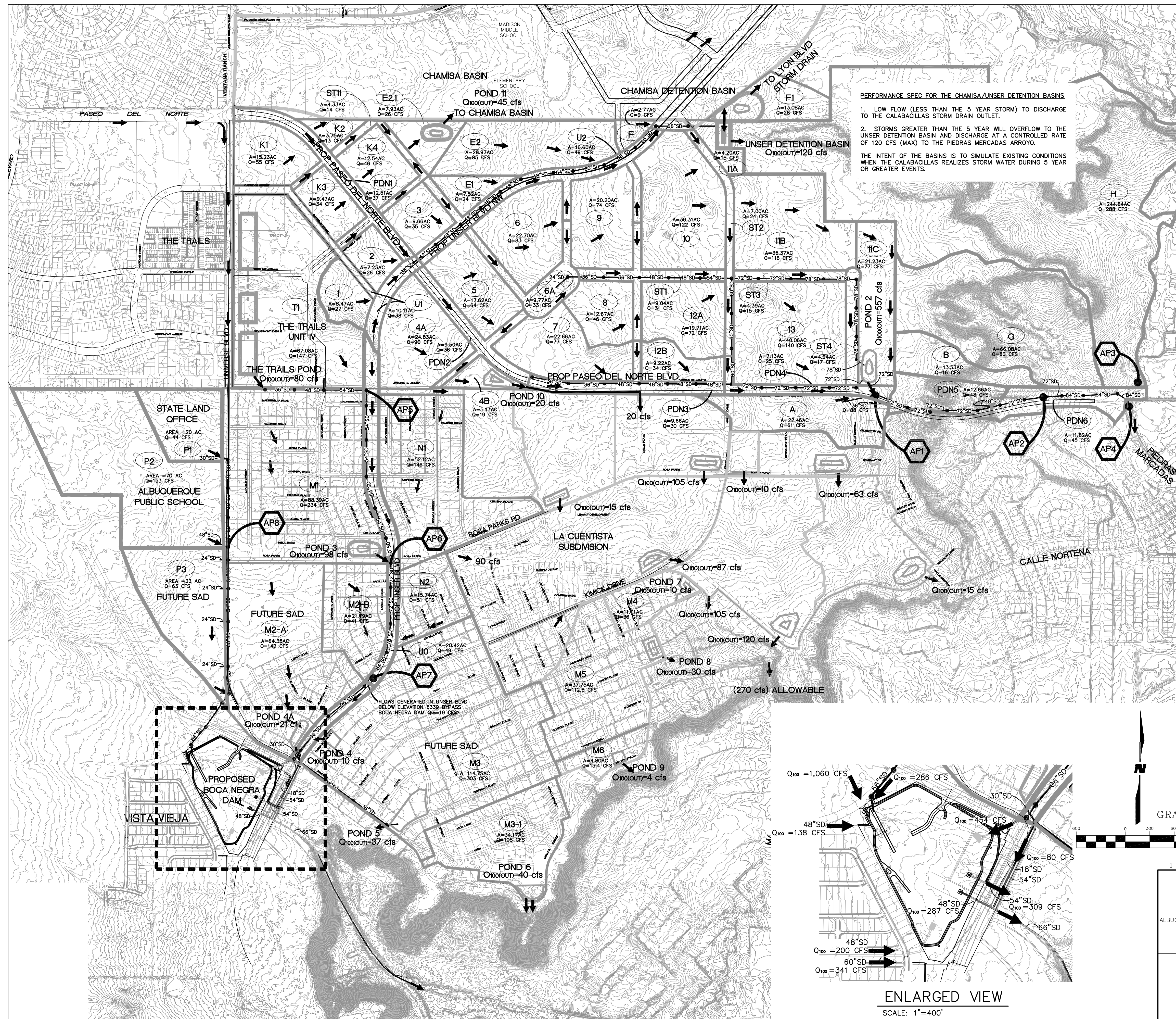
Could I trouble you for two drainage drawings? Curtis Cherne has hard copies, but I was hoping to get PDFs from you.

Volcano Heights Overall Drainage / Conceptual Storm Drain Layout Plan – April 2010
Volcano Height Overall Drainage Area Plan (Exhibit 1) – April 2010

Thanks!

Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102
505-924-3932 direct
505-924-3339 fax
mrenz@cabq.gov

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PERFORMANCE SPEC FOR THE CHAMISA/UNSER DETENTION BASINS

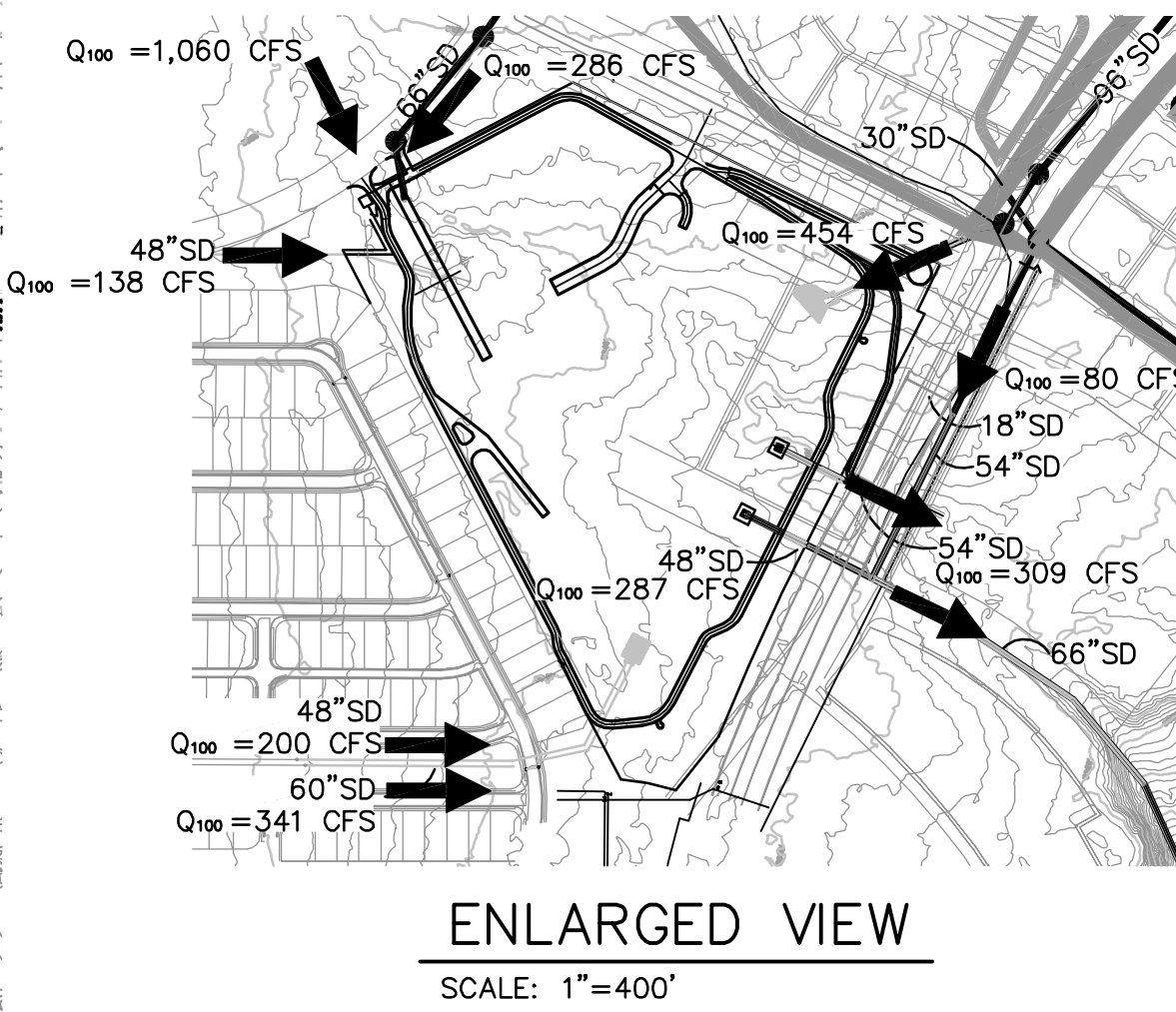
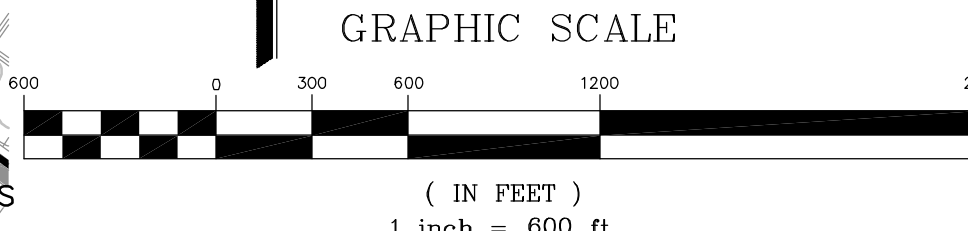
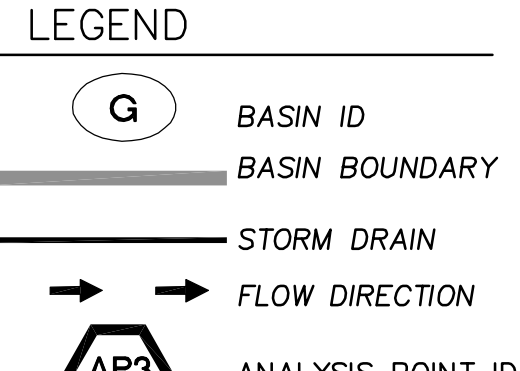
1. LOW FLOW (LESS THAN THE 5 YEAR STORM) TO DISCHARGE TO THE CALABACILLAS STORM DRAIN OUTLET.
2. STORMS GREATER THAN THE 5 YEAR WILL OVERFLOW TO THE UNSER DETENTION BASIN AND DISCHARGE AT A CONTROLLED RATE OF 120 CFS (MAX) TO THE PIEDRAS MERCADAS ARROYO.

THE INTENT OF THE BASINS IS TO SIMULATE EXISTING CONDITIONS WHEN THE CALABACILLAS REALIZES STORM WATER DURING 5 YEAR OR GREATER EVENTS.

Table 1: Basin Summary

BASIN	AREA (SQ MI)	AREA (ACRE)	LAND TREATMENT (%)				Q ₁₀₀ (CFS)	VOL ₁₀₀ (AC-FT)
			A	B	C	D		
BASINS DRAINING TO THE CHAMISA BASIN THROUGH POND 11¹								
E2.1	0.0124	7.93	0	15	35	50	26	0.91
K1	0.0238	15.23	0	10	10	80	55	2.17
K2	0.0059	3.78	0	10	10	80	14	0.54
K3	0.0148	9.47	0	10	10	80	34	1.35
K4	0.0196	12.54	0	10	10	80	46	1.78
ST11	0.0068	4.33	0	10	0	90	14	0.65
BASINS DRAINING TO THE UNSER DETENTION BASIN								
1	0.0132	8.47	0	10	15	75	27	0.97
2	0.0113	7.23	0	10	15	75	26	1.00
3	0.0151	9.66	0	10	15	75	35	1.33
11A	0.0066	4.20	0	10	10	80	15	0.60
E1	0.0118	7.52	0	15	35	50	24	0.86
E2	0.0453	28.97	0	15	35	50	85	0.94
F	0.0043	2.77	0	15	35	50	9	0.26
PDN1	0.0196	12.51	0	10	0	90	37	1.89
U1	0.0158	10.11	0	10	0	90	38	1.53
U2	0.0259	16.60	0	10	0	90	49	2.34
BASINS DRAINING INTO POND 10								
4A	0.0388	24.83	0	10	10	80	90	3.53
4B	0.0080	5.12	0	10	10	80	19	0.73
PDN2	0.0148	9.50	0	10	0	90	36	1.43
BASINS DRAINING INTO POND 2								
5	0.0275	17.62	0	10	10	80	64	2.51
6	0.0355	22.70	0	10	10	80	83	3.23
7	0.0354	22.66	0	10	10	80	77	3.22
8	0.0198	12.67	0	10	10	80	46	1.80
9	0.0316	20.20	0	10	10	80	74	2.87
10	0.0567	36.29	0	10	10	80	122	5.16
13	0.0626	40.06	0	10	10	80	140	5.70
11B	0.0553	35.37	0	10	0	90	116	5.03
11C	0.0332	21.23	0	10	10	80	77	3.02
12A	0.0308	19.71	0	10	10	80	72	2.80
12B	0.0144	9.22	0	10	10	80	34	1.31
6A	0.0153	9.77	0	10	10	80	33	1.39
PDN3 ²	0.0151	9.66	0	10	0	90	30	1.46
PDN4 ³	0.0111	7.13	0	10	0	90	25	1.08
ST1	0.0141	9.04	0	10	0	90	31	1.37
ST2	0.0109	7.00	0	10	0	90	24	1.06
ST3	0.0069	4.39	0	10	0	90	15	0.66
ST4	0.0077	4.94	0	10	0	90	17	0.75
BASINS DRAINING INTO EXISTING PASEO DEL NORTE STORM DRAIN SYSTEM								
A	0.0351	22.46	0	15	35	50	61	2.58
PDN3 ³	0.0151	9.66	0	10	0	90	30	1.46
PDN4 ⁴	0.0111	7.13	0	10	0	90	25	1.08
BASINS DRAINING INTO PIEDRAS MARCADAS								
B	0.0211	13.53	100	0	0	0	16	0.46
F1	0.0204	13.08	0	60	40	0	28	0.78
G	0.1032	66.05	100	0	0	0	80	2.22
H	0.3826	244.84	100	0	0	0	288	8.24
PDN5	0.0198	12.66	0	10	0	90	48	1.91
PDN6	0.0185	11.82	0	10	0	90	45	1.79
BASINS DRAINING INTO BOCA NEGRA DAM								
UNIVERSE BLVD								
P1	0.0313	20.00	25	26	27	22	44	1.52
P2	0.1094	70.02	0	25	25	50	153	7.85
P3	0.0515	32.96	0	25	25	50	63	3.70
UNSER BLVD								
M1	0.1381	88.38	0	10	40	50	234	10.25
M2-B	0.0201	21.79	0	10	40	50	41	1.49
*N1 ²	0.0814	52.10	0	10	40	50	146	6.05
N2	0.0246	15.74	0	10	40	50	51	1.83
T1	0.1048	67.08	0	10	40	50	149	6.61
*U0 ³	0.0319	20.42	0	10	40	50	49	2.37
BASIN DRAINING INTO ATRISCO STORM DRAIN								
M2-A	0.1145	64.35	5	30	35	30	142	6.52
M3	0.1793	114.75	0	10	40	50	303	13.32
BASIN DRAINING INTO POND-6								
M3-1	0.0534	34.17	0	10	40	50	108	3.97
BASIN DRAINING INTO POND-7								
M4	0.0172	11.01	0	10	40	50	36	1.28
BASIN DRAINING INTO POND-8								
M5	0.0590	37.75	0	10	40	50	113	4.87
BASIN DRAINING INTO POND-9								
M6	0.0079	5.06	0	10	40	50	16	0.65

ANALYSIS POINT	FLOW (CFS)
AP1	620
AP2	644
AP3	288
AP4	941
AP5	227
AP6	330
AP7	439
AP8	176



WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109
PH (505) 348-4000
FAX (505) 348-4072
www.wilsonco.com

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

**VOLCANO HEIGHTS
CONCEPTUAL DRAINAGE COMPILATION PLAN**

X:\Public\PROJECTS\3210022\Drainage Report\Exhibits\PLATE 1.dwg 6/3/2011 10:53:33 AM MDT

WCJ #X3210022
JULY 2011

Renz-Whitmore Mikaela J.

From: Renz-Whitmore Mikaela J.
Sent: Monday, July 11, 2011 1:34 PM
To: 'Bill Adams'
Subject: RE: Volacano Heights Email list

Great! Thanks. Much of what's in the flyer is up for discussion and revision, so I hope you'll stay involved in the process!

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Bill Adams [<mailto:billadams@lcrealty.com>]
Sent: Monday, July 11, 2011 1:30 PM
To: Renz-Whitmore Mikaela J.
Subject: RE: Volacano Heights Email list

Mikaela, We represent Gene Chacon on the property described on this flyer. Bill

Bill Adams
505-563-4653 Direct
505-252-2510 Cell
505-897-1646 Fax
billadams@lcrealty.com



Coldwell Banker Commercial Las Colinas
Albuquerque, New Mexico

From: Renz-Whitmore Mikaela J. [<mailto:mrenz@cabq.gov>]
Sent: Monday, July 11, 2011 1:26 PM
To: Bill Adams
Subject: RE: Volacano Heights Email list

Will do.

Just so we know, do you own property in the area or represent a property owner?

Thanks,

9/27/2011

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Bill Adams [mailto:billadams@lcrealty.com]
Sent: Monday, July 11, 2011 11:52 AM
To: Renz-Whitmore Mikaela J.
Subject: Volacano Heights Email list

Please include me on your list for email notification on this project. Thank you, Bill
billadams@LCrealty.com

Bill Adams
505-563-4653 Direct
505-252-2510 Cell
505-897-1646 Fax
billadams@lcrealty.com



Coldwell Banker Commercial Las Colinas
Albuquerque, New Mexico

Land in Proposed Volcano Heights Town Center

Land 2.5 Albuquerque, NM 87114

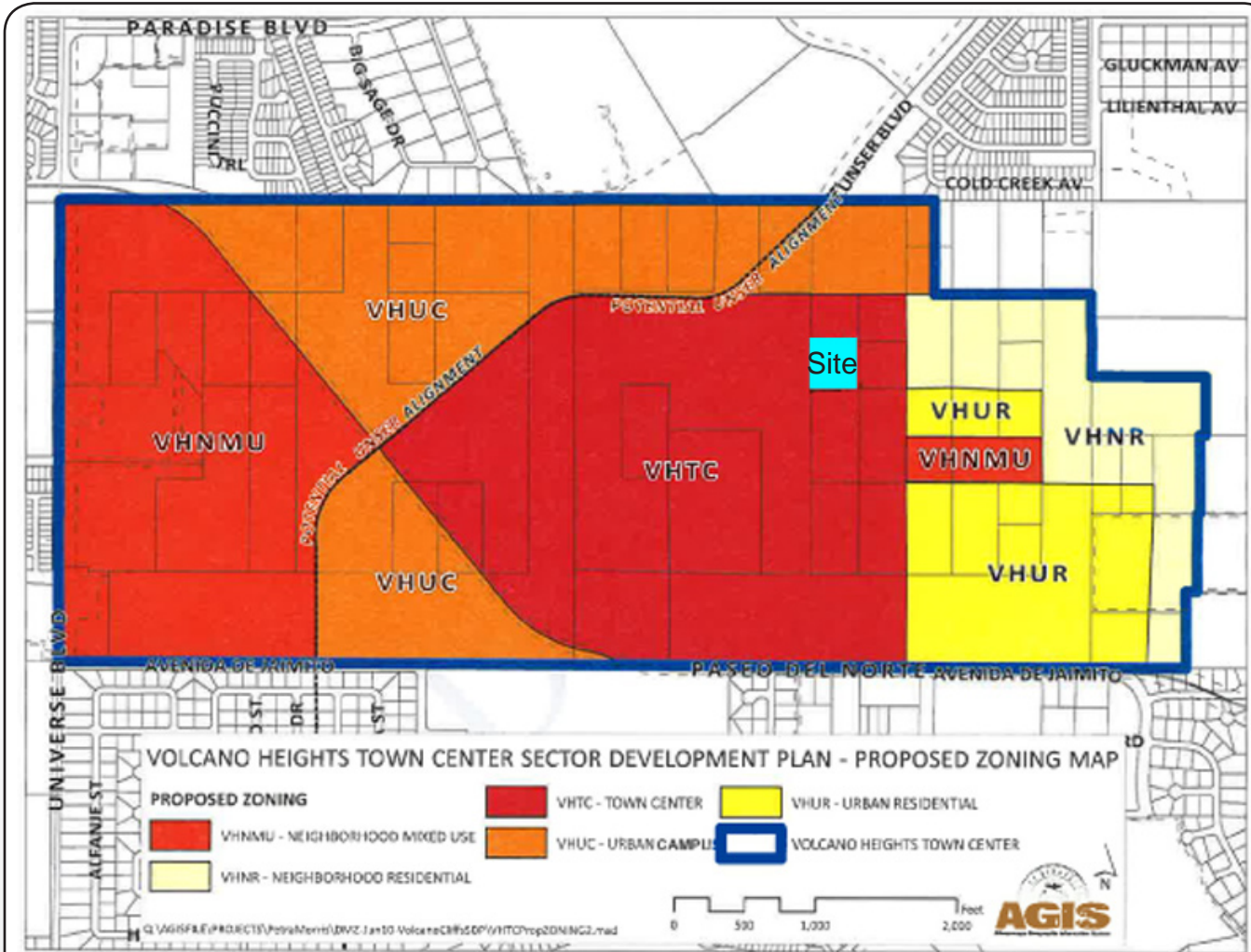


Exhibit 5, Zoning and Land Use Plan

Owner Will Finance
\$435,600

*Take Advantage of this Opportunity
 Before Prices Go UP!!!*

FOR SALE

*2.5 Acres in Proposed
 Volcano Heights Town Center*

Contact Info:

Bill Adams
 Associate Broker
 505-563-4653 Office
 505-252-2510 Cell
 billadams@lcrealty.com

Carrie Mellenbruch
 Associate Broker
 505-563-4651 Office
 505-720-4411 Cell
 carriem@lcrealty.com



Las Colinas
 4801 Lang Avenue NE, Suite 100
 Albuquerque, NM 87109
 505-897-7227 Office • 505-897-1646 Fax

Land in Proposed Volcano Heights Town Center

Land 2.5 Albuquerque, NM 87114



Volcano Heights Sector Development Plan Zoning:

- **SU-2 VH/TC Town Center.** The Town Center zone allows development associated with a major urban center, including office, large and small scale commercial, mixed use, multifamily and higher density residential, as well as civic and entertainment uses. Heights range from two to six stories with height increases allowed up to eight stories near the transit center.
- **Other Zones Include:** SU-2 VH/NMU Neighborhood Mixed-Use, SU-2 VH/UC Urban Campus, SU-2 VH/UR Urban Residential, SU-2 VH/NR Neighborhood Residential

Contact Info:

Bill Adams
Associate Broker
505-563-4653 Office
505-252-2510 Cell
billadams@lcrealty.com

Carrie Mellenbruch
Associate Broker
505-563-4651 Office
505-720-4411 Cell
carriem@lcrealty.com

FOR SALE

*2.5 Acres in Proposed
Volcano Heights Town Center*

- Proposed Su-2 VH/TC Zoning
- 2.5 Acre Lot
- Located near intersection of Paseo Del Norte and proposed Unser Extension

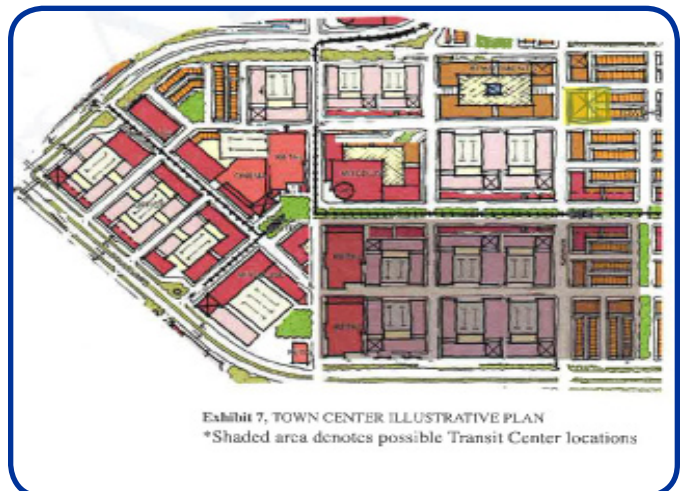
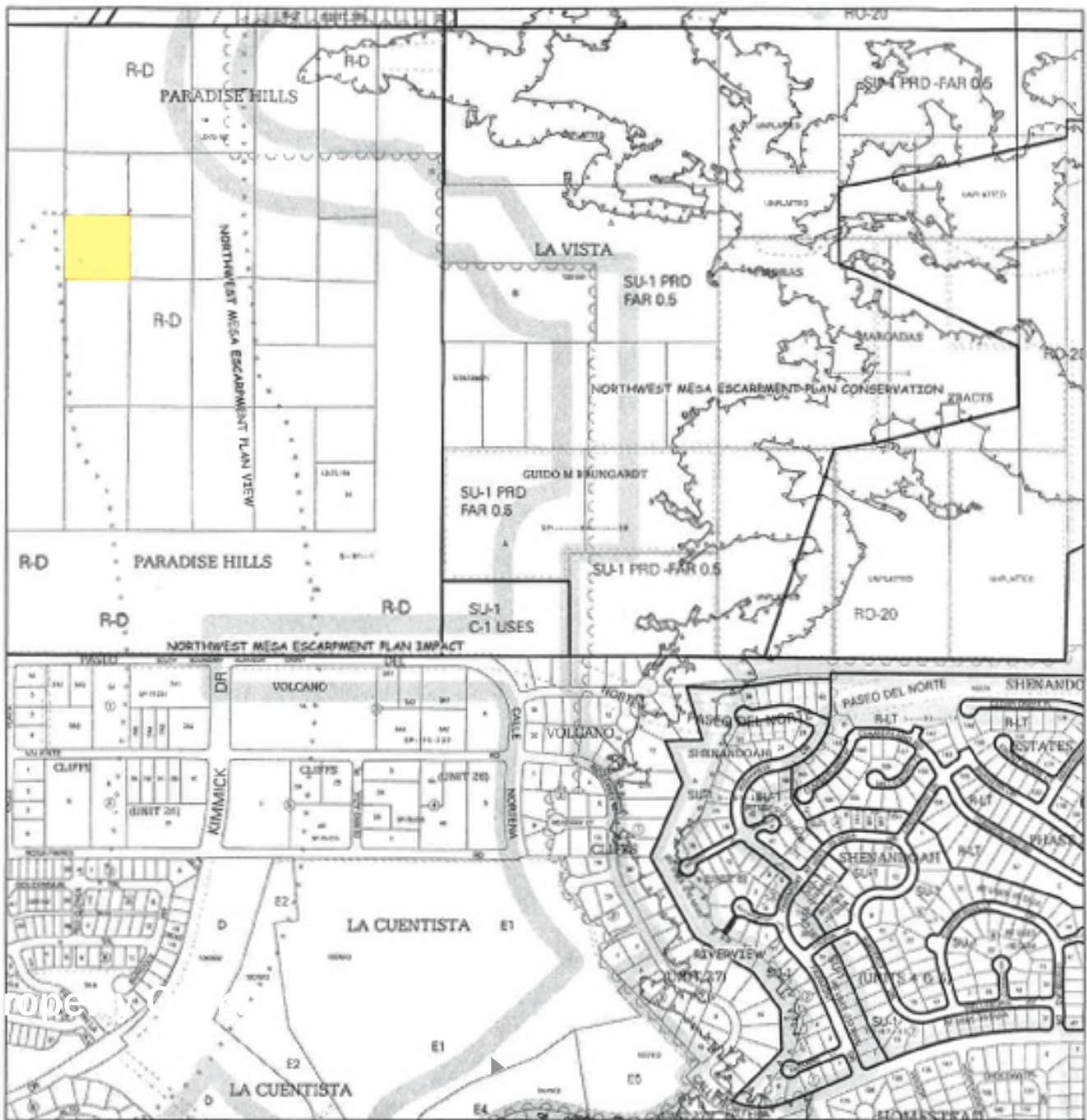


Exhibit 7, TOWN CENTER ILLUSTRATIVE PLAN
*Shaded area denotes possible Transit Center locations


**Owner Financing Available with
Great Terms: 5.5% Interest Rate
With Small Down.
See Broker for Details!!!**



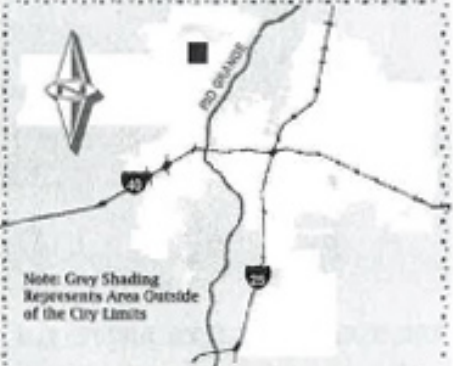
Las Colinas
4801 Lang Avenue NE, Suite 100
Albuquerque, NM 87109
505-897-7227 Office • 505-897-1646 Fax



For more current information and more details visit: <http://www.cabq.gov/gis>







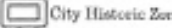



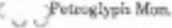
Map amended through: 2/4/2010




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-11-Z

Selected Symbols

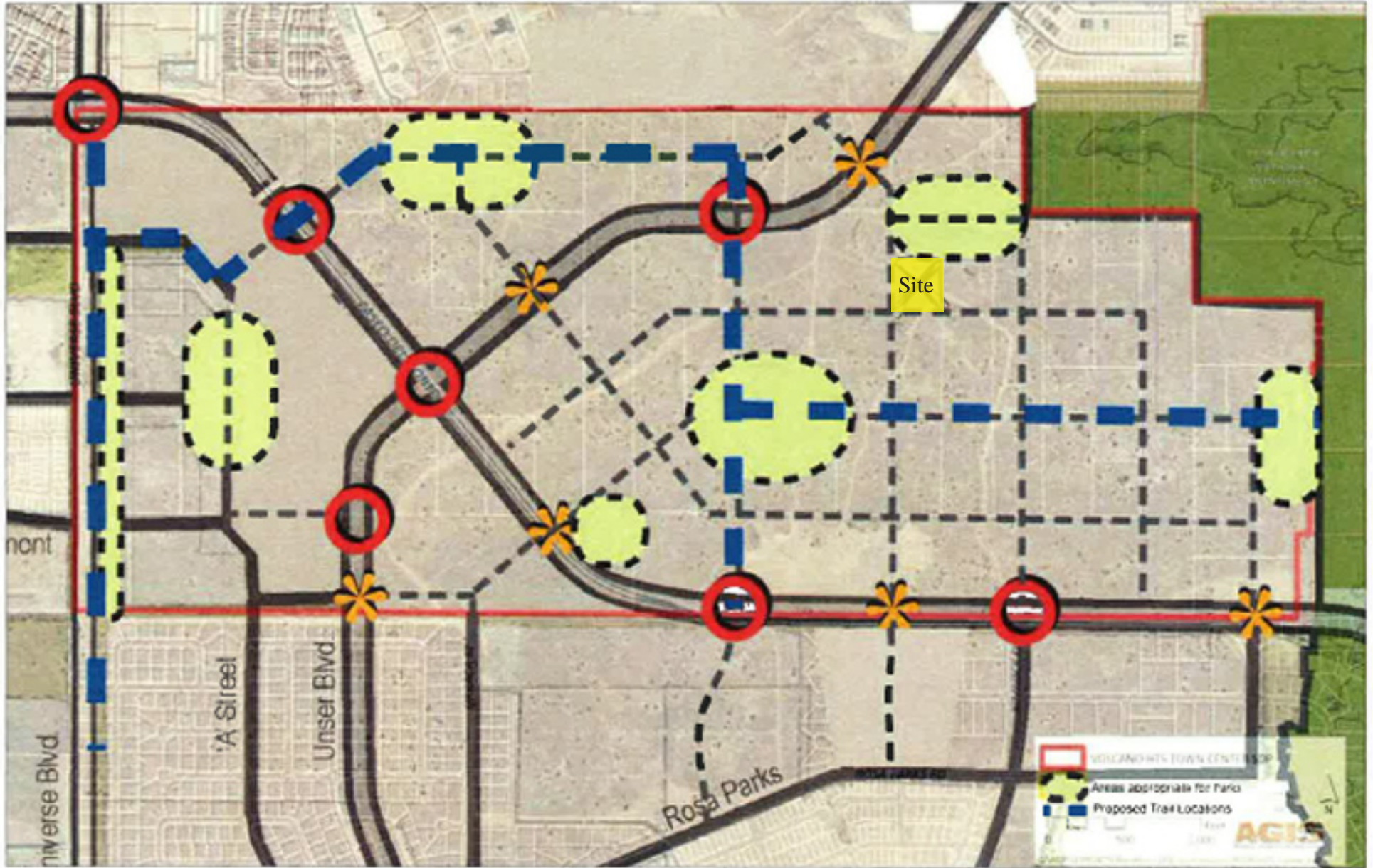
	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	1/4-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

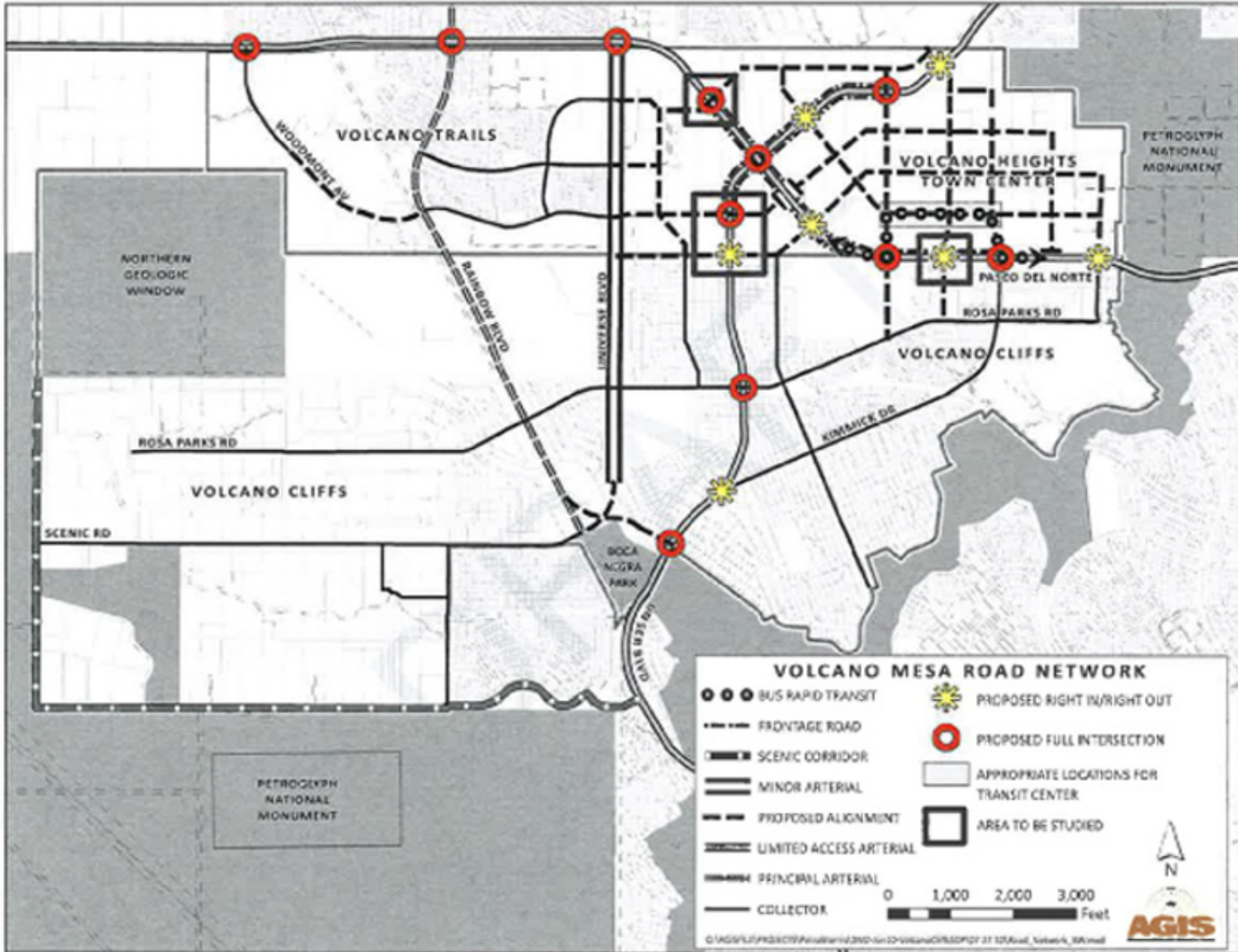


COLDWELL BANKER COMMERCIAL

Las Colinas

Parks and Trails Development





Renz-Whitmore Mikaela J.

From: Andy Anderson [cncmill122@yahoo.com]
Sent: Monday, July 11, 2011 10:31 AM
To: Renz-Whitmore Mikaela J.
Subject: Re: Volcano Heights Sector Development Plan

thank you. and have a great day, Andy

From: Renz-Whitmore Mikaela J. <mrenz@cabq.gov>
To: cncmill122@yahoo.com
Sent: Monday, July 11, 2011 9:32 AM
Subject: Volcano Heights Sector Development Plan

It was great talking with you this morning. I hope you continue to heal successfully and get stronger!

If you would, please reply to this email so that I know you received it, and I have your correct email address.

Please be in touch, and I will be sure to add you to our distribution list for updates.

I will also see what I can find out about the fencing on your property.

Thanks,

Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102
505-924-3932 direct
505-924-3339 fax
mrenz@cabq.gov

Renz-Whitmore Mikaela J.

From: Renz-Whitmore Mikaela J.
Sent: Monday, July 11, 2011 10:04 AM
To: 'cncmill122@yahoo.com'
Subject: RE: Volcano Heights Sector Development Plan

I meant to send you the link to the webpage with the latest draft (undergoing a major revision between now and October 6, the next EPC hearing):

<http://www.cabq.gov/planning/long-range/VolcanoHeightsSDP.html>

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Renz-Whitmore Mikaela J.
Sent: Monday, July 11, 2011 9:32 AM
To: 'cncmill122@yahoo.com'
Subject: Volcano Heights Sector Development Plan

It was great talking with you this morning. I hope you continue to heal successfully and get stronger!

If you would, please reply to this email so that I know you received it, and I have your correct email address.

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I will also see what I can find out about the fencing on your property.

Thanks,

Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102
505-924-3932 direct
505-924-3339 fax
mrenz@cabq.gov

Renz-Whitmore Mikaela J.

From: Renz-Whitmore Mikaela J.
Sent: Monday, July 11, 2011 8:10 AM
To: 'Hoffman,James,FORT WORTH,R&D'
Subject: RE: EPC

No surprises. Now just lots of work to do!

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Hoffman,James,FORT WORTH,R&D [mailto:Jim.Hoffman@AlconLabs.com]
Sent: Friday, July 08, 2011 10:56 AM
To: Renz-Whitmore Mikaela J.
Subject: EPC

Mikaela,
Any comments or surprises from EPC yesterday?

James Hoffman
Project Head

817-551-4335 work
817-568-6971 fax
817-689-4897 cell

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Thank you.

Renz-Whitmore Mikaela J.

From: Westbrook, Sara
Sent: Wednesday, July 13, 2011 3:51 PM
To: 'legacy@cybermesa.com'
Cc: Renz-Whitmore Mikaela J.; Morris, Petra A.; Webb, Andrew T.
Subject: La Cuentista Roads

Good Afternoon Francis,

It's been a while since we've spoken, but I hope everything is going well for you up in Santa Fe. As you know, since the adoption of Volcano Cliffs in May, the Planning Team has continued to move forward with the Volcano Mesa planning process. Volcano Trails is scheduled to be at Council on August 15th and Volcano Heights is still at EPC. As we start working on the proposed road network in Volcano Heights, we want to make sure that we are properly connecting the three plan areas. If you have it, would it be possible to get a CAD file that shows the layout and potential road network of the area just south of Paseo del Norte? Even if they are just preliminary plans, it would really help us ensure road connectivity in the area.

Thanks so much. Feel free to call me if you have any questions,

Sara Westbrook
Policy Analyst - Councilor Dan Lewis
City Council District 5
(505) 768-3189 (w)
(505) 768-3227 (f)
swestbrook@cabq.gov (e-mail)

Renz-Whitmore Mikaela J.

From: Westbrook, Sara
Sent: Friday, July 15, 2011 11:50 AM
To: Renz-Whitmore Mikaela J.; Morris, Petra A.; Webb, Andrew T.
Subject: FW: La Cuentista Roads
Attachments: La cuentista-tract B 6 3 09.pdf; ATT12986531.htm

Sara Westbrook
Policy Analyst - Councilor Dan Lewis
City Council District 5
(505) 768-3189 (w)
(505) 768-3227 (f)
swestbrook@cabq.gov (e-mail)

From: Pavich Frances [mailto:legacy@cybermesa.com]
Sent: Thursday, July 14, 2011 7:13 PM
To: Westbrook, Sara
Subject: Re: La Cuentista Roads

I do have something for Track "B" which is ours, but I don't have the other land owners. I am attaching the Track "B" cad preliminary plat plans.

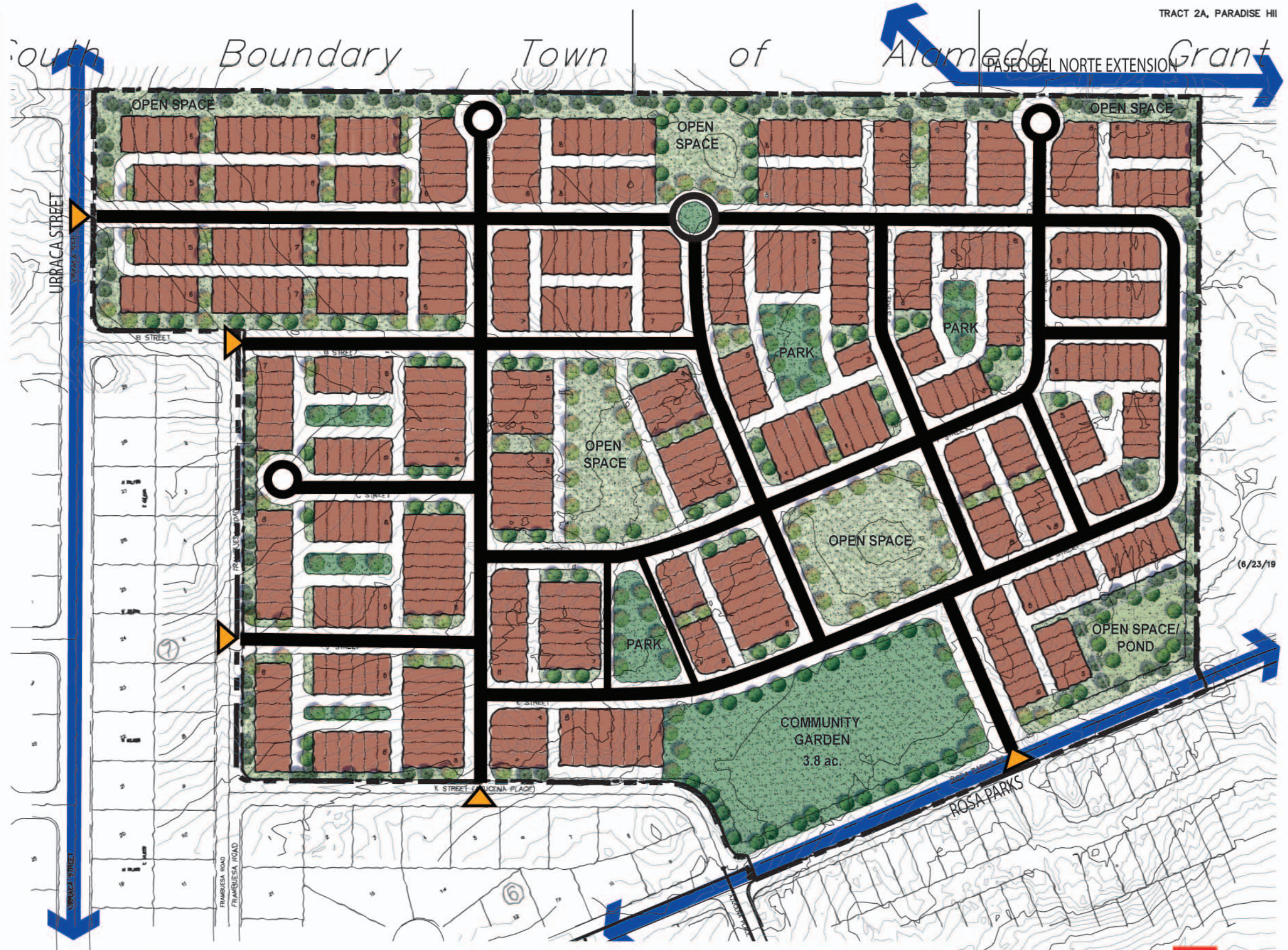
PROJECT DATA:

SITE AREA: 60.15 ACRES

TOWNHOMES:
TOTAL NUMBER OF UNITS: 492
AREA: 22.17 AC.

TOTAL OPEN SPACE AREA: 20.55 AC.

GROSS DENSITY: 8.2 DU/ AC



TRACT 2A, PARADISE HILL

South Boundary Town of Alameda Grant

PASEO DEL NORTE EXTENSION

6/23/19



SCALE: 1" = 200'-0"



LA CUENTISTA - TRACT B
ALBUQUERQUE, NM. - 06092 / 06.04.09



Renz-Whitmore Mikaela J.

From: kanschuetz@comcast.net
Sent: Thursday, July 28, 2011 2:08 PM
To: Renz-Whitmore Mikaela J.
Subject: Re: Volcano Heights Sector--MAC info request and possible

Mikaela,

Thanks thanks for the update. Your mention of a possible focus group meeting during the week of August 22 is especially helpful given the mess that my schedule has become as a consequence of the Las Conchas Fire. (The irony is that I am in the middle of an ongoing project that involves conversations with Jemez Mountains area residents about their fire concerns. A lot of people's worst fears have been realized over the past month.) I'll watch the Planning Department's webpage for the formal announcement.

Thanks also for the preliminary MAC info. I will look to get into this first round of data over the weekend, and I will be sure to keep your advisories in mind while I do so.

I welcome your news that Dr. Schmader is providing assistance to the Planning Department in mapping the significant bedrock outcrops. He knows his stuff. You can have confidence that his recommendations are well grounded.

Kurt

Tel. and Fax: 505-294-9709
Cellular: 505-681-6933

From: "Renz-Whitmore Mikaela J." <mrenz@cabq.gov>
To: kanschuetz@comcast.net
Sent: Thursday, July 28, 2011 10:39:54 AM
Subject: RE: Volcano Heights Sector--MAC info request and possible

Hey Kurt!

You are so good with the soft-edged requests! It's like you've been through planning processes before and know how fungible they are! ☺

We are targeting a focus group the week of August 22nd (maybe Tuesday?) and September 12th (maybe Wednesday?). Again, we'd offer a choice of times during the day, probably an early morning session, a lunch-time session, and an early evening session. I hope that helps your scheduling. I'm hoping to get those dates nailed down and posted on the webpage by tomorrow. Notice probably won't get mailed for another week.

Things have been a bit slower to come together than I'd like, so thanks for your patience and your understanding if the above shift a little.

As for the Major Activity Centers, we've done some research, but the sources of information vary for the different MACs, so it's hard to compare apples to apples. Some info is incomplete, etc. I'm attaching what we have now

9/27/2011

for your consideration, but we're still working to figure out how to compare traffic generation. We may not be able to get you exactly what you're after. At the very least, we'll try to get traffic counts for the roads/intersections on the boundaries of the MACs so you can get some sense of what we're talking about. The size of the MAC in Heights is still a moving target, so keep that in mind.

As for a tour, I'd like to wait until after the first focus group so we can take a proposed character zone graphic with us to start ground-testing the boundaries, the sizes, etc. We've also worked with Dr. Schmader to map the significant rock outcroppings that he'd like to see preserved and adjust the mandatory road network accordingly. It would be great to take that with us, as well. So that would need to take place between late August and mid-September.

Thanks again for your gentle nudges!

M

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: kanschuetz@comcast.net [mailto:kanschuetz@comcast.net]
Sent: Thursday, July 28, 2011 9:02 AM
To: Renz-Whitmore Mikaela J.
Subject: Volcano Heights Sector--MAC info request and possible

Dear Mikaela,

I hope that your summer has been pleasant and productive, and that you have been enjoying the arrival of the monsoon season at long last. After going without a rain since the beginning of the year, the four showers that have fallen at my house up on the Northwest Mesa over the past week have been a blessing.

I thought that I would touch bases to inquire about the your progress in compiling the information about Albuquerque's established Major Activity Centers that I requested at the time of the Volcano Heights Sector Open House. I realize that this request involves a good deal of research on the part of City staff, but I think that access to this quantitative information would be helpful to all Stakeholders.

Also, as I begin blocking out my interview and field work schedules for August and September--a process that has been greatly complicated by the Las Conchas Fire-- I thought that I would use this opportunity to ask if the Planning Department has engaged in any further discussion about the feasibility of an on-site inspection. If a Volcano Heights site inspection is a possibility and you have a general idea of when the tour might happen (e.g., "not before the end of August" or "perhaps after the second week in September"), I would greatly appreciate anything that is permissible for you to share with the public.

At the risk of asking a question to which you cannot respond, I am simply grasping at straws for my own particular scheduling challenges. If you have anything that you can share, I will use this information only to build some flexibility into my schedule during possible windows of opportunity. I would be terribly disappointed to find that I could not participate in some Focus Group or Stakeholder activity because I booked my calendar too tightly at key points in time and have left myself no outs.

I certainly don't mean to place you, or anyone else in the Planning Department for that matter, in a awkward position by requesting information on something that might still be under consideration, however. I will understand if you cannot share anything at this time.

As always, thank you for your time and consideration. I will look forward to hearing from you.

Regards,

Kurt Anschuetz

Tel. and Fax: 505-294-9709

Cellular: 505-681-6933

Major Activity Center (MAC)	Acres	Jobs (2008)	Jobs/Acre	Office (SF)	Retail (SF)	Total SF (millions)	Major Arterials	Driving distance to nearest interstate access (miles)
Atrisco Business Park	546.5	4,730	8.7	326,128	~0	0.33	Central, Coors, I-40, Unser	0.38
CNM	128.1	2,621	20.5	N/A	N/A	N/A	Avenida Cesar Chavez, University	0.64
Cottonwood Center	365.9	5,893	16.1	~0	4,070,851	4.07	Alameda, Coors, Coors Bypass, Ellison	4.09
Downtown	282.3	21,020	74.5	2,735,375	552,038	3.29	Broadway, Central, Coal, Copper, Fifth, Fourth, Lead, Lomas, Martin Luther King, Second, Sixth, Third	0.42
Journal Center	200.6	3,223	16.1	2,800,000	~ 0	2.8	I-25, Jefferson, Osuna	0.00
Lovelace/VA	73.4	2,778	37.8	N/A	N/A	N/A	Gibson, San Mateo	2.84
North I-25	122.4	6,193	50.6	3,228,845	3,200,883	6.4	Alameda, Jefferson	0.34
Renaissance Center	411.0	6,159	15.0	320,000	630,000	0.95	I-25, Montgomery	0.00
Sandia/Kirtland	376.5	19,502	51.8	N/A	N/A	N/A	Eubank	1.93
Sunport/Airport	96.1	4,575	47.6	1,249,784	N/A	1.25	Randolph, Sunport, University, Yale	0.64
UNM	315.3	13,141	41.7	904,514	1,018,295	1.92	Central, Lomas, Monte Vista, University	0.55
Uptown	593.3	11,110	18.7	1,824,745	1,952,699	3.78	I-40, Indian School, Louisiana, Menaul, San Pedro	0.00
TOTAL	3511.4	100,945	33.2	13,389,391	11,424,766	24.79		

Most reliable MAC profiles are highlighted in green

Renz-Whitmore Mikaela J.

From: Renz-Whitmore Mikaela J.
Sent: Thursday, July 28, 2011 4:08 PM
To: 'Rick Beltramo'
Cc: Webb, Andrew T.; Morris, Petra A.
Subject: RE: Volcano Heights Sector Plan- Questions Regarding Overpass

You are a busy man!

If you have a second, we'd really like to tie up this loose end, as we're getting deeper into the planning process, and it would be a shame to have to re-do or un-do work later.

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Renz-Whitmore Mikaela J.
Sent: Tuesday, July 05, 2011 2:20 PM
To: 'Rick Beltramo'
Cc: Webb, Andrew T.; Morris, Petra A.
Subject: Volcano Heights Sector Plan- Questions Regarding Overpass

Rick,

We've had no luck trying to run this down with folks at the City. Can you tell us more about where you got the exhibit? We're going to need to follow up with the consultant on this, as nothing we've seen shows this underpass.

Until we know more, the answers to your questions below are:

- 1) No, the 2010 draft plan doesn't show an under or an overpass per se, but the road network is being revised with the new draft version anyway, so we still need to know more about it.
- 2) Roads will be largely the responsibility of the developers in this area, even when it's Paseo. Unser is a good example, as new segments have been paid for by the SAD for Cliffs or the subdivisions.

One of the challenges in the Heights plan is finding the balance between a mandatory road system so that the area can develop (i.e. coordination among property owners along corridors) while allowing flexibility for non-mandatory roads to develop where they're needed to support individual projects.

Probably not the answers you were looking for, but ... that's the best info I have for now.

We'd appreciate any more info so we can look into this over/under pass more and include it in the Plan if it's a real project.

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

9/27/2011

From: Morris, Petra A.
Sent: Tuesday, April 05, 2011 11:16 AM
To: Renz-Whitmore Mikaela J.; Brito, Russell D.; Westbrook, Sara; Shair-Rosenfield, Kara; Webb, Andrew T.
Subject: FW: Volcano Heights Sector Plan- Questions Regarding Overpass

From: Rick Beltramo [mailto:rbeltramo@longfordhomes.com]
Sent: Tuesday, April 05, 2011 11:13 AM
To: Morris, Petra A.
Subject: Volcano Heights Sector Plan- Questions Regarding Overpass

Petra,

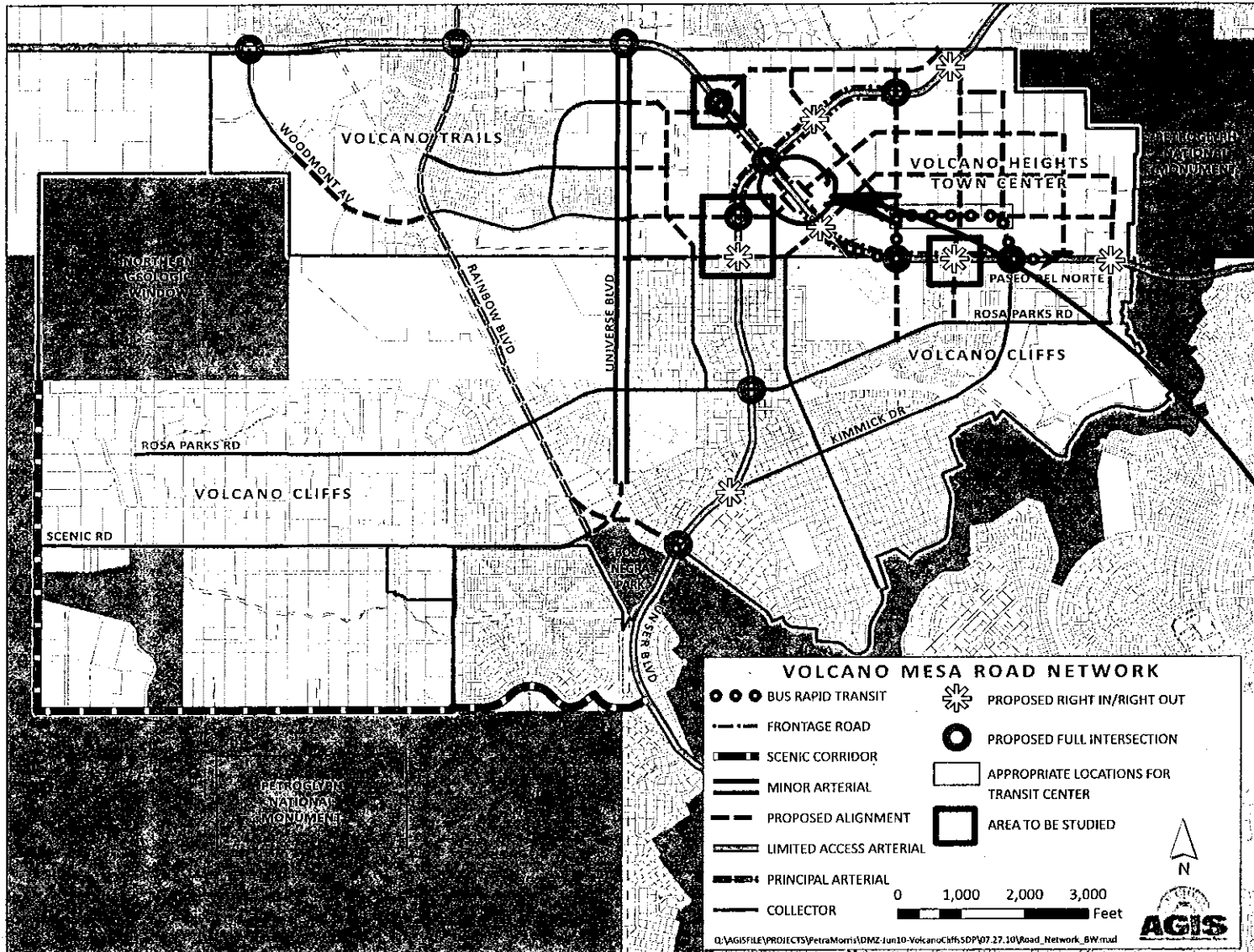
Longford owns a parcel in the "Heights" sector plan area. Attached is an exhibit from the sector plan that shows the proposed road network. Also provided is an enlarged plan showing the subject property. The enlarged map is based on exhibits provided by the consultant providing design services for PDN Blvd. and Unser Blvd. The exhibit shows our property and the proposed street network.

The current plan appears to call for an overpass located on our property. My questions are:

- 1) Does the plan call for an overpass or underpass at the identified location ?
- 2) If yes, who is responsible for building the overpass? I would assume a bridge over Paseo Del Norte would be a public improvement responsibility.

Thanks. RLB.

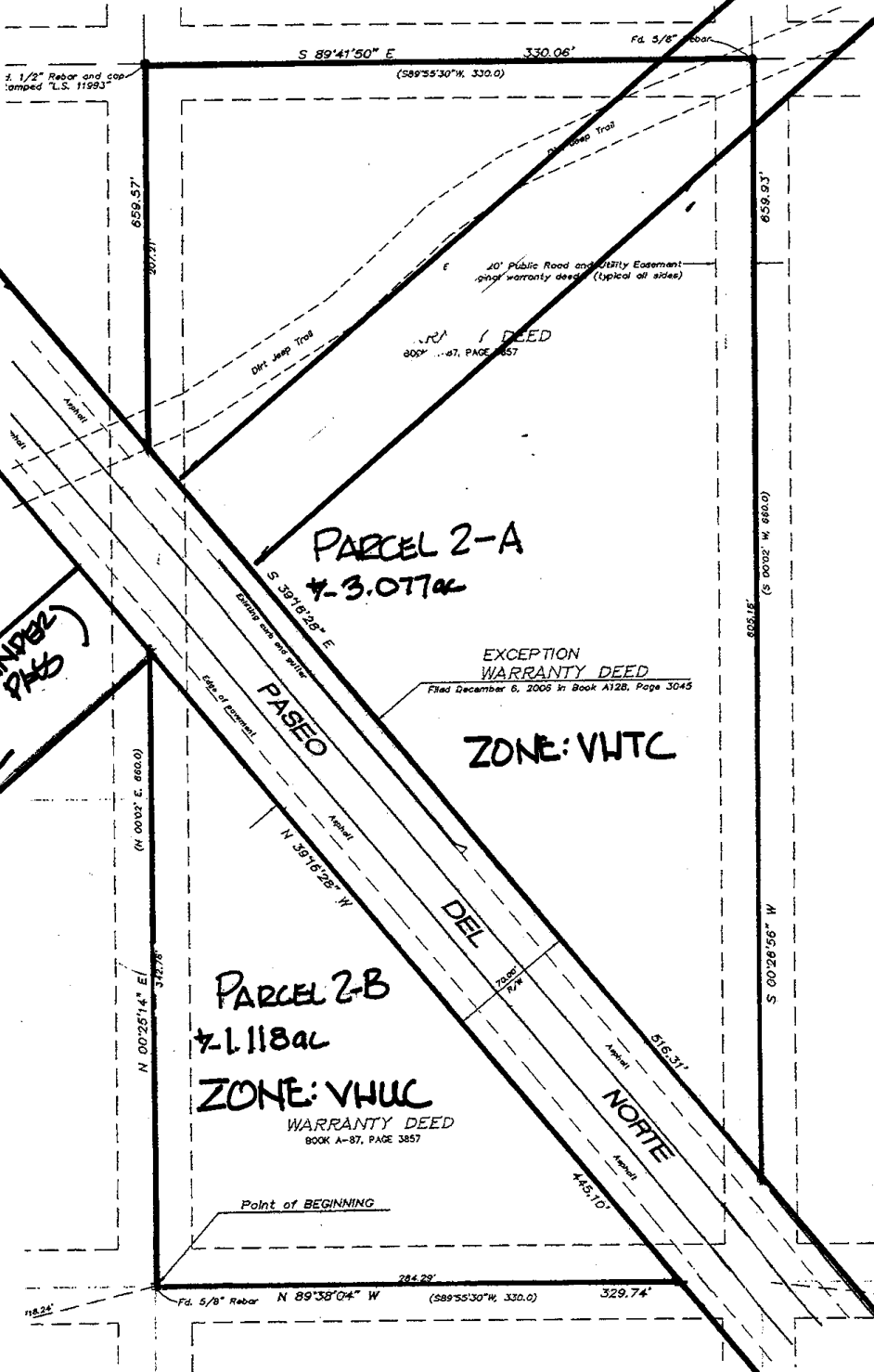
Transportation



OVERPASS?

Exhibit 11, The Road Network

TRACT 2



FUTURE (UNDER PASS) MAJOR LOCAL

PARCEL 2-A
4-3.077ac

EXCEPTION WARRANTY DEED
Filed December 6, 2006 in Book A128, Page 3045

ZONE: VHUC

PARCEL 2-B
4-1.118ac
ZONE: VHUC
WARRANTY DEED
BOOK A-87, PAGE 3857

ACCESS:

- FUTURE MAJOR LOCAL RD. FUNCTIONS AS ~~OVER~~ UNDER PASS CONNECTING NORTH SIDE OF SECTOR FROM TO SOUTH SIDE
- NEAR PROXIMITY TO RT-IN/RT-OUT.

FUTURE RT. IN/RT. OUT.

Renz-Whitmore Mikaela J.

From: Renz-Whitmore Mikaela J.
Sent: Thursday, July 28, 2011 1:07 PM
To: 'Hoffman,James,FORT WORTH,R&D'
Cc: Webb, Andrew T.; Westbrook, Sara
Subject: Volcano Heights - Focus Groups

We're targeting the week of August 22nd (maybe Tuesday?) and September 12th (maybe Wednesday?) for focus groups. Again, we'll offer a choice of times during the day, probably an early morning session, a lunch-time session, and an early evening session.

I don't think it's necessary that you attend in person, but it would be a good idea to have talk by phone after the focus groups to discuss presentation materials, as well as getting any comments you want to send in writing. We're hoping to have the materials up on the webpage at least a few days prior to each focus group for people to chew on before coming in to discuss.

I hope that helps your scheduling. We're nailing down these dates and posting to the webpage ASAP. Notice probably won't get mailed for another week.

Thanks,

Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102
505-924-3932 direct
505-924-3339 fax
mrenz@cabq.gov

Public Correspondence

August

(August 23: Focus Groups)

Renz-Whitmore Mikaela J.

From: Renz-Whitmore Mikaela J.
Sent: Friday, August 19, 2011 4:04 PM
To: 'kanschuetz@comcast.net'
Subject: Volcano Heights - more on MACs
Attachments: CABQ-MAC-Comparisons.doc

Here's a tiny bit more information about the individual MACs, in case it's useful/interesting to you.

Let us know what info missing here might be good to track down.

Thanks,

Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102
505-924-3932 direct
505-924-3339 fax
mrenz@cabq.gov

City of Albuquerque

Major Activity Centers

Atrisco Business Park

Overview	
Acres	546.5
Driving distance to nearest interstate	0.4 miles

Employment (2009)	
Est. jobs	2,020
Workers commuting in	1,990
Jobs/acre	3.7
Office sq. ft.	N/A
Retail sq. ft.	~0
Total sq. ft.	N/A

Commute Length (2009)	
Less than 10 miles	55.8%
10 to 24 miles	29.7%
25 to 50 miles	2.5%
Over 50 miles	12.0%

Average Daily Traffic (2010)	
I-40	73,850
Coors	34,250
Unser	25,250
Central	19,650



Photo Credit: RLHelinski

CNM

Overview	
Acres	128.1
Driving distance to nearest interstate	0.6 miles

Employment (2009)	
Est. jobs	407
Workers commuting in	406
Jobs/acre	3.2
Office sq. ft.	N/A
Retail sq. ft.	N/A
Total sq. ft.	N/A

Commute Length (2009)	
Less than 10 miles	75.9%
10 to 24 miles	14.7%
25 to 50 miles	2.0%
Over 50 miles	7.4%

Average Daily Traffic (2010)	
Avenida Cesar Chavez	21,250
University	13,100
Coal	10,850



Photo Credit: PerryPlanet

Cottonwood Center

Overview	
Acres	365.9
Driving distance to nearest interstate	4.1 miles

Employment (2009)	
Est. jobs	3,657
Workers commuting in	3,657
Jobs/acre	10.0
Office sq. ft.	~0
Retail sq. ft.	4.07 million
Total sq. ft.	~4.07 million

Commute Length (2009)	
Less than 10 miles	57.2%
10 to 24 miles	15.6%
25 to 50 miles	9.9%
Over 50 miles	17.3%

Average Daily Traffic (2010)	
Coors Bypass	45,400
Alameda	36,350
Ellison	21,400



Photo Credit: Ben Kimball

Downtown

Overview	
Acres	282.3
Driving distance to nearest interstate	0.4 miles

Employment (2009)	
Est. jobs	16,342
Workers commuting in	16,251
Jobs/acre	57.9
Office sq. ft.	2.74 million
Retail sq. ft.	550,000
Total sq. ft.	3.29 million

Commute Length (2009)	
Less than 10 miles	77.4%
10 to 24 miles	13.4%
25 to 50 miles	2.0%
Over 50 miles	7.2%

Average Daily Traffic (2010)	
Lomas	23,700
Broadway	15,850
Central	11,950
Lead	7,800
Coal	6,500
Second	5,450
Third	5,150



Photo Credit: eatabq.com

Journal Center

Overview	
Acres	200.6
Driving distance to nearest interstate	0.0 miles

Employment (2009)	
Est. jobs	3,166
Workers commuting in	3,166
Jobs/acre	15.8
Office sq. ft.	2.80 million
Retail sq. ft.	~0
Total sq. ft.	~2.80 million

Commute Length (2009)	
Less than 10 miles	70.3%
10 to 24 miles	11.0%
25 to 50 miles	5.7%
Over 50 miles	13.1%

Average Daily Traffic (2010)	
I-25	129,500
Paseo del Norte	62,250
Osuna	26,400
Jefferson	21,733



Photo Credit: cjc4454

Lovelace / VA

Overview	
Acres	73.4
Driving distance to nearest interstate	2.8 miles

Employment (2009)	
Est. jobs	805
Workers commuting in	803
Jobs/acre	11.0
Office sq. ft.	N/A
Retail sq. ft.	N/A
Total sq. ft.	N/A

Commute Length (2009)	
Less than 10 miles	72.3%
10 to 24 miles	20.0%
25 to 50 miles	1.9%
Over 50 miles	5.8%

Average Daily Traffic (2010)	
Gibson	20,700
San Mateo	13,000



Photo Credit: Marc Valdez

North I-25

Overview	
Acres	122.4
Driving distance to nearest interstate	0.3 miles

Employment (2009)	
Est. jobs	1,415
Workers commuting in	1,415
Jobs/acre	11.6
Office sq. ft.	N/A
Retail sq. ft.	N/A
Total sq. ft.	N/A

Commute Length (2009)	
Less than 10 miles	67.5%
10 to 24 miles	11.7%
25 to 50 miles	7.0%
Over 50 miles	13.9%

Average Daily Traffic (2010)	
Alameda	30,750
Jefferson	7,100



Photo Credit: Sites Southwest

Renaissance Center

Overview	
Acres	411.0
Driving distance to nearest interstate	0.0 miles

Employment (2009)	
Est. jobs	4,858
Workers commuting in	4,858
Jobs/acre	11.8
Office sq. ft.	320,000
Retail sq. ft.	630,000
Total sq. ft.	950,000

Commute Length (2009)	
Less than 10 miles	68.4%
10 to 24 miles	11.0%
25 to 50 miles	5.7%
Over 50 miles	14.9%

Average Daily Traffic (2010)	
I-25	166,950
Montaño	35,850
Renaissance	8,650



Photo Credit: Google Maps

Sandia / Kirtland

Overview	
Acres	376.5
Driving distance to nearest interstate	1.9 miles

Employment (2009)	
Est. jobs	N/A
Workers commuting in	N/A
Jobs/acre	N/A
Office sq. ft.	N/A
Retail sq. ft.	N/A
Total sq. ft.	N/A

Commute Length (2009)	
Less than 10 miles	N/A
10 to 24 miles	N/A
25 to 50 miles	N/A
Over 50 miles	N/A

Average Daily Traffic (2010)	
Eubank	N/A
Wyoming	N/A



Photo Credit: Sandia Labs

Sunport

Overview	
Acres	96.1
Driving distance to nearest interstate	0.6 miles

Employment (2009)	
Est. jobs	136
Workers commuting in	136
Jobs/acre	1.4
Office sq. ft.	1.25 million
Retail sq. ft.	N/A
Total sq. ft.	N/A

Commute Length (2009)	
Less than 10 miles	65.4%
10 to 24 miles	22.1%
25 to 50 miles	3.7%
Over 50 miles	8.8%

Average Daily Traffic (2010)	
Yale	11,650
University	10,700
Sunport	10,400
Randolph	9,800



Photo Credit: RLHelinski

UNM

Overview	
Acres	315.3
Driving distance to nearest interstate	0.6 miles

Employment (2009)	
Est. jobs	10,194
Workers commuting in	10,174
Jobs/acre	32.3
Office sq. ft.	900,000
Retail sq. ft.	1.0 million
Total sq. ft.	1.9 million

Commute Length (2009)	
Less than 10 miles	78.3%
10 to 24 miles	12.5%
25 to 50 miles	2.5%
Over 50 miles	6.7%

Average Daily Traffic (2010)	
Central	26,900
Lomas	23,700
University	18,350
Girard	9,500

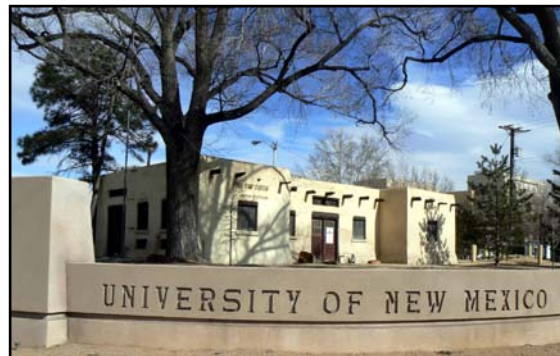


Photo Credit: Cassafrass

Uptown

Overview	
Acres	593.3
Driving distance to nearest interstate	0.0 miles

Employment (2009)	
Est. jobs	28,703
Workers commuting in	28,567
Jobs/acre	48.4
Office sq. ft.	1.82 million
Retail sq. ft.	1.95 million
Total sq. ft.	3.77 million

Commute Length (2009)	
Less than 10 miles	75.9%
10 to 24 miles	14.8%
25 to 50 miles	2.1%
Over 50 miles	7.2%

Average Daily Traffic (2010)	
I-40	126,400
Louisiana	30,600
Menaul	26,200
San Pedro	17,550
Indian School	11,600



Photo Credit: Garrett Vreeland

Renz-Whitmore Mikaela J.

From: Westbrook, Sara
Sent: Friday, August 19, 2011 2:38 PM
To: 'gngold@comcast.net'
Subject: August 23rd Focus Group

Good Afternoon Dr. Gold,

I hope this email finds you well. Thank you for signing up for a focus group both for August and September for the Volcano Heights Sector Development Plan. I'm not sure if there was a glitch in the system but unfortunately the time that you selected for the August focus group did not appear on the website. We show 11:30 for the September focus group. I wanted to confirm which focus group you would like to attend on Tuesday so that we can make sure we have it recorded. The options are as follows:

FOCUS GROUPS: AUGUST 23

The Planning Team will meet with interested property owners, neighbors, and other stakeholders to gather initial feedback on proposals for mandatory streets, character zones, and zoning framework. Participants will have the opportunity to help shape the direction of the draft revision.

Tuesday, August 23

7:30-9 am

11:30-1 pm

6-7:30 pm

Council Services, City/County Building, One Civic Plaza, 9th Floor

(Parking will be validated.)

Thank you for continuing to be a part of this process. Have a nice weekend and we'll see you on Tuesday.

Sara Westbrook
Policy Analyst - Councilor Dan Lewis
City Council District 5
(505) 768-3189 (w)
(505) 768-3227 (f)
swestbrook@cabq.gov (e-mail)

Renz-Whitmore Mikaela J.

From: Renz-Whitmore Mikaela J.
Sent: Friday, August 19, 2011 3:58 PM
To: 'Hoffman,James,FORT WORTH,R&D'
Cc: Westbrook, Sara; Webb, Andrew T.
Subject: VHSDP - web

Did you find the materials? They were late going up, sorry!

<http://www.cabq.gov/planning/long-range/VolcanoHeightsSDP.html>

Once you have a chance to look through these, we can have a call anytime after Tuesday. Of course, we'll look at written comments any time!

Thanks,

Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102
505-924-3932 direct
505-924-3339 fax
mrenz@cabq.gov

Renz-Whitmore Mikaela J.

From: Webb, Andrew T.
Sent: Friday, August 19, 2011 1:49 PM
To: Webb, Andrew T.
Subject: RE: Reminder: Volcano Heights Focus Groups Tuesday, Aug. 23 and Wednesday, Sept. 14

Attachments: VHSDP-FocusGroup_8-23-11-handout-ALL.pdf

[My apologies -- here is the attachment:](#)



VHSDP-FocusGroup
_8-23-11-hando...

Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161
awebb@cabq.gov

From: Webb, Andrew T.
Sent: Friday, August 19, 2011 1:45 PM
To: Webb, Andrew T.
Subject: Reminder: Volcano Heights Focus Groups Tuesday, Aug. 23 and Wednesday, Sept. 14

Good afternoon --

I'm e-mailing to remind you about two upcoming opportunities to participate in the Volcano Heights Sector Development Plan process and provide feedback on the work completed so far. Beginning next week, City Planning and Council Services staff will hold a series of focus groups aimed at soliciting input for revisions to the Plan prior to the next hearing at the Environmental Planning Commission (EPC) in early October.

As you know, the City has been working with Gateway Planning Group to revise the draft to meet market conditions, encourage pedestrian- and transit-friendly development with significant opportunities for major employment, and allow short- and long-term opportunities for development while providing enough guidance to regulate a predictable built environment. The City needs landowner collaboration and public input to refine incentives, design regulations, and zoning that encourage desirable and predictable development patterns along transportation corridors.

FOCUS GROUPS: AUGUST 23

The Planning Team will meet with interested property owners, neighbors, and other stakeholders to gather initial feedback on proposals for mandatory streets, character zones, and zoning framework. Participants will have the opportunity to help shape the direction of the draft revision.

Tuesday, August 23

- 7:30-9 am
- 11:30-1 pm
- 6-7:30 pm

*Council Services, City/County Building, One Civic Plaza, 9th Floor
(Parking will be validated.)*

FOCUS GROUPS: SEPTEMBER 14

The Planning Team will meet with property owners, neighbors, and other stakeholders to gather final input prior to the EPC hearing October 6. Participants will have the opportunity to review the draft and provide feedback prior to its submittal to the EPC.

Wednesday, September 14

- 7:30-9 am
- 11:30-1 pm
- 6-7:30 pm

*Council Services, City/County Building, One Civic Plaza, 9th Floor
(Parking will be validated.)*

Each property owner or group of property owners may attend one (1) focus group each day. Sign-up will be first-come, first served, and attendance for each focus group will be capped at 12 participants. Additional days/times will be added to accommodate demand as warranted. To sign up to attend a focus group or for more information, please visit the City's Volcano Heights Sector Development webpage:

<http://www.cabq.gov/planning/long-range/VolcanoHeightsSDP.html>.

The Planning Team is committed to posting materials as early as possible for your review and will send email alerts of updates to the Volcano Mesa distribution list. If your email address is not on the list, contact us. You can also check the website periodically for updates. **Draft materials will be available for review on the above City webpage on the Friday prior to the focus groups.**

The attached document contains preview materials from the presentations for next week's focus groups, including revised character zone and street network maps, an outline of the proposed development review process for Volcano Heights and a draft table of contents for the final Plan document. The full presentation will be online at the above website by later this afternoon.

If you cannot attend any of the above sessions, a member of the Project team would be happy to meet with you individually. For this and any other question, please feel free to contact me or Project Manager Mikaela Renz-Whitmore (mrenz@cabq.gov or **924-3932**).

The draft Volcano Heights Sector Development Plan will have its next hearing at the EPC on Thursday, October 6, 2011 at 8:30 a.m. in the Planning Department Hearing Room, Plaza Del Sol, 600 Second Street NW, Basement Level.

Thank you for your ongoing interest in the Volcano Mesa planning process, and have a great weekend!

Andrew

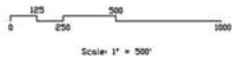
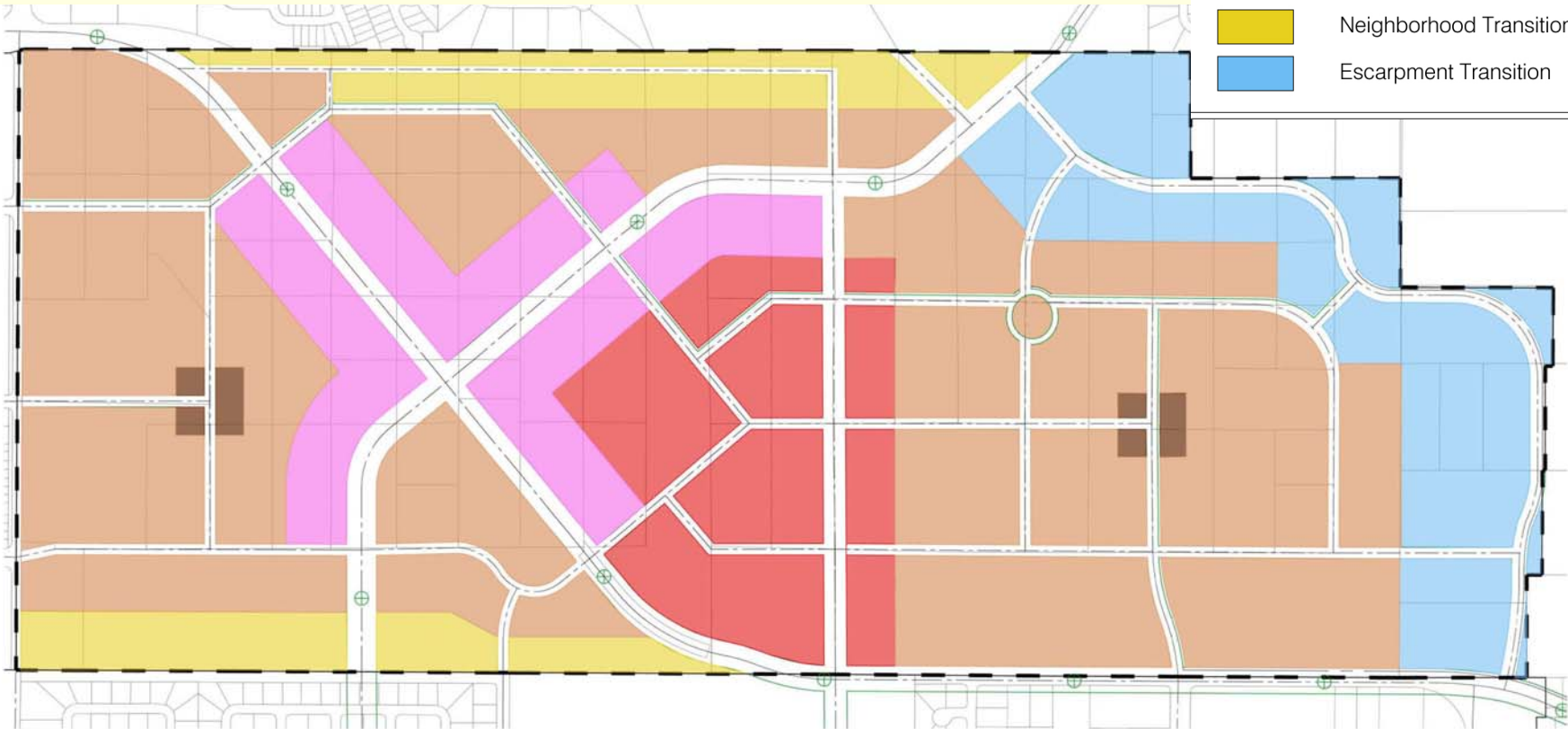
Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161
awebb@cabq.gov

Character Zone Map

LEGEND

CHARACTER ZONE

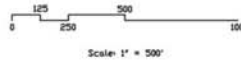
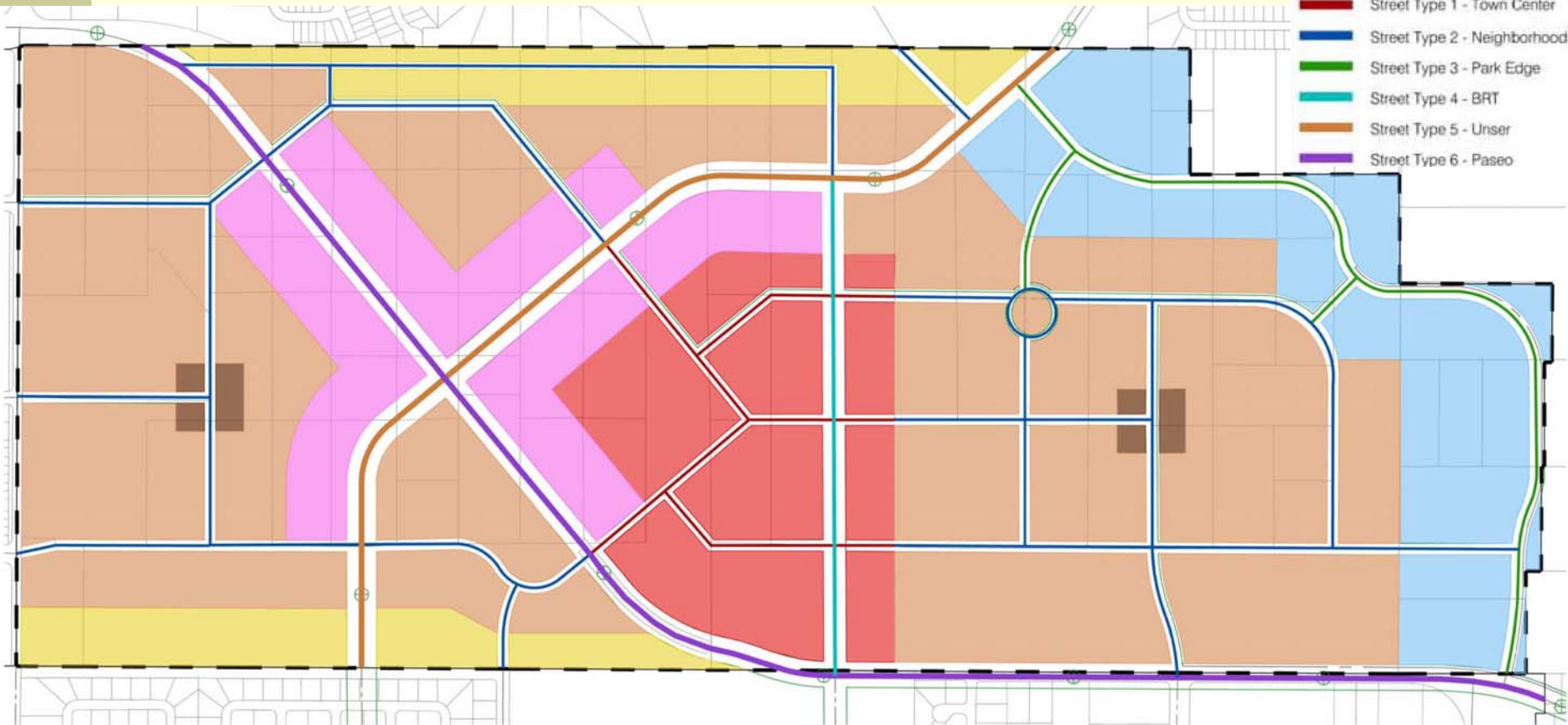
- Town Center
- Regional Center
- Neighborhood Center
- Urban Mixed Use
- Neighborhood Transition
- Escarpment Transition



Volcano Height Sector Plan: Character Zones

II. & III. Character Zones & Street Character



LEGEND	
CHARACTER ZONE	
	Town Center
	Regional Center
	Neighborhood Center
	Urban Mixed Use
	Neighborhood Transition
	Escarpment Transition
STREET DESIGNATIONS	
	Street Type 1 - Town Center
	Street Type 2 - Neighborhood
	Street Type 3 - Park Edge
	Street Type 4 - BRT
	Street Type 5 - Unser
	Street Type 6 - Paseo



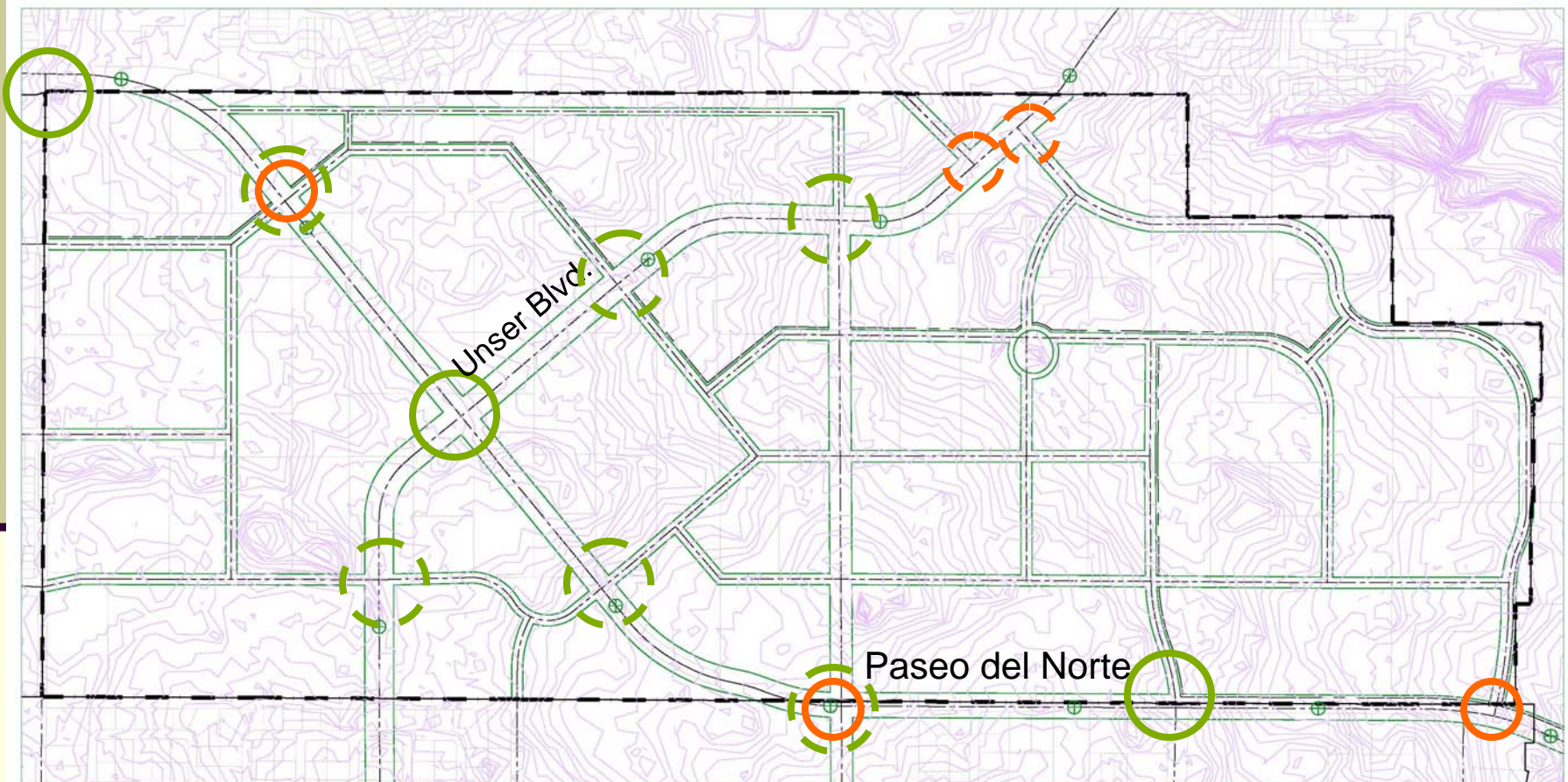
Volcano Height Sector Regulating Plan	
APPENDIX A - DRAFT	AUG 18, 2011

Limited-access Intersections

LEGEND

-  Full intersection "on the books"
-  Right-in / Right-out intersection "on the books"

Dashed lines = proposed



City of Albuquerque

Major Activity Center (MAC) Comparisons

	Uptown	Renaissance Ctr.	Cottonwood Ctr	UNM	Downtown	Journal Ctr
OVERVIEW						
Acres	593	411	366	315	282	201
Driving distance to nearest interstate	0.0 miles	0.0 miles	4.1 miles	0.6 miles	0.4 miles	0.0 miles
EMPLOYMENT						
Est. jobs	28,703	4,858	3,657	10,194	16,342	3,166
Workers commuting in	28,567	4,858	3,657	10,174	16,251	3,166
Jobs/acre	48.4	11.8	10.0	32.3	57.9	15.8
Office sq. ft.	1.82 million	320,000	~0	900,000	2.74 million	2.80 million
Retail sq. ft.	1.95 million	630,000	4.07 million	1.0 million	550,000	~0
Total sq. ft.	3.77 million	950,000	~4.07 million	1.9 million	3.29 million	~2.80 million
COMMUTE LENGTH (2009)						
Less than 10 miles	76%	68%	57%	78%	77%	70%
10 to 50 miles	17%	17%	26%	15%	15%	17%
Over 50 miles	7%	15%	17%	7%	7%	13%
AVERAGE WEEKDAY TRAFFIC COUNTS (2010)						
High	30,600	35,850	45,400	26,900	23,700	62,250
Low	11,600	8,650	18,800	9,500	5,150	21,733

Compiled August 2011 by City Council Services – Stephen Hawley
Sources: Grubb & Ellis; MRCOG; U.S. Census Bureau; AGIS

Design Review Process: New Development

ZONES	Approval Process
Transition Zones & VHMx:	Residential development < 5 acres: Administrative Approval (AA)
	Non-residential development (any size) AND Residential > 5 acres: – Fully compliant: AA – Otherwise: Review Team & AA
All other zones: <ul style="list-style-type: none"> • Town Center • Regional Center • Neighborhood Center 	< 5 acres: – Fully Compliant: Review Team & AA – Otherwise: Review Team & DRB
	> 5 acres: – Review Team & DRB

Design Review Process: Redevelopment & Adjustments to the Code

ZONES	Proposed Change	Approval Process
Transition Zones & VHMx:	Major Modification	Review Team + Administrative Approval (AA)
	Minor Modification	AA
All other zones: • Town Center • Regional Center • Neighborhood Center	Major Modification	Review Team & DRB
	Minor Modification	Review Team & AA

Major Modification = >10 % of dimensional standard, requirement, or bonus criteria
OR change otherwise deemed major by Planning Director and/or his/her designee

Minor Modification = < 10% of dimensional standard OR change otherwise deemed
minor by Planning Director and/or his/her designee

August 19, 2011

Volcano Heights SDP - Focus Group
Presentation - WORKING DRAFT

9

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DRAFT

Renz-Whitmore Mikaela J.

From: Hoffman,James,FORT WORTH,R&D [Jim.Hoffman@AlconLabs.com]
Sent: Monday, August 22, 2011 4:30 AM
To: Renz-Whitmore Mikaela J.
Cc: Westbrook, Sara; brad@gatewayplanning.com
Subject: August 23, 2011 VHSDP Focus Group Presentation

Mikaela,

Here are a my comments on the August 23, 2011 focus group presentation.

Slide 11 – Who / what is the City Forester?

Slide 14 – Character zone map should extend the Regional Center on the southern side of Unser Blvd from the SE corner of the Unser / Transit road to the blue Escarpment Transition zone. This location would be most favorable for auto oriented use to meet the needs of evening commuters residing north of the plan area. Autos leaving the transit center would have 1) right in access from the Transit Road and either 2a) right out to the Transit Road / right out to Unser northbound, or 2b) internal street connection to the Petroglyph Monument Parkway which would have right out access Unser Blvd. northbound.

Slide 15 – Would the Regional Center also include restaurants and lodging? Are there any existing areas in Albuquerque (e.g. ABQ Uptown) that would meet the requirements of the Regional Center character zone.

Slide 17 – Mandatory Streets. I looks like there is a trail along the north side of the road leading from the Petroglyph Monument Parkway through the traffic circle, across Unser and Paseo del Norte to Universe. Is that correct?

Slide 18 – I assume “on the books” would be referring to the MRCOG access limitations. If so, the Unser Blvd. access limitations allow for a full intersection at a point approximately halfway between Paseo del Norte and Lillienthal (e.g. full intersection to Sundance Estates north of the plan boundary). This would correspond to the full intersection at Unser / Transit Road. What would be the process / timing to adopt the proposed changes? Prior to, concurrent with, or after adoption of the plan. The City would be the lead agency to propose the changes to MRCOG ... correct?

Slide 29 – What is the basis for “26 feet elsewhere by right”? I would propose 40 feet allowable with additional bonus criteria up to 65 feet in center zones. Bonus criteria should include employment criteria in all non-transition zones, not just in the Town Center.

Slide 33 – I am not clear about “A” and “B” streets? How does this interface with mandatory streets? Are all mandatory streets classified as “A” streets?

Slide 34 / 35 – Is there a map of “A” and “B” locations? What is the current thinking regarding cross sections for Unser and Paseo del Norte? Does this change with the “A” and “B” classification? It seems like the current thought is that Unser and Paseo del Norte would provide limited “A” street access to the Regional Center which would have more auto oriented “B” streets. If so, do access roads with some parking still make sense as the most efficient use of ROW for Unser and Paseo del Norte to meet plan area access and through traffic needs for these roads?

Slide 42 – Is the Petroglyph Monument Parkway single loaded along the entire length or only for the portions that border the monument?

Slide 44 – Infrastructure will be key to the development of the area; however, infrastructure planning has bypassed the plan area for several years due in part to the lack defined alignments / construction of Paseo del Norte and Unser Blvd. The mandatory street network will add another needed level of definition to allow for infrastructure planning. I would like to see the City sponsor some level of “backbone” infrastructure planning for the area. This would ensure coordination of efforts with the City, the Water Authority, PNM , Gas Co., etc. Having a City supported “backbone” infrastructure plan could help to realize opportunities for infrastructure assistance as noted on slide 48.

Slide 47 – I am glad to see the TIDD option as an alternative.

Slide 51 – Add details for “A” vs. “B” street criteria, bike routes / trails, height / density bonus criteria, significant rock outcroppings

James Hoffman

817-551-4335 work
817-568-6971 fax
817-689-4897 cell

This e-mail (including any attachments) is confidential and may be legally privileged. If you are not an intended recipient or an authorized representative of an intended recipient, you are prohibited from using, copying or distributing the information in this e-mail or its attachments. If you have received this e-mail in error, please notify the sender immediately by return e-mail and delete all copies of this message and any attachments.

Thank you.

Renz-Whitmore Mikaela J.

From: Webb, Andrew T.
Sent: Tuesday, August 23, 2011 4:21 PM
To: Westbrook, Sara; Renz-Whitmore Mikaela J.
Subject: FW: Reminder: Volcano Heights Focus Groups Tuesday, Aug. 23 and Wednesday, Sept. 14

Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161
awebb@cabq.gov

From: Rick Beltramo [mailto:rbeltramo@gcinm.com]
Sent: Tuesday, August 23, 2011 4:14 PM
To: Webb, Andrew T.
Subject: RE: Reminder: Volcano Heights Focus Groups Tuesday, Aug. 23 and Wednesday, Sept. 14

Andrew, I am coming to the 6:00 to 7:30 meeting. I hope that is not a problem. RLB.

From: Webb, Andrew T. [mailto:awebb@cabq.gov]
Sent: Friday, August 19, 2011 1:45 PM
To: Webb, Andrew T.
Subject: Reminder: Volcano Heights Focus Groups Tuesday, Aug. 23 and Wednesday, Sept. 14

Good afternoon --

I'm e-mailing to remind you about two upcoming opportunities to participate in the Volcano Heights Sector Development Plan process and provide feedback on the work completed so far. Beginning next week, City Planning and Council Services staff will hold a series of focus groups aimed at soliciting input for revisions to the Plan prior to the next hearing at the Environmental Planning Commission (EPC) in early October.

As you know, the City has been working with Gateway Planning Group to revise the draft to meet market conditions, encourage pedestrian- and transit-friendly development with significant opportunities for major employment, and allow short- and long-term opportunities for development while providing enough guidance to regulate a predictable built environment. The City needs landowner collaboration and public input to refine incentives, design regulations, and zoning that encourage desirable and predictable development patterns along transportation corridors.

FOCUS GROUPS: AUGUST 23

The Planning Team will meet with interested property owners, neighbors, and other stakeholders to gather initial feedback on proposals for mandatory streets, character zones, and zoning framework. Participants will have the opportunity to help shape the direction of the draft revision.

9/27/2011

Tuesday, August 23

- 7:30-9 am
- 11:30-1 pm
- 6-7:30 pm

*Council Services, City/County Building, One Civic Plaza, 9th Floor
(Parking will be validated.)*

FOCUS GROUPS: SEPTEMBER 14

The Planning Team will meet with property owners, neighbors, and other stakeholders to gather final input prior to the EPC hearing October 6. Participants will have the opportunity to review the draft and provide feedback prior to its submittal to the EPC.

Wednesday, September 14

- 7:30-9 am
- 11:30-1 pm
- 6-7:30 pm

*Council Services, City/County Building, One Civic Plaza, 9th Floor
(Parking will be validated.)*

Each property owner or group of property owners may attend one (1) focus group each day. Sign-up will be first-come, first served, and attendance for each focus group will be capped at 12 participants. Additional days/times will be added to accommodate demand as warranted. To sign up to attend a focus group or for more information, please visit the City's Volcano Heights Sector Development webpage:

<http://www.cabq.gov/planning/long-range/VolcanoHeightsSDP.html>.

The Planning Team is committed to posting materials as early as possible for your review and will send email alerts of updates to the Volcano Mesa distribution list. If your email address is not on the list, contact us. You can also check the website periodically for updates. **Draft materials will be available for review on the above City webpage on the Friday prior to the focus groups.**

The attached document contains preview materials from the presentations for next week's focus groups, including revised character zone and street network maps, an outline of the proposed development review process for Volcano Heights and a draft table of contents for the final Plan document. The full presentation will be online at the above website by later this afternoon.

If you cannot attend any of the above sessions, a member of the Project team would be happy to meet with you individually. For this and any other question, please feel free to contact me or Project Manager Mikaela Renz-Whitmore (mrenz@cabq.gov or 924-3932).

The draft Volcano Heights Sector Development Plan will have its next hearing at the EPC on Thursday, October 6, 2011 at 8:30 a.m. in the Planning Department Hearing Room, Plaza Del Sol, 600 Second Street NW, Basement Level.

Thank you for your ongoing interest in the Volcano Mesa planning process, and have a great weekend!

Andrew

Andrew Webb
Policy Analyst/Planning

Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161
awebb@cabq.gov

Bedrock Partners
August 23, 2011

My Focus Group comments:

In the area of Unser south, why are some properties excluded from a Regional Center "pink" zone when the statement is that "land lining Paseo and Unser would have this zoning--Auto Friendly.???? Same goes for Paseo from the intersection south. This seems quite arbitrary. It appears to be biased toward certain land owners!

Page 11 Review team composition: Do not have any "Other" as there is competition among groups, so this would be a major wrench in the gears. The review team can make a judgment, and if the property owner does not agree, he can appeal the decision to EPC/city council.

Page 12 (2) Zone sizes and locations: What is neighborhood center? The small area allotted to these is too small. They should be at least 10 acres.

What happened to the grand east west boulevard that was to include central planting, wide streets and walkways to preserve a view of the Sandias? (See exhibit 7 in July 2010 plan.)

Where Unser and Paseo roads have been elevated by fill cannot the adjacent lots be elevated towards road level? Should not building heights be measured from the filled level? Nobody wants to be in the gully next to a road.

Page 14 The yellow zones should have height restriction no less than the structures for which the transition is designed.

Page 12 Blue zone, Escarpment Transition, for the land in the north-east of the rectangle on Unser to Paradise (See page 4 and 14) is incorrect. This area adjoins platted land to the north that has been excluded from the drawing. This land has already been zoned for big box development and other projects. There is not escarpment there! I want all maps to go north to Paradise and show the entitlements already granted!

Page 44 Infrastructure. The city should designate where the sewers and water lines will be installed so site development plans can be made.

It is the wrong time and climate to clutter the plan with building design standards. These must be general at this time and comply with "Design Review" at the time a project is hatched.

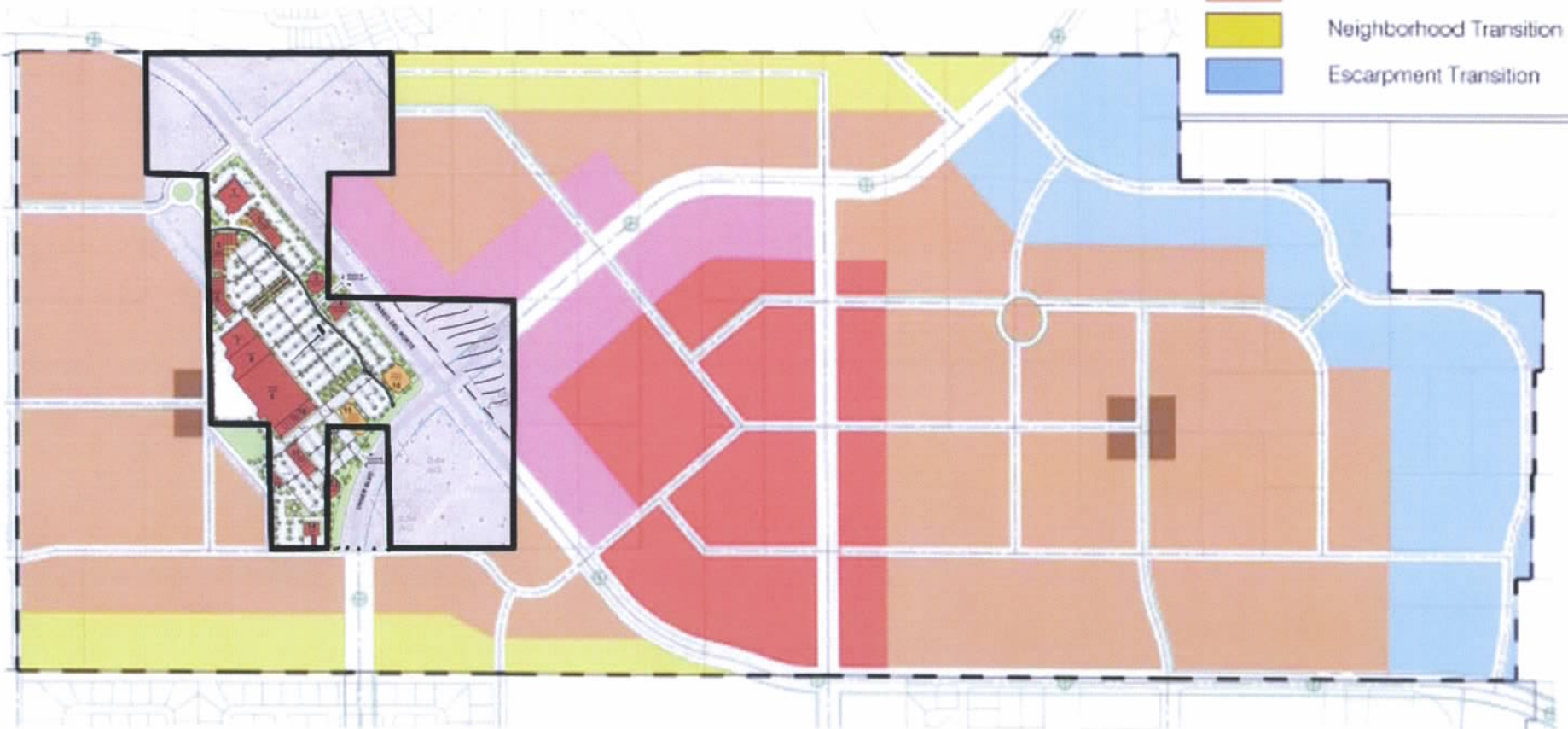
Gerald N. Gold

Character Zone Map

LEGEND

CHARACTER ZONE

- Town Center
- Regional Center
- Neighborhood Center
- Urban Mixed Use
- Neighborhood Transition
- Escarpment Transition



Gateway
Planning Group



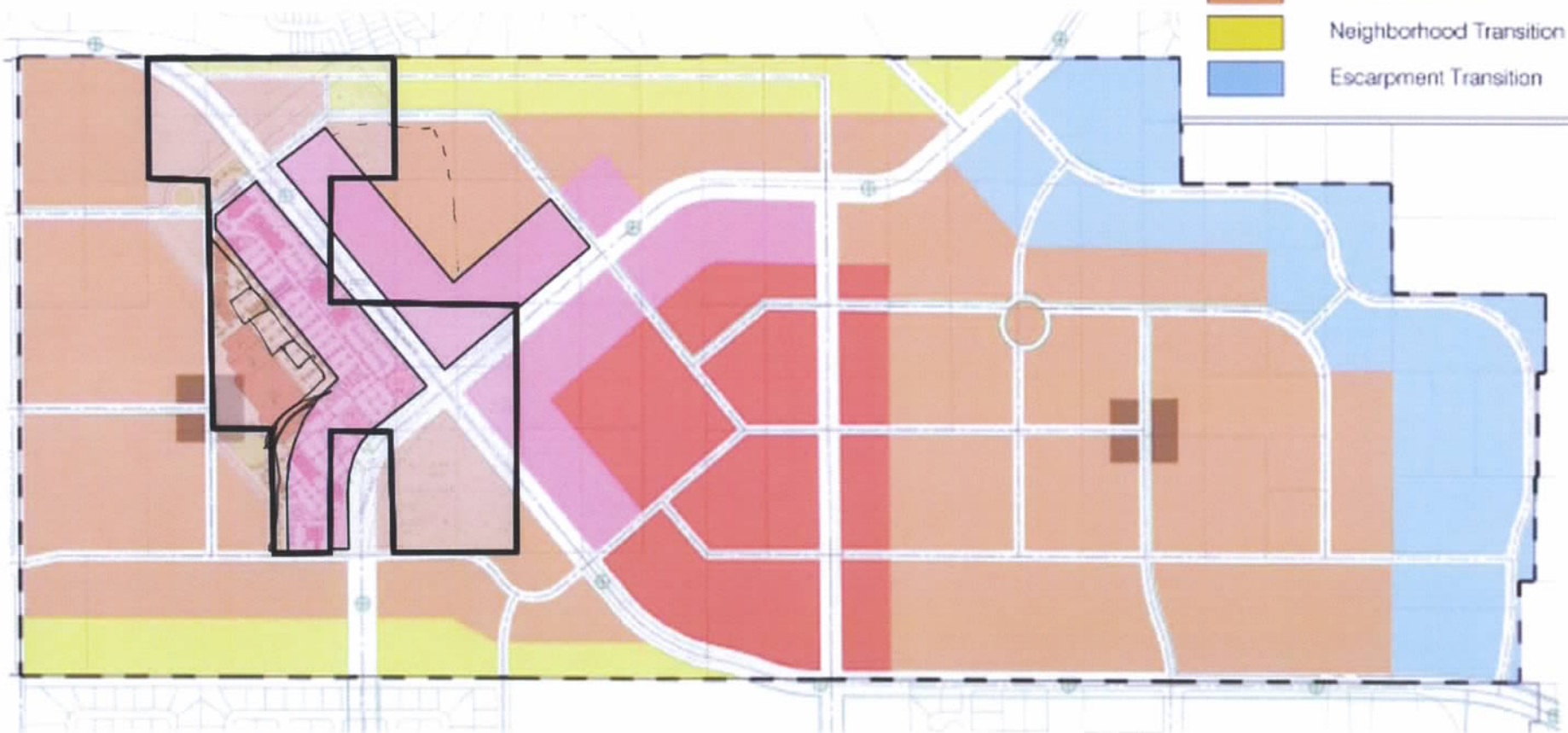
Volcano Height Sector Plan: Character Zones

Character Zone Map

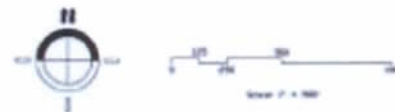
LEGEND

CHARACTER ZONE

- Town Center
- Regional Center
- Neighborhood Center
- Urban Mixed Use
- Neighborhood Transition
- Escarpment Transition



Gateway
Planning Group



Volcano Height Sector Plan: Character Zones

Renz-Whitmore Mikaela J.

From: Ron Bohannon [rrb@tierrawestllc.com]
Sent: Wednesday, August 24, 2011 8:47 AM
To: Renz-Whitmore Mikaela J.; Schmader, Matthew F.
Cc: jransom@nmrea.com; willg@dpsdesign.org; Westbrook, Sara; Webb, Andrew T.
Subject: RE: Volcano Heights Sector Plan Outcrop Map

Thanks for the clarification, Matt do you have time next week to sit down and review? Would it be possible for you to come to my office so that the Ransoms can review at the same time?

Thanks

Ronald R. Bohannon, P.E.
President
Tierra West LLC (WOBE)
5571 Midway Park Place
Albuquerque, NM 87109
505-858-3100 ext 203
800-245-3102
www.tierrawestllc.com

From: Renz-Whitmore Mikaela J. [mailto:mrenz@cabq.gov]
Sent: Wednesday, August 24, 2011 8:44 AM
To: Schmader, Matthew F.; Ron Bohannon
Cc: jransom@nmrea.com; willg@dpsdesign.org; Westbrook, Sara; Webb, Andrew T.
Subject: RE: Volcano Heights Sector Plan Outcrop Map
Importance: High

Ron,

Sara forwarded your message to me, so excuse my intrusion into the conversation.

I'm sorry if I wasn't clear yesterday, but the map of rock outcroppings is NOT available for distribution. If you would like to make an appointment with Dr. Schmader to discuss which outcrops, if any, are on the Ransom's property, that can be scheduled. It is not our intention for any map showing outcroppings to be distributed to the public.

Sorry for the confusion.

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Westbrook, Sara
Sent: Wednesday, August 24, 2011 8:39 AM
To: Webb, Andrew T.; Renz-Whitmore Mikaela J.
Subject: Fw: Volcano Heights Sector Plan Outcrop Map

Fyi

9/27/2011

From: Ron Bohannon <rrb@tierrawestllc.com>

To: Schmader, Matthew F.

Cc: John Ransom <jransom@nmrea.com>; Westbrook, Sara; Will Gleason <WillG@dpsdesign.org>

Sent: Wed Aug 24 06:26:46 2011

Subject: Volcano Heights Sector Plan Outcrop Map

Matt, in a review of the proposed Volcano Heights Sector Plan it was mentioned that the City has mapped all of the volcano outcroppings on the private land in the new sector plan areas and that map was available from your office? I would like to make arrangements to pick up a copy or if it is in PDF format you can email it to us? John Ransom and his family have 70 acres in the area and would like to review the map? Call me if you have any questions or if we need to pick up and make copies? Thanks for all of your assistance as usual.

Ronald R. Bohannon, P.E.

President

Tierra West LLC (WOBE)

5571 Midway Park Place

Albuquerque, NM 87109

505-858-3100 ext 203

800-245-3102

www.tierrawestllc.com

If this email is spam, report it to www.OnlyMyEmail.com

Renz-Whitmore Mikaela J.

From: Webb, Andrew T.
Sent: Wednesday, August 24, 2011 9:57 AM
To: Renz-Whitmore Mikaela J.; Westbrook, Sara
Subject: Marty eckert

Hey guys -- just had a brief conversation with Marty Eckert, who was caught up in meetings and could not attend yesterday.

His comments:

1. He was happy to see the little APS property at Paseo del Norte and the proposed Transit Boulevard was now zoned Town Center, which he thought would make its eventual development or sale "go smoother."
2. As for the access at that intersection, APS would prefer full signalization, but a Right-in-Right-out would be ok.
3. He would like to set up a meeting between us and APS master plan staff to discuss densities in the Volcano Mesa plan areas for the purpose of estimating future population. They would like to build a new elementary school there and are trying to figure out where to put it (or at least where to buy land to keep on hand for such a use down the road). I told him to contact any of the three of us when they'd like to have that discussion.
4. He's very impressed with what we're trying to do out at Volc. Heights.

Thanks,
Andrew

Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161
awebb@cabq.gov

Renz-Whitmore Mikaela J.

From: Webb, Andrew T.
Sent: Thursday, August 25, 2011 9:23 AM
To: Webb, Andrew T.
Subject: Notes from Tuesday Volcano Heights focus groups

Attachments: Microsoft Word - VHSDP-Focus Group_08-23-11-Notes.pdf

Good morning --

Attached, please find notes from the Volcano Heights Sector Development Plan focus groups held on Tuesday, August 23, during which the planning team presented a revised zoning framework, mandatory street map and other components of the plan. These are the questions and discussion points raised by participants, and we will consider these issues as we hone the revised draft of the Plan for discussion at the next series of focus group meetings to be held Sept. 14.

There is still plenty of time to sign up!

FOCUS GROUPS: SEPTEMBER 14

The Planning Team will meet with property owners, neighbors, and other stakeholders to gather final input prior to the EPC hearing October 6. Participants will have the opportunity to review the draft and provide feedback prior to its submittal to the EPC.

Wednesday, September 14

- 7:30-9 am
- 11:30-1 pm
- 6-7:30 pm

*Council Services, City/County Building, One Civic Plaza, 9th Floor
(Parking will be validated.)*

Each property owner or group of property owners may attend one (1) focus group each day. Sign-up will be first-come, first served, and attendance for each focus group will be capped at 12 participants. Additional days/times will be added to accommodate demand as warranted. To sign up to attend a focus group or for more information, please visit the City's Volcano Heights Sector Development webpage:

<http://www.cabq.gov/planning/long-range/VolcanoHeightsSDP.html>.

Please contact me or project manager Mikaela Renz-Whitmore (924-3932, mrenz@cabq.gov) if you have any questions.

Thanks for your interest and participation in the Volcano Mesa planning process.

Andrew



Microsoft Word -
VHSDP-Focus G...

Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161
awebb@cabq.gov

Volcano Heights Sector Development Plan

Focus Group Notes

8/23/11

Zoning

- Want to see more flexible zone lines.
- Extend Town Center 200 feet to the East to surround BRT corridor with more density.
- Neighborhood Center should increase in acreage (10 acres?).
- Transition zone on north needs to have the same height standard as development across the Heights boundary.
- Transition zone not needed abutting school/commercial property on the northern border.
- Want to see Transition zone neutered if zone changes happen adjacent outside the Plan boundary.
- Love the 15 foot height limit at Escarpment Transition.
- What is the origin of the 15 foot Impact Area along Paseo del Norte on the south boundary?
- Regional Center needs to be wider (+200 feet?).
- Want to see Regional Center in southwest quadrant of “loop road” south of Unser/Paseo intersection.
- North end of VHET @ Unser – look at existing development to the North to be consistent.
- Maps should include existing and planned development outside Plan area (i.e. Boulders).
- What types of retail will be allowed in all the mixed use zones? Liquor? Bars?
- Turn lanes, etc. may have an effect on setbacks, so zone widths may need to increase.
- Lots on Unser/Paseo to 10 feet below fill level. How measure heights? Approved Grade?

Streets/Transportation

- Love the single-loaded street along the Monument boundary. Want to see it include drainage function to protect Monument from runoff.
- Want to see Paseo/Unser designed for pedestrian access / walkability.
- Want to see lower speed limits on Paseo/Unser.
- Reduced traffic speed equates to more jobs. Want to see this area be a destination. Traffic delay would only amount to 45 seconds.
- Unser parkway needs to be designed to slow traffic.
- Let the regional street traffic flow.
- Want to see continuity of trails within and outside Plan area.
- Want to see other solutions (shuttles?) to get pedestrians safely around all quadrants.

- Want to see “right-in/right-out (RI/RO), Left-in only” as fallback position (vs. RI/RO)
- Want to see orange circles added ¼ miles from Paseo/Unser intersection (allowed by policy but NOT “on the books”)
- School access north of the Plan may not work with proposed RI/RO.
 - How could pedestrian access still be granted? Safe Unser crossing?
- How does Plan work with MRCOG mandate for 10% of river crossings provided by Transit by 20XX?
- Mandatory roads need to be linked to an infrastructure plan.
- MAC comparison for traffic needs to include commute times, not just traffic counts.
- Want to see east-west grand boulevard from 2010 draft with view toward Sandias.

Parks/OS

- Want to see WSSP Amendment policies about cultural/historical resources operationalized and linked to regulations.
- Want to see City fund Open Space purchasing.
- Love the rock outcropping dedications.
 - Want to see archaeological links to agricultural past saved in addition to rock outcropping.
 - Want to see rock outcroppings prioritized for saving as archaeological samples.
- Where are the planned parks?

Design Standards

- Building Design regulations should include architectural features to address the facing street.
- Building Design regulations should include requirements for preserving natural landscape.
- Sign regulations should prohibit LED signs.

Review Process

- Development threshold for DRB review should increase to 10 acres (from 5) to be the size of a property block.
- Want to see Neighborhood representative on the Review Team.
- Review Team should include a volcanologist and/or cultural anthropologist.
- Want to see a culturally sensitive architect on the Review Team.
- Want to see Review Team kept to fewer people (unwieldy with too many).
 - How much voice would each representative have?
- What about properties that are split into 2 zones and require 2 different approval processes?
- Don’t want to see citizens vs. staff on the Review Team in case they slow down streamlined approval.

- Review team with neighborhood rep would give the public a voice while still ensuring a development can be approved quickly if it complies with Plan requirements.
- Want to see Review Team with city staff only. City convenes relevant Team members based on proposed development project.

Heights/Bonus Criteria

- Worried about “horsetrading” of bonus criteria.
 - Will developers be forced into certain “options” because other developers haven’t chosen to provide those amenities? (i.e. transit shelters)
- Keep heights simple (easy to understand and implement)
- Want to see solar panels NOT count toward/against height limit.
- Bonus criteria should be for improvements on the property (vs. off-site).
- How will bonus criteria options be coordinated among property owners?
- How will heights be measured relative to fill? Unser and Paseo are up to 10 feet above grade – if adjacent property owners have to add fill to level their properties with the street, how will their heights be measured?

Fugitive Dust/Fill

- Fugitive dust needs to be addressed and minimized. Fill is a big problem linked to Unser/Paseo construction.
 - Want to see same language as Trails/Cliffs SDPs: grading permit only issued concurrently with building permit.
- Want Planning Team to talk with the City hydrologist to find a reasonable fill limit that’s “ground proofed.”

Implementation – Financial Tools

- What happens if property owners couldn’t pay debt service on a TIDD?

Public Correspondence

September

(September 14: Focus Groups)

Renz-Whitmore Mikaela J.

From: kanschuetz@comcast.net
Sent: Monday, September 05, 2011 4:49 PM
To: Renz-Whitmore Mikaela J.; Webb, Andrew T.
Subject: my apology for missing the comment deadline for the August 23 Focus Group

Dear Mikaela, Sara, and Andrew,

This time of year is my busiest and I lost track of time following the August 23 Focus Group meeting in a whirlwind of work activity of my own. As I was going through some materials this afternoon in preparation to head out of town again tomorrow, I realized that I missed Friday's deadline to submit my written comments. (Where does the time go?) I truly regret my oversight.

I am planning to make September 14 Focus Group. I promise to track my schedule diligently this time around and to send you written comments following that meeting.

In closing, I would simply like to express my feeling that your efforts are notable and the evolving plan is making important progress. Thank you.

Regards,

Kurt Anschuetz
6228 Calle Pinon NW
Albuquerque, NM 87114

Tel. and Fax: 505-294-9709
Cellular: 505-681-6933

Renz-Whitmore Mikaela J.

From: Webb, Andrew T.
Sent: Friday, September 09, 2011 4:50 PM
To: Webb, Andrew T.
Subject: Reminder: Volcano Heights Focus Groups next week

Good afternoon -- I'm e-mailing to remind you about next week's opportunities to participate in the Volcano Heights Sector Development Plan process and provide feedback on the work completed so far. City Planning and Council Services staff will hold a series of three focus groups throughout the day on Wednesday, Sept. 14 aimed at soliciting input for revisions to the Plan prior to the next hearing at the Environmental Planning Commission (EPC) in early October. A fourth rain check focus group will be held Friday, Sept. 16.

Wednesday, September 14

- 7:30-9 am
- 11:30-1 pm
- 6-7:30 pm

Rain check session, Friday, September 16

- 2 p.m -3:30 p.m.

*All sessions will be held at Council Services, City/County Building, One Civic Plaza, 9th Floor
(Parking will be validated.)*

Each property owner or group of property owners may attend one (1) focus group each day. Sign-up will be first-come, first served, and attendance for each focus group will be capped at 12 participants. Additional days/times will be added to accommodate demand as warranted. To sign up to attend a focus group, please visit the RSVP page here:

https://docs.google.com/spreadsheets/viewform?hl=en_US&formkey=dDIUSEROaF9mYXRxZDVPbGszNXhGNXc6MA#gid=0

Since the focus groups on August 23, the Volcano Heights planning team has updated Character Zones, including a use table, site development standards, and building design standards; developed and honed height bonus criteria; and updated street cross sections. Because the City is having technical difficulties with its online services as it switches to a new content management system, **we have temporarily uploaded draft materials for the focus groups for your review here:** https://docs.google.com/leaf?id=0B1GvpFX0N9m1ZGIxNDJiNTgtY2M3Zi00YzU3LWE5YjQtM2YyZTE1Nzk4N2My&hl=en_US

These documents will be removed once they can be uploaded on the City's project page. I'll send out a notice when that happens with the link.

The draft Volcano Heights Sector Development Plan will have its next hearing at the EPC on Thursday, October 6, 2011 at 8:30 a.m. in the Planning Department Hearing Room, Plaza Del Sol, 600 Second Street NW, Basement Level.

If you have any questions, please feel free to contact me or Project Manager Mikaela Renz-Whitmore (mrenz@cabq.gov or 924-3932)

Thank you for your ongoing interest in the Volcano Mesa planning process, and have a great weekend!

Thanks,
Andrew

Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161

Renz-Whitmore Mikaela J.

From: Eckert, Martin W [eckert_m@aps.edu]
Sent: Monday, September 12, 2011 2:43 PM
To: Renz-Whitmore Mikaela J.
Subject: RE: James Monroe & Sunset Elementary - building heights?

We don't need to comply, but I will see if I can find out the information. Marty

Martin W. Eckert, SR/WA
Real Estate Director
Albuquerque Public Schools
Lincoln Complex Room 8
915 Locust St. SE
Albuquerque, NM 87106
E-mail: eckert_m@aps.edu
Phone: (505) 765-5950 ext 265
Fax: (505) 768-1583

From: Renz-Whitmore Mikaela J. [mailto:mrenz@cabq.gov]
Sent: Monday, September 12, 2011 2:34 PM
To: Eckert, Martin W
Subject: James Monroe & Sunset Elementary - building heights?

One of the property owners was questioning the height of existing buildings north of the Volcano Heights boundary. Do you know how tall the APS buildings are?

I'm not sure if you guys even have to follow City height regulations, but it would still help to craft our Plan.

Thanks,

Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102
505-924-3932 direct
505-924-3339 fax
mrenz@cabq.gov

Renz-Whitmore Mikaela J.

From: Hoffman,James,FORT WORTH,R&D [Jim.Hoffman@AlconLabs.com]
Sent: Tuesday, September 13, 2011 4:13 PM
To: Renz-Whitmore Mikaela J.
Subject: RE: VHSDP 9/14/11 Comments

Lets try one on one. You can call my desk.

Sent from my HTC Touch Pro2 on the Now Network from Sprint®.

From: Renz-Whitmore Mikaela J. <mrenz@cabq.gov>
Sent: Tuesday, September 13, 2011 16:56
To: Hoffman,James,FORT WORTH,R&D <Jim.Hoffman@AlconLabs.com>
Subject: RE: VHSDP 9/14/11 Comments

I spoke too soon. I am available at that time, but others are booked. If you're okay with a one-one-one call, I'll give you a call from my desk. Should I call your work or cell?

If not, we can try to schedule a time with the planning team later in the week.

Thanks,

Mikaela Renz-Whitmore, Planner

City of Albuquerque Planning Department

505-924-3932

mrenz@cabq.gov

From: Hoffman,James,FORT WORTH,R&D [mailto:Jim.Hoffman@AlconLabs.com]
Sent: Tuesday, September 13, 2011 3:50 PM
To: Renz-Whitmore Mikaela J.
Cc: Webb, Andrew T.; Westbrook, Sara; Shair-Rosenfield, Kara
Subject: RE: VHSDP 9/14/11 Comments

That will be fine ... I will block that time on my calendar.

9/27/2011

James Hoffman

Project Head

817-551-4335 work

817-568-6971 fax

817-689-4897 cell

From: Renz-Whitmore Mikaela J. [mailto:mrenz@cabq.gov]
Sent: Tuesday, September 13, 2011 4:34 PM
To: Hoffman,James,FORT WORTH,R&D
Cc: Webb, Andrew T.; Westbrook, Sara; Shair-Rosenfield, Kara
Subject: RE: VHSDP 9/14/11 Comments

We have a window in the afternoon. How about 3 pm our time?

Mikaela Renz-Whitmore, Planner

City of Albuquerque Planning Department

505-924-3932

mrenz@cabq.gov

From: Hoffman,James,FORT WORTH,R&D [mailto:Jim.Hoffman@AlconLabs.com]
Sent: Tuesday, September 13, 2011 3:32 PM
To: Renz-Whitmore Mikaela J.
Cc: Webb, Andrew T.; Westbrook, Sara; Shair-Rosenfield, Kara
Subject: RE: VHSDP 9/14/11 Comments

Tomorrow afternoon works?

James Hoffman

Project Head

9/27/2011

817-551-4335 work

817-568-6971 fax

817-689-4897 cell

From: Renz-Whitmore Mikaela J. [mailto:mrenz@cabq.gov]
Sent: Tuesday, September 13, 2011 4:30 PM
To: Hoffman,James,FORT WORTH,R&D
Cc: Webb, Andrew T.; Westbrook, Sara; Shair-Rosenfield, Kara
Subject: RE: VHSDP 9/14/11 Comments

Thanks for sending these. They're very helpful as we prepare to talk to other property owners tomorrow. I'd love to schedule a call to talk through these with you one by one.

Are you available tomorrow afternoon or Friday morning?

Thanks again,

Mikaela Renz-Whitmore, Planner

City of Albuquerque Planning Department

505-924-3932

mrenz@cabq.gov

From: Hoffman,James,FORT WORTH,R&D [mailto:Jim.Hoffman@AlconLabs.com]
Sent: Tuesday, September 13, 2011 3:20 PM
To: Renz-Whitmore Mikaela J.
Cc: Westbrook, Sara; brad
Subject: VHSDP 9/14/11 Comments

Mikaela,

Thanks for the opportunity to comment on the 9/14/11 VHSDP focus group presentation.

9/27/2011

General comment regarding my property, character zones, and street types

I am still somewhat confused about the character zones / street types near the intersection of Unser Blvd. and the Transit Rd. Property just south of Unser Blvd ("B" street) is designated as VHRC. It is not clear if the Transit Rd is an "A" or "B" street; however the cross-section has a median that would appear to prohibit left turns for auto oriented access. The zoning changes to VHTC just before the mandatory roads designated 1B-TC. This is the only mandatory "B" street within the Town Center. Slide 19 defines "B" streets as being for services, more auto oriented which seems to conflict with the VHTC zoning along the 1B-TC street. How does the character of the property along this 1B-TC street differ from the rest of the Town Center? It appears that I cannot possibly comply with the minimum block face dimensions for the VHTC zoned portion of my property (see slide 28 comment below). I would like to discuss this when you have time.

Specific comments on the slides

Slide 3 – Should the EPC hearing be 12/1 instead of 12/4?

Slide 5 – What is the depth of the VHRC zone away from Unser Blvd and Paseo del Norte? It appears to be ~400' or 60% of a typical 660' x 330' five acre parcel

Slide 5 - Thank you for changing the zoning of the SE corner of Unser Blvd / Transit Rd. to VHRC. However, I think this area should be expanded eastward to align with the eastern edge of the VHTC zone. As commented for the previous focus group on 8/23, this location provides convenient right in / right out auto oriented access for the evening commuters from the transit center north to Rio Rancho. Expanding this zone would also align the eastern edge with the eastern end of road 1B-TC which is more auto oriented.

Slide 5 – Change the most western diamond shaped area zoned VHET that is bounded by Unser Blvd and two 3B-PE roads to VHMx. Heights adjacent to SF would be limited to 26' as noted on slide 27. There is plenty of separation between this location and the escarpment / Piedras Marcadas Canyon and this would allow more consistent zoning in this area. As currently zoned this is the only block in the mandatory street system that has four different character zones.

Slide 5 – Consider slight adjustments to the VHRC zone to align with property ownership since property lines run north / south and Unser Blvd. and Paseo del Norte run diagonally through this zone. Alternatively, consider a provision that the planning director can make minor changes (definition based on linear feet or acreage TBD) to the zone boundaries throughout the VHSDP area, based on ownership, when a site plan is presented.

Slide 11 – Fill in permitted uses for Multi-family residential.

Slides 14 – 17, Heights – It does not make sense that the VHMx, VHNC, VHRC, and VHTC zones in the VHSDP have more

restrictive height limits without concessions for height bonuses than similar VHVC, VHMx, and VHUR zones which allow 35' heights and were recently approved in the Volcano Cliffs and Volcano Trails sector plans. The base height without bonus criteria should be increased to 40' which is the current limit prescribed in the NWMEP.

Slide 18 – What is the rationale for different point values for height bonus in the different zones. 100 points in VHRC for 65 foot height bonus is excessive ... there are only 145 total natural environment points, so if a landowner does not have a rock outcropping (25 points) then there most likely could not be a trail connecting rock outcroppings (25 points) which would make 100 points unachievable. I would like to see an example for how a smaller landowner (e.g. 5 acres) could realistically achieve the 65 foot criteria. There should be some employment allowance in all areas since the plan allows mixed use everywhere. What is LEED certification?

Slide 19 – I'm not sure why Unser and Paseo del Norte are classified as "B" streets since they are limited access arterials and actual site access will not be from these streets. Are all the streets shown on the map mandatory streets?

Slide 20 – Are neighborhood streets "A" or "B" streets? Is the Transit Rd. an "A" or "B" street? Where are the cross sections for Unser Blvd and Paseo del Norte?

Slide 22 – What is the purpose of the bike trail on the 1B-TC roads? What does it connect to and from? Would a single two-way bike / walking trail on one side of the road be a better design? Is the 1B-TC section running SE from Unser Blvd. on the map correct as this is not clearly identified on the larger map on slide 20? This cross section does not make sense to me as being more auto oriented compared to 1A-TC streets since there is only one lane each way for cars.

Slide 24 – 25 – How do the 3A-PE bike trails connect to each other if there are no bike trails on the 3B-PE cross section? Would a single two way bike trail along the escarpment side be a better design? Should parking be located on the escarpment side of the road instead of the residential side? Would trees be encouraged to be planted near the escarpment edge as depicted on the 3A-PE cross-section?

Slide 26 – What is furn. Zone? Is 13' necessary for the sidewalk or would 10' suffice? Is the labeling of transit / shared lane correct or are the middle two lanes shared transit / auto lanes and the outer two lanes auto only? How are left turns accomplished for either ingress or egress to the transit center (location TBD) with only a 4' median?

Slide 28 – Assuming the VHRC zone depth from Unser Blvd. is ~400', it will be impossible to achieve a minimum block face dimension of 300' for the VHRC zone on my property, especially after subtracting 36' for 50% of the ROW for the 1B-TC road.

Slides 28-45 – I will comment separately on these slides and the other design standards materials.

Slides 47-48 - When can we expect to see some of the details.

Slide 49 – The City should lead some effort for infrastructure planning / phasing for the area as this will require coordination with other agencies. Possible synergies with State or Federal transportation infrastructure assistance should be sponsored by the City. A coordinated infrastructure plan for mandatory roads, water, sanitary sewer, storm drains, etc. will be necessary for landowners to be able to implement in an efficient manner.

Slide 50 – I will not be available 11/10 – 11/16, but would definitely like to participate in person.

Thanks again for the opportunity to provide comments. Please let me know if you have any questions.

James Hoffman

817-551-4335 work

817-568-6971 fax

817-689-4897 cell

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9/27/2011

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Thank you.

Renz-Whitmore Mikaela J.

From: Webb, Andrew T.
Sent: Friday, September 23, 2011 4:22 PM
To: 'Gerald Gold'; Renz-Whitmore Mikaela J.
Subject: RE: Volcano Heights sector development plan comments

Hi, Dr. Gold --

Thanks for contributing your comments. We appreciate your ongoing participation in this project.

Have a good weekend,
Andrew

Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161
awebb@cabq.gov

From: Gerald Gold [mailto:gngold@comcast.net]
Sent: Tuesday, September 20, 2011 2:23 PM
To: Webb, Andrew T.; Renz-Whitmore Mikaela J.
Subject: Volcano Heights sector development plan comments

Volcano Heights Planning Session 9/14/2011

Bedrock comments:

There has been only minor change from the last series of illustrations. Our comments seem to be mostly ignored. This plan does not allow for the exploitation of the awe inspiring vistas of this land. The City of Albuquerque should be planning a unique development, not a ho hum Urban League inspired crowded cluster of unappealing buildings. The phrase I hear at these meetings is "a plan that is market based." Face it, there is no market now demanding commercial space. We need to plan a magnetic vision that will make a market for the future!

Some years ago we hired a local planner-architect (Dale Dekker) to do a plan for this area. I'm attaching the graphic of the town center for you. It shows the wide central streets that show off the views of the Sandias, a multistory transit hub on an appropriate north south street, etc.

I think the Planning Department should take a step back from the current path. Some property owners do understand the importance of dedicating some land for a truly great development.

Gerald N. Gold MD

Gerald N. Gold, Managing Member
Bedrock LLC
9/15/11

Miscellaneous comments from the meeting of 9/14/2011:

Page 19 Mandatory streets.

Is the city buying up the land for these? Where are the property lines from which the building set backs are defined? Basically, TC zones do not allow for additional left turn lanes which would make the traffic flow better on these two lane streets. Nose in angle parking would accommodate more cars, but takes more than 9". There is no room for delivery trucks. Bicycle lanes behind parked cars and between 2 way traffic are dangerous. There are only 2 short B segments. What happens when they hit a no bike lane street? Do they ride on the narrow 10 ft. sidewalk? How to high school students or teachers living in the new areas ride to the High School?? The bike lane concept needs re-working. A large central boulevard system would be a good answer.

Street cross sections page 26. What is a FURN. Zone? Do we really want a row of trees between a busy road and a sidewalk in this commercial zone? Who will water and care for them?

Page 27. What does "adjacent to single family home" mean for VHM north of Paseo? Are you creating another transitional use area? I don't believe property on the north edge of Paseo is saleable as a 26 foot high structure.

8.1.8 page 35. (Windows required) Neighborhood centers may have a pharmacy, and most new pharmacies today have very few windows because of security.

XV. p38 Generally, buildings shall be located and designed to provide visual interest and create enjoyable, human-scaled spaces.

Perhaps this applies to multifamily residences. It certainly would not apply to well-designed modern buildings of which we have many examples in downtown and along the Jefferson corridor. The lofty ceilings in Dekker et al lead certified building are not human-scaled! How does "enjoyable" fit with an insurance office, or the pit of a newspaper publishing office?

9.1 ii and iii Bonus system.

Which zones are "applicable zones for bonuses? Are the bonuses referred to in 9.4 to be earned only in that zone? Remember, that Neighborhood center zone is very small already. If so much space is to be devoted to bonuses, there might not be enough left for a viable building. Perhaps better planning for neighborhood centers would happen if they were placed entirely in one property owner's domain, or if the city bought out the remnants of the lesser owners by giving them bonuses for property elsewhere.

Bonuses should be granted to a property owner as lifetime vouchers which can be applied to the owner's properties or sold to another owner. They should be applicable in any zone where increased height is allowed

9.1.3 Building Massing and Scale

(i) Commercial and Mixed-Use buildings shall be simple, rectilinear forms with flat or low pitched

roofs with parapets.

9.2.2 Massing and Façade Composition

(i) Buildings generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers.

(ii) The Base façade shall maintain a prevalent rhythm of 20' to 30' or multiples thereof along all Town Center Streets, the BRT corridor, and any non-mandatory 'A Streets.'

Way too unimaginative!! Boring!! What about a half circle front with a circular drive and fountain? What about churches? Must they be boxes also? Buildings for large enterprises such as banks, insurance firms, and corporate offices will be wider than 20-30 feet. These 'regulations' should be deleted as they discourage such endeavors. These are just the type of enterprises that the city needs as workplaces. Even city structures such as branch libraries, and senior centers might extend more than 20-30 feet. Page 42 illustration shows a 3 storied building, at least part commercial which has an attractive gabled roof. A solar array mounted flat on a south facing roof pitched to a optimal angle for year round collection would be much less obtrusive than an array of panels each mounted at the same angles on a flat or low pitched roof.

9.3 Regional center

Does the grocery store with the front parking lot (such as Smith's) go here? Drive in's , Firestone tire centers, Drive up banks, etc. Are these the design guides for these? The style (or lack thereof) of these facilities bordering Unser and Paseo should be defined somewhere in this document. At least general comments about signage, minimum parking spaces vs building square footage, and windows should be mentioned.

9.4.2 Neighborhood center

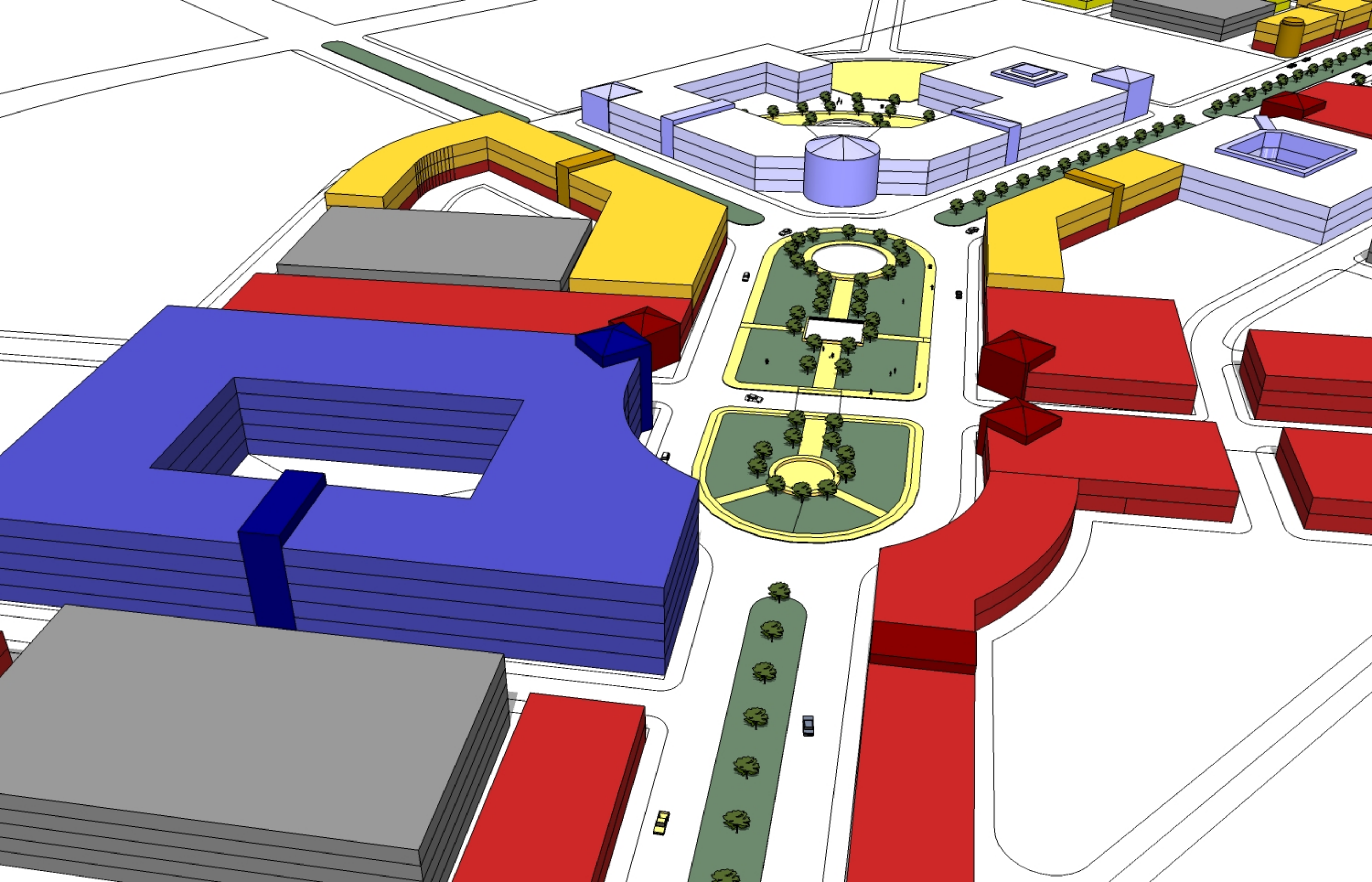
(xi) If the residential building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the property line and is not elevated above the grade of the sidewalk, a 3' high fence shall be provided at the front property line.

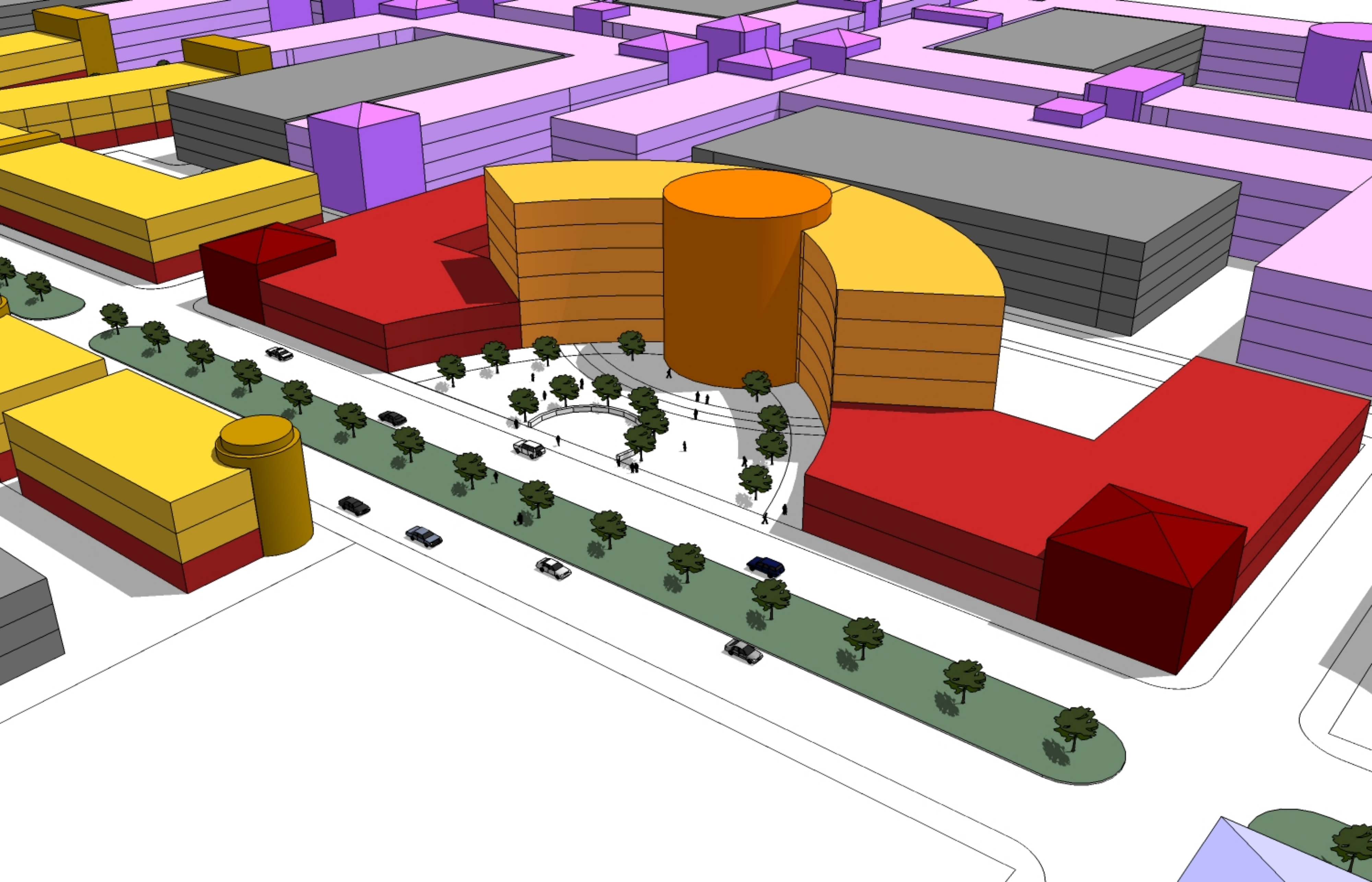
If the residential structure is setback 10' or more from the property line and is not elevated above the grade of the sidewalk, a 3' high fence shall be provided at the front property line.

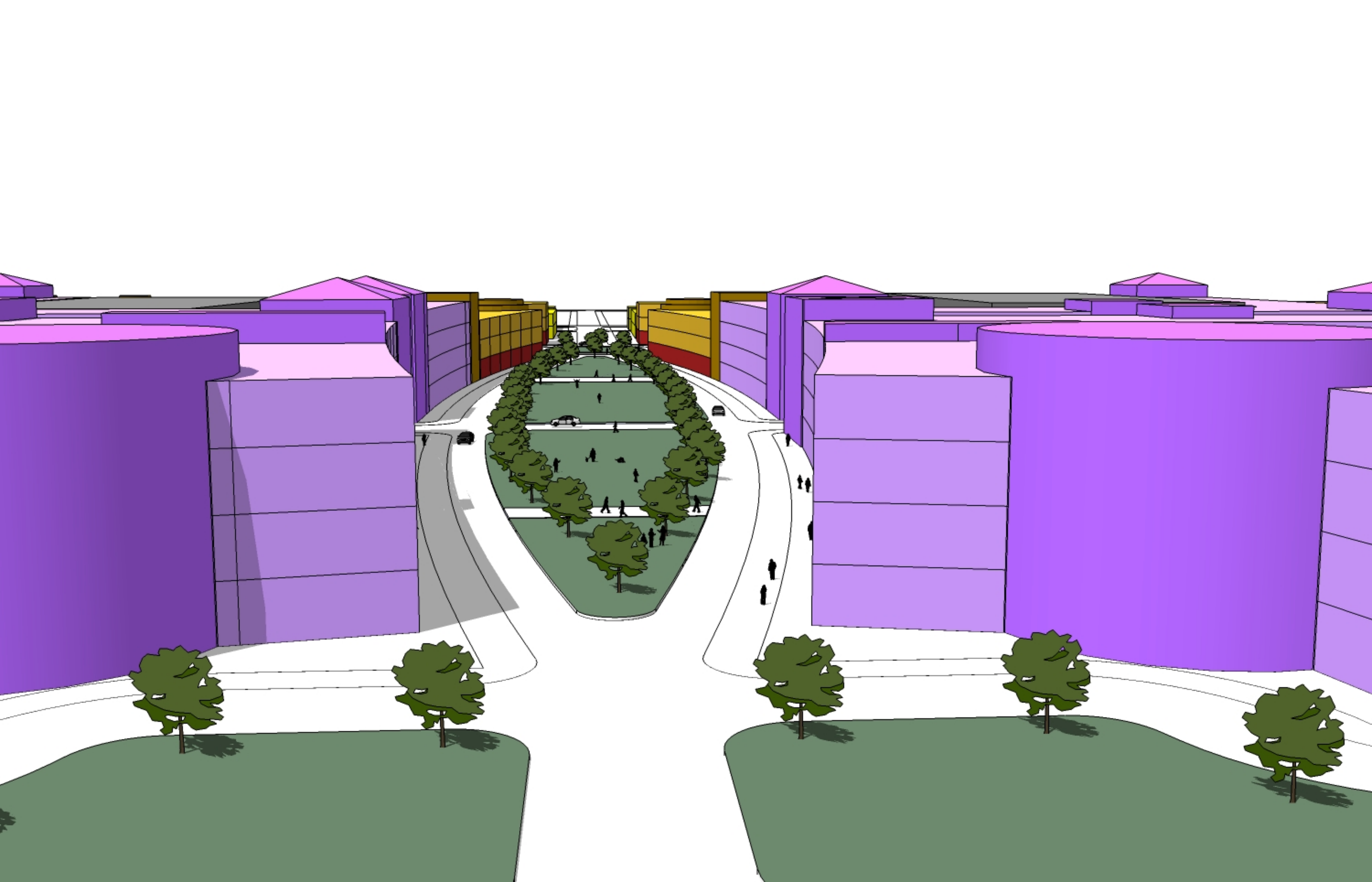
What good is a 3' high fence? Any person or most dogs can get over it easily. Wind blown rubbish will collect at it. Transients will sit on it.



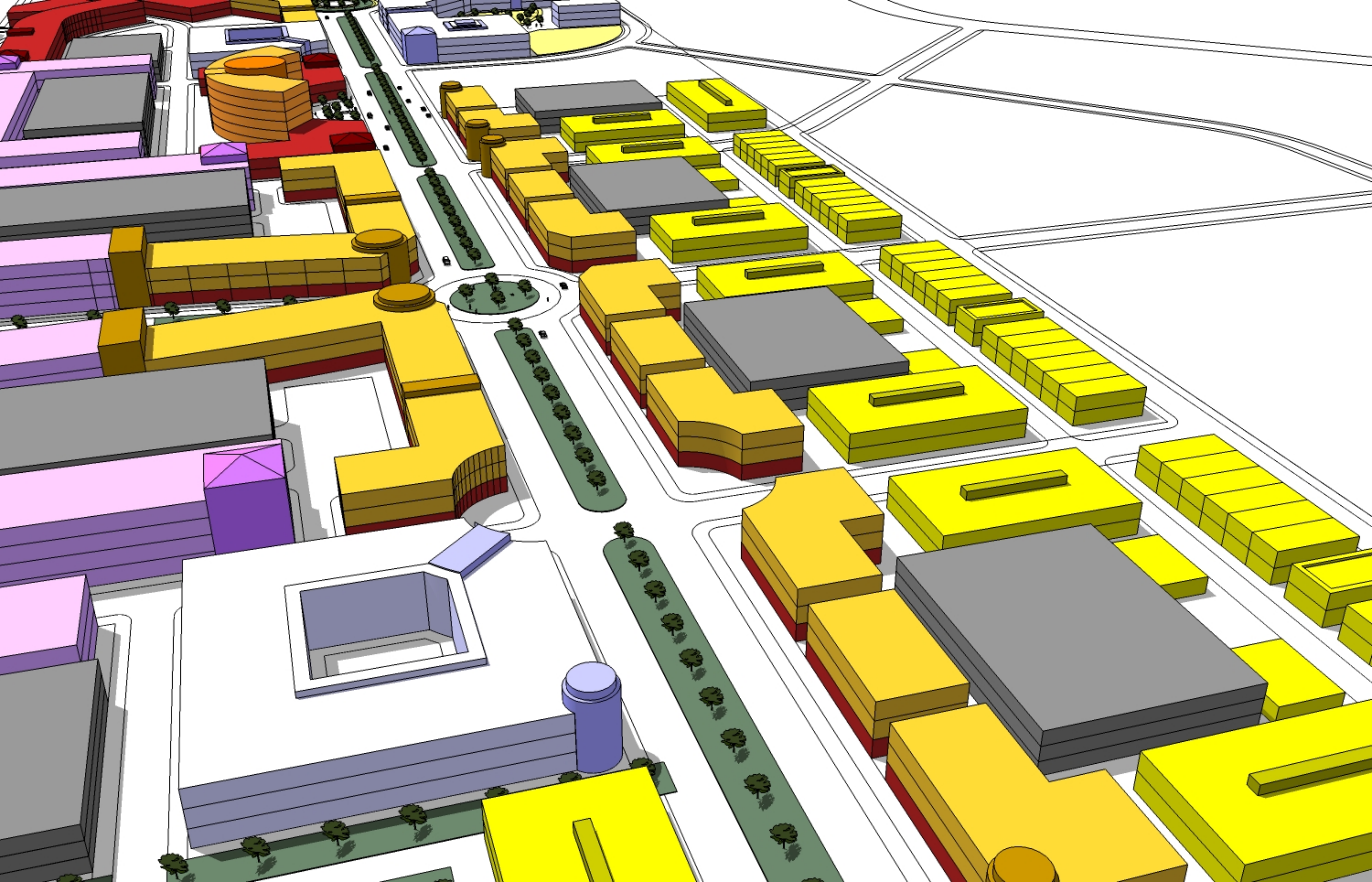












Renz-Whitmore Mikaela J.

From: kanschuetz@comcast.net
Sent: Friday, September 23, 2011 11:59 AM
To: Renz-Whitmore Mikaela J.
Subject: Re: September 14, 2011, Focus Group meeting comments

Thanks, Mikaela. I found the comments made during the last Focus Group meeting especially instructive and helpful. I look forward to reviewing the notes so I better appreciate the complexities of the issues others are contending with.

Kurt

Tel. and Fax: 505-294-9709
Cellular: 505-681-6933

From: "Renz-Whitmore Mikaela J." <mrenz@cabq.gov>
To: kanschuetz@comcast.net
Sent: Friday, September 23, 2011 11:53:34 AM
Subject: RE: September 14, 2011, Focus Group meeting comments

Thanks for these, Kurt! I'm looking forward to diving in.

In the meantime, I just wanted you to know that we've been trying to get the Focus Group notes up all week but have had technical issues. I'm attaching here based on your request. They should be up soon for everyone.

Thanks again,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: kanschuetz@comcast.net [mailto:kanschuetz@comcast.net]
Sent: Friday, September 23, 2011 11:47 AM
To: Renz-Whitmore Mikaela J.
Subject: September 14, 2011, Focus Group meeting comments

Dear Ms. Mikaela Renz-Whitmore,

The September 14, 2011, Focus Group meeting, just as its August 23, 2011, predecessor did three weeks earlier, provided welcome and useful information about the structure and content of the still-evolving Volcano Heights Sector Development Plan (VHSDP). This body of work is increasingly impressive and the Planning Department staff deserves recognition for their diligent work in this challenging enterprise over the past year.

I find that there is much potential in the new framework, such as the Character Zone concept, that that Planning Department staff have shared with the public in recent months. I look forward to learning about other topics, such

9/27/2011

as Trails and Open Space policies, the design approval process, the infrastructure phasing plan, and the implementation plan, when this information becomes available for review over the next few months.

As a work that much remains "under construction," it is to be expected that some topics presented in the latest Focus Group session require refinement. The comments that Planning Department staff recorded on the flip chart during the early Focus Group session on the September 14, 2011, Focus Group session were excellent and insightful. (I learned a great deal during this discussion from the observations shared by developers and the clarifications shared by City staff!) I urge the Planning Department to draw from these remarks in its continuing efforts, as well as make copies of these notes available to the public on its website, if it has not already done so. (I looked for the notes the other day and did not find a file that I could download. Did I somehow overlook the link?)

I am grateful to the Planning Department staff for providing Stakeholders with this additional opportunity to address a few additional issues and to offer suggestions. I will begin with a few comments specific to the Neighborhood and Escarpment Transition Zones. The latter part of my commentary, however, presents my lingering concerns regarding neighborhood, Northwest Mesa community, and Albuquerque metropolitan community integration.

I readily endorse the Character Zone concept and believe that the VHSDP is making productive strides in developing frameworks for its implementation. Nonetheless, I have a concern about the proposed placement of the right-of-way for the Type 2 street in the north Neighborhood Transition Zone. I wonder if this Type 2 street, as currently proposed, creates such shallow lots between the road and the north boundary of the VHS as to preclude the development of single family homes similar in scale and density to those on the Vittoria and Villa Chamisa neighborhoods on the opposite side sector line. Under the existing guidelines, one can envision the construction of adjoining buildings that effectively form segments of a wall along the north edge of the VHS that could be as much as 600 feet long without breaks (possibly other than off-street parking areas for residents and their visitors) and without rear setbacks. From the viewpoint of the residences in existing neighborhoods along the north side of this boundary, such an end product hardly represents a "neighborhood" transition; it would effectively be a "neighborhood" barrier. I request that further consideration given to the transition zone guidelines to ensure that the zone standards are compatible with a sincere and meaningful commitment to the need for community integration (see also below). Deeper lots that would allow the option of signal family home development, and clear and precise standards language that defines the length of allowable continuous construction along the northernmost tier of lots are first steps in addressing this issue. Focused discussion of off-street parking for residents (and their visitors) for townhome and second story apartment/loft residents is also needed given that the shallow lot depth and construction setback guidelines in combination appear to preclude the use of driveways,

The Escarpment Transition Zone poses a different kind of challenge. I recognize, understand, and accept the reality of private property rights, but the successful implementation of the transition concept between the Volcano Mesa and the VHS requires the creation of an Open Space buffer that extends west of the Petroglyph National Boundary to the curb of the proposed Type 3 street. The Planning Department, as anyone who has attended any of the Volcano Mesa meetings over the past year is now fully aware, absolutely must avoid the any suggestion that constitutes a taking. The VHSDP, however, can include clearly articulated goals and needs that identify the importance for the City to acquire the land parcels east of the Park Edge street to fulfill the vision of a reasonable and sustainable escarpment transition. The VHSDP can also provide policy, standards language, and outline incentives, which, in combination, explain how it is in the landowners' material interest to engage with the City to make the escarpment transition vision a reality. Ultimately, however, other City authorities need to step forward and publicly commit that the acquisition of these few parcels for Open Space on behalf of the citizenry of Albuquerque is a priority.

I already have touched on the subject of neighborhood integration in my concerns about the proposed right-of-way for the mandatory Type 2 street in the north Neighborhood Transition Zone and the concomitant shallow depth of the lots in this location. I also think that the VHSDP also needs to give attention to the bigger issue of pedestrian

connectivity throughout the VHS as a whole, however. In general terms, the topic of policies outlined in the Westside Strategic Plan Amendment call for a coherent trail system within the Volcano Mesa, which, for example, would allow access between Piedras Marcadas Canyon and the North Geologic Window. The need for pedestrian connectivity actually is much bigger; it concerns fundamental matters of public safety. The need for pedestrian cross walks across at or close to the point at which Unser Blvd. crosses the north boundary of the VHS in the area of the Sunset Elementary and Monroe Middle School Campuses is both obvious and compelling. Such a crossing not only is required to create a pedestrian-friendly environment that provides area residents who live within and next to the VHS access throughout the sector, it is a necessity for the safety of the school children who will live in the VHS east of Unser Blvd.

It also has occurred to me that consideration of the pedestrian connectivity of existing neighborhoods on the north side of the VHS deserves consideration. Discussion of the feasibility and desirability of pedestrian entryways along cross the VHS's north boundary other than as part of the Unser Blvd. right-of-way has been absent up to this juncture. The challenge admittedly is complicated because the VHSDP initiative is now asked to deal constraints posed by established development. Nonetheless, the continued failure to address this topic will guarantee that the balkanization of the Northwest Mesa will occur.

I am an immediate neighbor of the VHS, but based on the details that have come forth over the past month, I anticipate that my primary access to the sector as development progresses will need to be by car unless provisions for pedestrian access are addressed. The irony here is that unless this issue is addressed, residents in the Vittoria, Villa Chamisa, Chamisa Heights, Paradise View, and Sundance subdivisions, as well as the neighborhoods on the north side of Paradise Blvd. who work in the VHS, will have little practical and safe option other than to drive to their place of business. I recommend that Planning Department staff engage the property owners in the VHS with holdings along the VHS' north boundary, the neighborhoods that abut this same divide, and the Albuquerque Public Schools about this topic to determine if there any desirable remedies to this situation possibly exist. As I look again at the Volcano Cliffs and Volcano Trails Sector Development Plans, I find that the gist of my concerns about neighborhood connectivity with the Town Center and Regional Center Zones broadly apply to residents of these neighborhoods as well.

There exists the common adage, "The devil is in the details." Even as new details of development standards are shared with the public for review, I find myself increasingly bedeviled by lingering concerns about the reasonableness and feasibility of the VHS planning enterprise at its most fundamental level. While so much of what has been a truly committed planning effort based on "location, location, location," discussion of the connectivity of the VHS, as well as the other sectors of the Volcano Mesa, with the Northwest Mesa and the greater Albuquerque/Rio Rancho metropolitan area, has remained limited. The issue at the very heart of the matter boils down to the simple matter of "roads, roads, roads."

I realize that the Planning Department does not carry the burden of road infrastructure, however. Just as the Stakeholders who have been asked to submit their comments about the VHSPD products, the Planning Department is dependent on the work of other agencies when it comes to the roads that will support the VHS and the greater Volcano Mesa. From the inception, the assumption upon which the proponents of Volcano Heights Town Center development have made their arguments, developed strategic policies, and given marching orders to the Planning Department, echoes the movie, *Field of Dreams*: "Build it and they will come."

But I do not see how the Volcano Mesa dream can possibly be realized if people cannot get there.

At the Stakeholder sessions that I have attended, everyone in the room has expressed doubts and concerns that the considerable good in the difficult and complicated work that Planning Department has done will all come apart at the seams under the weight of an inadequate road network that will prove unable to fulfill the burdens that is being asked of it. Can 20,000 jobs and a perhaps 3 or 4 million square feet of office and retail space (levels roughly

similar to the Uptown Major Activity Center) be successfully squeezed into 360 acres (in comparison, the Uptown Major Activity Center covers nearly 600 acres) depending almost exclusively on Paseo del Norte, Unser Blvd., and Paseo del Volcan for access? (I think that planners need sociologists and anthropologists who specialize the study in urban communities can contribute to the conversation about the likelihood of people embracing and participating in a Mass Transit System on a large scale when the rest of the metropolitan area remains designed for—and heavily committed—to “car culture.” (One small part of town cannot make an economic, social, and political movement to transform a long-held and much beloved life style choice. All we have to do is look to Southern California today.)

Of all the visions outlined in the Westside Strategic Plan Amendment (WSSPA), the numbers of projected jobs and zoning for dense and tall development have received nearly all the focus of concerted discussion and action. Treatments of quality of life and cultural resources issues still await. Meanwhile, “roads, roads, roads” remain in a separate, untouchable domain altogether.

Last November, at an Environmental Planning Commission to consider the WSSP, I read the tea leaves and asked if the Volcano Mesa initiative will not ultimately be deserve to be renamed Cuello de Botella Mesa (“Bottleneck Mesa”) based on the experience will most likely have trying to get to, from, and across this landscape. This question continues to be relevant. If we anticipate that Volcano Mesa has the greatest potential to become a huge, inconvenient traffic bottleneck, not only will people not want to come, they will not want to live there. Just as the Cottonwood Major Activity Center, will VHS development fall far short of the dream and stagnate?

I strongly encourage the Planning Department to engage MRCOG and NMDOT to share information with the public through the Planning Department’s website and be participants in the proposed planning discussion. I will welcome having the lingering fears that so many of us have about “roads, roads, roads” can put to rest we can concentrate positively (as opposed to devilishly) on details, including neighborhood integration, quality of life amenities, and cultural resources, that will contribute to making the Volcano Mesa, and the greater Northwest Mesa, a place where people will want to work and live.

Respectfully,

Kurt F. Anschuetz, Ph.D.

Consulting Anthropologist/Archaeologist
Villa Chamisa Neighborhood Property Owner and Resident
6228 Calle Pinon NW Albuquerque, NM 87114
Tel. and Fax: 505-294-9709
Cellular: 505-681-6933

Tel. and Fax: 505-294-9709
Cellular: 505-681-6933

Renz-Whitmore Mikaela J.

From: Webb, Andrew T.
Sent: Friday, September 23, 2011 4:20 PM
To: 'Ron Bohannon'; Renz-Whitmore Mikaela J.
Cc: Westbrook, Sara; john.ransom@grubb-ellis.com; willg@dpsdesign.org
Subject: RE: Volcano Heights Focus Groups Written Comments

Hi, Ron --

Thanks for contributing your comments. We appreciate your ongoing participation in this project.

Have a good weekend,
Andrew

Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161
awebb@cabq.gov

From: Ron Bohannon [mailto:rrb@tierrawestllc.com]
Sent: Friday, September 23, 2011 1:31 PM
To: Webb, Andrew T.; Renz-Whitmore Mikaela J.
Cc: Westbrook, Sara; john.ransom@grubb-ellis.com; willg@dpsdesign.org
Subject: RE: Volcano Heights Focus Groups Written Comments

Mikaela, Here is our written responses to the latest draft of the sector plan. If you have any questions please do not hesitate to call either John Ransom or myself.

Thank you all for allowing us to provide input to the plan.

Ronald R. Bohannon, P.E.
President
Tierra West LLC (WOBE)
5571 Midway Park Place
Albuquerque, NM 87109
505-858-3100 ext 203
800-245-3102
www.tierrawestllc.com

From: Webb, Andrew T. [mailto:awebb@cabq.gov]
Sent: Friday, September 09, 2011 4:50 PM
To: Webb, Andrew T.
Subject: Reminder: Volcano Heights Focus Groups next week

Good afternoon -- I'm e-mailing to remind you about next week's opportunities to participate in the Volcano Heights Sector Development Plan process and provide feedback on the work completed so far. City Planning and

Council Services staff will hold a series of three focus groups throughout the day on Wednesday, Sept. 14 aimed at soliciting input for revisions to the Plan prior to the next hearing at the Environmental Planning Commission (EPC) in early October. A fourth rain check focus group will be held Friday, Sept. 16.

Wednesday, September 14

- 7:30-9 am
- 11:30-1 pm
- 6-7:30 pm

Rain check session, Friday, September 16

- 2 p.m -3:30 p.m.

All sessions will be held at Council Services, City/County Building, One Civic Plaza, 9th Floor (Parking will be validated.)

Each property owner or group of property owners may attend one (1) focus group each day. Sign-up will be first-come, first served, and attendance for each focus group will be capped at 12 participants. Additional days/times will be added to accommodate demand as warranted. To sign up to attend a focus group, please visit the RSVP page here: https://docs.google.com/spreadsheet/viewform?hl=en_US&formkey=dDIUSEROaF9mYXRxZDVpbGszNXhGNXc6MA#gid=0

Since the focus groups on August 23, the Volcano Heights planning team has updated Character Zones, including a use table, site development standards, and building design standards; developed and honed height bonus criteria; and updated street cross sections. Because the City is having technical difficulties with its online services as it switches to a new content management system, **we have temporarily uploaded draft materials for the focus groups for your review here:** https://docs.google.com/leaf?id=0B1GvpFX0N9m1ZGIxNDJiNTgtY2M3Zi00YzU3LWE5YjQtM2YyZTE1Nzk4N2My&hl=en_US

These documents will be removed once they can be uploaded on the City's project page. I'll send out a notice when that happens with the link.

The draft Volcano Heights Sector Development Plan will have its next hearing at the EPC on Thursday, October **6, 2011 at 8:30 a.m. in the Planning Department Hearing Room, Plaza Del Sol, 600 Second Street NW, Basement Level.**

If you have any questions, please feel free to contact me or Project Manager Mikaela Renz-Whitmore (mrenz@cabq.gov or 924-3932)

Thank you for your ongoing interest in the Volcano Mesa planning process, and have a great weekend!
Thanks,
Andrew

Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161
awebb@cabq.gov

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TIERRA WEST, LLC

September 23, 2011

Mr. Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
PO Box 1293
Albuquerque, NM 97103

RE: VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN COMMENTS

Dear Mr. Webb:

These comments reflect me and John Ransom, along with input from other professional staff members, on the Ransom Development Team. I would first like to thank you for allowing such interaction and input into the development of the plan. A general comment which creates most of the discussion on the plan's contents is how do you apply the proposed rules and how will they be interpreted. At the last meeting we suggested that you take the proposed rules and apply them in a series of design charrettes so that you can see how well they work or how difficult they are to apply. That is the true test of how "workable" a plan will be and if it will create one that the market will embrace.

Here our comments to date:

- Look at land uses based on roadway network versus just bands. As we have mentioned several times, this plan is being driven by the location of the access points to Unser and Paseo Del Norte. Those access points should establish the roadway hierarchy for the plan at those locations where they connect to the network.
- Based upon the traffic flow the land use should follow logical access points. In other words – if you look at how areas will be accessible and then let the land use center around the access points it will follow a more logical development pattern than the current land use is showing. In other words, if you have a major access point on Paseo Del Norte it may make more sense to place the regional zoning in a quadrant than to create the same zoning on property that does not have that access. The current layout has multiple zoning designations on individual properties. That will necessitate platting and separating out the zoning areas. i.e.: put purple on the entire blocks based upon access.
- Show how individual property lines fit on the land use area similar to the previous comment but this will show what will have to be assembled to create developable property. This will also show what access will be needed to get to the plan areas.
- We support the streamline development process; similar to the Uptown Design Review Team process and having hearings at DRB. We feel that if you work out the details at this time with the design charrettes this is very feasible and will promote development.

- Look at signal spacing with CoA/MRCOG input on the total number of signals on both streets and consider the short term and long term spacing needs.
- Look at the intersection of Unser/PDN to consider as an Urban Interchange. There are several designs that will allow the commuter traffic to bypass the intersection and let the local traffic stay at the ground level for movement. This will allow the signal spacing to be placed at closer locations than what is the current allowable distances and make the overall land use more workable.
- We believe that the City should undertake and compute Trip Generation numbers for the project when it is finally established. This will provide the local impact versus the regional impact for the network and specifically for those people who need to understand the overall amount of traffic being generated in the area versus just traveling through the plan area.
- We also believe that all proposed access points which should include right-in/right-out with left access points be shown in the plan. These facilities are major facilities and showing the approximate locations will aid in the approval by MRCOG. We also believe any improvements should go ahead and design in double lefts.
- The Ransoms have visited with Matt Schmader and we suggest mapping the important features or establishing a hierarchy of protection so that it is clear on how to preserve those features that are important in tying the entire area together by preserving the natural feel and history of the area. This will be the most difficult part of the plan in working with proposed urban density and trying to preserve features that may not fit. Clear policy should be provided which takes precedent in the planning process, i.e. preserving rock or establishing urban density.
- Provisions should be made for rock outcroppings that are located in the middle of a major planned intersection. There are two major outcroppings on the 5 acres west of the "Ruiz" (now City land) that the current alignment of Unser traverses. Provisions should be identified in the sector plan for removal of those features.
- Figure out the public infrastructure such as water, sewer and storm drainage so that it can match the proposed planning areas. Also, due to the Regional nature of the Activity Center, encourage City, State and even Federal support/sponsorship for available funding mechanisms such as SADs, PIDs, TIFs & RIEs.
- The height limitation table creates the most difficult element of the plan. As we mentioned, we feel that a two story office building or a single story flex building should be the standard and then transition from that point. Our argument on both uses and the height would be for ample room to get floor to floor height plus parapet height for a two story office building. The flex space needs internal clear heights of 30-feet, plus the roof deck and fixtures. As also mentioned, we feel that it will be very difficult for the community to go through the process and get the points system up for many various reasons. A few is that green roofs add to the structural costs and increases in heights in some cases,, what happens if you do not have any rock features or your property is predominately rock outcroppings,, how big are the patio areas, etc. I think this area would benefit greatly from the design charrette.

- We believe that the 35 feet height should be preserved from the Westside as the legal height for commercial, industrial and office buildings.
- Create a larger map that shows the surrounding land uses not only immediately adjacent to the site but in the surrounding area to show how this will be truly an activity center. I would suggest showing from Paradise on the north to the escarpment edge on the south, then from Universe on the West to to Golf Course Road on the east.
- Mandatory streets- mapping does not match concept for property lines and ownership.
- We also believe that as the property develops some consideration should be provided for the establishment of the "A" or "B" streets. We believe while it makes sense for first in to set the locations it needs to be tempered by the larger traffic network needed to service the entire area.
- Block size definition needs to be articulated in the plan. I have come to understand, but there is still a disconnect between public right-of-way or calling them streets or areas that break up the development that allow the movement of pedestrians, vehicles and other means of travel and separation. It should also include in the definition that it does not necessarily need to be at a property line.
- We look forward to the new draft and hope that these comments can be address in the new draft due out October 17th Draft Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: John Ransom – Grubb & Ellis - New Mexico
Will Gleason – Dekker / Perich / Sabatini, Ltd.

JN: 2010023
RRB/sam

Renz-Whitmore Mikaela J.

From: Webb, Andrew T.
Sent: Monday, September 26, 2011 8:44 AM
To: Renz-Whitmore Mikaela J.; Westbrook, Sara; Morris, Petra A.
Subject: FW: Comments to Volcano Heights Plan
Attachments: Comments to sept plan presentations 2011.doc

[Comments from John Edward.](#)

Andrew Webb
Policy Analyst/Planning
Albuquerque City Council
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-3161
awebb@cabq.gov

From: John Edward [mailto:jbedward@edwardgroup.net]
Sent: Friday, September 23, 2011 5:12 PM
To: Webb, Andrew T.
Subject: Comments to Volcano Heights Plan

Dear Andrew:

Hey thanks for my torturing you the other afternoon with my comments. All in good nature and just trying to take advantage of an opportunity to chat as the meeting we had last week got squeezed by discussing matters that were discussed long ago.

Attached are my comments for the plan.

Not all inclusive in that I would have more but not sure where to stop and start.

I understand you desires for specifics, but too I would hope a wider allowable range for the specifics. Nob Hill is nice and so are other areas, not because they are all alike but due to the variety of what the eye can see.

Thanks for your time.

John

[Someday is not a day of the week. Have you made plans today for the long term?](#)

John B. Edward, MBA, GBDS
Broker
The Edward Group

9/27/2011

PO BOX 26506
Albuquerque, NM 87125
505-242-5646 OFFICE
1-877-880-4041 TOLL FREE
505-242-6098 FAX



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Comments: Focus Group September, 2011.

1. There needs to be more intensity in the area along Paseo Del Norte east of the town center. There should be either Town Center or RC along this area. The development should match traffic intensity.
2. The Escarpment Transition in the NE needs to be changed to Mixed Use, especially that of the land which is south and west of the escarpment road and near Unser.
3. Transition land bordering APS needs to be either more flexible or changed to Mix Use.
4. The easterner Neighborhood center should be larger.
5. Zoning Table.
 - a. Land Use. Commercial.
 - i. Most commonly the best office use in a neighborhood is an insurance or real estate office. Chang to C.
 - b. Educational, Public Admin, healthcare or other institutional.
 - i. Public Admin uses: This should be broken down and some made P for neighborhood transitional.
 - c. Residential Uses
 - i. Multifamily should be allowed in all zones as P. Unless the Conditions are not spelled out.
 - d. Other uses:
 - i. Motels? No motel listed.
 - ii. Parking Surface. All zones should be C....as this allows for transition of development for the area....some areas may be temp parking for 2-5 years before entering a ground breaking.
6. Page 14. Map is on many pages. Land use is mislabeled. Townhouse to the north should be single family and the Single family should be townhouse.
7. Pages 15, 16, 17.
 - a. Building heights in the Town Center and Village Center and Mix Use are too low starting at 26ft. This should be increased to 36 ft. or higher (48 ft) as there are properties in Volcano Area plan which start at 36 ft and there is an APS site which is at 45 ft and there is land to the north which allows for 36 ft. Most importantly the land is burdened with rock and crazy road design of Unser and Paseo Del Norte which will make development more expensive this increases the need for the 36 ft min with the various bonuses noted.
 - b. Please clearly state that there are no building height limits in the TC as stated in the meeting if the property is a building to meet employment needs and goals for the ABQ MSA area.
 - c. The notion that an employer will come to employ 250 people and get a bonus from that with a claw back is not realistic...many employers come to existing office space already built. The time to wait by employer is rare. The form of the building itself will indicate the number of people that will work there by the

square footage, and floor plates. While your idea seems good on the surface it will not get any traction. Allow buildings that will and can house more than 250 people will get bonuses for heights.

- d. Building heights shall be measured from the higher of either
 - i. the improved pad site or
 - ii. highest natural point on the site or
 - iii. the grade of the bordering A street or Unser or Paseo del Norte
8. Optional Bonus Table:
- a. Please provide a 5 acre and a 15 acre site or a block as established by mandatory roads, a mock up of the site using bonus criteria to build to higher heights.
 - b. The bonuses are they in alignment with what is most important,...water conservation vs open space. (speaking of which where are some parks that the city wants to take leadership with).
 - c. Each bonus item should allow a range of points per topic as the scale of what is done per the item, may be worth more than all the other items added together. Example....large park area vs a token park area. Well appointed plaza and nice fountain vs. a token one. Bonuses should taken to account quality and quantity, if you want some grandness in the area.
9. Streets: Pages 19-26.
- a. The streets are too narrow.
 - i. Each mandatory road should have at the very least a 12ft-14ft center lane, to prevent grid lock in the case of
 1. of an accident
 2. when people want to turn left.
 3. to provide parking for emergency personnel vehicles.
 4. To allow for mid-road on/off loading on the BRT route if needed.
 - ii. The wider road will give a more open feel.
 - iii. Allow for better ease of trucks.
 - b. Consider angled parking at least on one side of the streets.
 - c. Some streets, should have the option to have bike route on only one side.
 - d. Some of the sidewalk requirements are too narrow, especially if there are to be trees on them.
10. Site Development Standards:
- a. Build to zone and Set Backs need:
 - i. Better clarification how they relate to one another for all zones (i.e. are they additive or are they within each other?).
 - ii. Need a wider range of min and maxes.
 - b. Building Frontage Required
 - i. For A and B streets lower minimums for both.

- ii. Question. How does a mid block building get its frontage on an A street and a B street? The minimums make this impossible.
- c. Block Standards:
 - i. The min needs to be smaller and the max needs to be larger, at least to be the guidelines as the mandatory streets have created.
 - ii. The block perimeter needs to be the same as the mandatory street blocks created by the map. The developer can make smaller at their choice.
 - iii. Floor heights, should be allowed to be within a tolerance of the 15 and 10 ft listed.
 - iv. Ground Floor finish should be eliminated as noted, as this is impossible with the changing topography and the elevated roads.
 - v. At grade parking, should always be a percentage along A and B streets, to avoid cookie cutter affects...give designers room to play with ideas.
 - vi. Off Street Parking. This number should be a dual phased number if the parking area allows public parking or leverages space in other facility.
 - vii. Drive way widths should be distances within the guidelines needed to accommodate suppliers and customers of a district.

Draft Document:

I think that these documents are very finite and in some cases for good cause, but most it goes too far in that major essential elements like a large park and its placement will do more for the area are completely ignored by the city vs that of 1st floor's on buildings being masonry.

At the meeting I was told, that a major park(s), would not be covered because people in open space / parks were not interested in coming to meetings and being part of the process nor did they want another park.

9.1.3. This entire section is not a good thing. Too simple, too boring.

(1). "Commercial buildings to be simple rectangular buildings", I could not disagree more. Let the dreamers dream.

(2). Boring.

9.1.4. Color.

9.1.5. Parking structures can have parking up to the edge for the B streets of which it can be 50% of the frontage, as long as vegetation screening is used.

9.2.1. (3). A 5 yr guarantee is not going to happen, is the city building the building...because why would the employer sign a development agreement with an

employer. This also gets in the way of speculative capital which by building the building it attracts employers with the 250 or more jobs in either 50 employee increments or in one fell swoop.

9.2.3. Whoever wrote this do they own shares in a masonry or brick company?

Materials you are requiring manufacturers' warranties of 50 years? Is this possible...will this change...will this keep buildings from being built? Will money get spent on this and then the builder is cheap elsewhere?

Materials should be suggested and in smaller percentages.

The window design is very limiting.

The glazing appears it will be very limiting too, such that the concepts of views will be meaningless. What about solar gain from southern exposures?

Overall I took a good shot at trying to review all your pages, without getting bogged down. I only hope that non-discussed items like roads big enough to handle supply trucks, and adequate areas for waste disposal and trucks are workable. The non sexy practical aspects like these must be included and made flexible.

Also the turning radius and widths should consider the size and scope of the buses or BRT that may get used.

September 23, 2011

Rene' Horvath – Taylor Ranch Neighborhood Association

Volcano Heights Comments: (The two biggest issues are transportation and preservation.)

1. Traffic Study: We support a traffic study for the region. It needs to not only look at the traffic congestion on top of the west mesa, but also the traffic congestion that is currently taking place in Taylor Ranch, and the bridge crossings, during the morning and afternoon rush hours. Any increase in traffic coming from Rio Rancho or the mesa top development will certainly make this situation worse. So far, the traffic reports I have seen only focuses on the mesa top street design, which concludes that everything is fine. But it is not fine here in Taylor Ranch or the bridge crossings. We want the traffic study to specifically illustrate the current traffic congested areas, and what the traffic projections are for a full build out of the Volcano Mesa area and Rio Rancho on our current road capacity.

2. Pedestrian friendly neighborhoods: We have been working on the new Volcano Mesa Plan for the last year. My impression is that the development community and the property owners do not understand the need for pedestrian friendly neighborhood designs. The development community is used to building walled suburban style neighborhoods here on the westside. They do not understand how bad the traffic congestion can be during rush hour and why neighborhood connection and access is so important. During the City's review process, amendments had to be added to help fix the situation in the Volcano Cliffs and The Trails Sector Plans to improve neighborhood connection, pedestrian access and attractive streetscapes. In addition, the State Highway dept. is focused on high speed limited access roads to move traffic; not about getting pedestrians across Unser and Paseo safely. Unser and Paseo will be difficult for pedestrians to cross. We may need to lower the speed limit, and build a pedestrian underpass beneath Unser Blvd. Since Unser was already built approximately 15 ft. above natural grade, this may be one way to provide pedestrian access to the Town Center. The Town Center also needs to design attractive streets that will connect neighborhoods together in the Volcano Heights Plan area.

3. How will Unser and Paseo del Norte look along the roadway? I was told that that the plan is to make Paseo del Norte look similar to how it appears in the NE side of town. Unfortunately on the NE side of town, there are big commercial buildings built adjacent to Paseo del Norte exposing the back of their buildings to motorists. The idea behind this was to hide the parking lots. It would be more attractive to see the front of the buildings set back from the roadway, with nice architecture facing the roadway and hide the parking lots with a natural berm. Note: Unser Blvd. is a 4 lane parkway with design standards, which includes a berm adjacent to the roadway with natural vegetation. We should design Paseo del Norte the same way. This will also provide more room for a wider view corridor along both roadways to maintain the views of the mountains, etc.

4. Open Space and Parks: One of the most important things the City has neglected to do is allocate enough bond money for open space land acquisition to purchase the rock outcrops, the escarpment edge or even land for recreational parks. I think we are missing the point about allowing high density. One of the reasons to allow higher density in certain areas is to preserve Open Space in other areas on the mesa. So far, the City has made cuts to the impact fee program. This fee program helped to fund parks, trails and open space. In addition, only \$700,000 was dedicated to the open space land acquisition program for this upcoming bond election. This is not enough. This is down from the \$3 million bond money which was approved in 2009 and \$5 million in 2007, for open space land acquisition. I feel we are being prohibited from preserving the most unique features in Albuquerque. Future generations will wish we had done so. In order to have quality density the development community needs to dedicate land for common areas, parks and open space, or the City will have to raise the money through City bonds, impact fees, or ¼ cent sales tax, or do all of the above.

5. Attractive Architecture: Good architecture is sparse on the Westside. We have seen too much construction of new buildings with very bland architecture. I'm glad the Planning Team is trying to do something about it. I would like to see more attractive architecture on the sides of buildings that face streets or public areas.

6. Single loaded streets: Single loaded streets are needed along the Piedras Marcadas portion of the Monument. Land needs to be acquired to do so.

7. Views: We cannot ignore protecting the views. This is what residents value on the westside of town and one of the reasons we love living here. We have the best views in town. The westside Strategic Plan states the importance of the views and the need to protect them.

8. Amenities: Protecting views, providing parks, trails, attractive architecture, preserving the rock outcrops, easy access for pedestrians, attractive streetscapes and roadways, convenience to shopping and services are the things that will make this area a success and improve the quality of our lives. There needs to be a balance between development impacts associated with high density, traffic congestion and noise, and providing the amenities with in the Town center. Otherwise it's not worth living here.

9. Bonus Incentives vs. Height: The bonus incentives should be used for open space, rock outcrops, park land, trails, and view preservation, rather than bus transit shelters etc. Also realize that there is concern about the height of the buildings being too tall and out of character for the area.

10. Traffic noise mitigation: Use quiet asphalt on Montano, Unser and Paseo to reduce the noise impacts from traffic.

11. Signage: Any thing bright on the mesa top will be a beacon for the whole city to see. We need to minimize unnecessary lights and not allow LED signs.

The focus groups have been helpful. I'm glad I got to participate.

Volcano Heights Sector Development Plan
Focus Groups
September 14, 2011

Character Zones

- Show map of proposed zones and property lines
 - Address conflicting property lines & zone lines
- What is allowed within the setback?
 - No parking = a ‘taking’?
- Is the Build-to-Zone measured from setback or property line?
- Standards need more flexibility
 - Seem too cookie cutter
 - Need more slack
- Design charrette would be helpful to test regulations
 - Too many designers involved already; just ask “doers”
- Development meeting a good idea
 - Invite national developers (e.g. Forest-Covington)
 - Opportunity to start selling ideas to the market
 - Add an active citizen on Panel Discussion in November
- How can the Plan protect property owners with Town Center zoning if market bleeds out to RC, MX, etc.?
 - Is the commercial market open too wide in the MX zone?
- How do businesses in Town Center survive next to Regional Center, larger-scale businesses?
 - Staples in Nob Hill
 - Bookworks in strip mall (local business)
- Phasing development will be important
 - TC/RC/NC – lower buildings and lesser density for a while
- Ground floor finish level requirement difficult with rock & topographic changes
 - Blasting of subsequent development will crack buildings
 - Hard to coordinate with adjacent developments if go with ADA compliance only

Block Sizes

- Define block sizes
- Block sizes don’t seem to allow for imaginative layouts – like center courtyard in the middle of the block
- Frontage and block size seem incompatible
- Performing arts center, etc. will be too big for these blocks
- Get rid of block sizes – network is already small enough
- Block size one of most important regulations for pedestrian friendliness
 - Block size criteria a key part of Town Center
 - No pedestrian feel with long blocks
- Is it realistic to recreate “live, work, shop” in one block?
- Sketch out blocks – see if math works with requirements

Structure/building Heights

- Bonus criteria – good idea, but need to test
- Height limit/bonus system a problem
 - Users from out of state will walk away (too complicated, too unpredictable)
 - New uses require around 38 feet
- Too much 26 feet
- With 26 feet everywhere, will we get same roofline throughout?
- Users want “flex areas” with clear height of 28-30 feet (total height around 40 feet)
 - Big boxes typically 32 feet
 - Engineering/design users
- Town Center height should match what can accommodate users (market reality)
- Town Center structure height should be at least 36’
 - Couldn’t build the live/work units like downtown without height bonuses
- Height should be “height of structure”
- Are rights from bonuses transferable to other sites?
 - Want to see bonus height transfer across properties, saleable, and lifetime
- Buffer zones are enough to protect this special area
- Work with topography
 - TC is in a lower area, so higher heights may be okay
 - Model the heights/topography and show pictures of possible development heights
 - Would rather see development on topography vs. cutting into hills to build

Open Space/Trails/Natural & Cultural Resources

- Open Space Impact Fee better than Bonus Point System (known dollar value vs. uncertain outcome & cost)
- Consider inventory of cultural resources in Town Center
 - Agricultural field features to be preserved as part of the bonus system
- Integrate Plan with cultural landscape
 - Overlay
 - Provide direction to landowners – priorities and choices
 - Plaza proposal as model
- Show Open Space map, Monument planned trails, and preferred trail corridors within Heights
 - Allows property owners to consider how to integrate with Monument trails, access, and parking
 - Do meeting focused on OS/Parks
- Pay attention to Piedras Marcadas
 - Angled toward southwest to tie to other corridors
 - Cultural history
 - Topography
- OS should purchase playa area

- Would like to see commitment from National Park Service to link Piedras Marcadas with their trail system & Jill Matricia parking area
- Entitlements are a big gift from the City to property owners
 - In return, there should be a cost or impact fee
 - City should also benefit on behalf of the community
- Will open space features be identified, prioritized?

Circulation/Access

- How does Volcano Heights integrate with ABQ area (people on Paseo)?
 - Access will drive the plan
 - Cottonwood as anti-model
 - “Bottleneck Mesa”
 - Traffic pattern needs to be amenable to proposed land use
- Address circulation around area north of Plan boundary (school complex)
 - Where will kids cross?
 - East-west pedestrian crossing on boundary (north and south)
 - Integrate Plan with established and developed areas on north and south (and east/west)
- Access points will drive the plan for land use
- Have MRCOG at the public meeting to present the draft.
 - Regional traffic movement important
 - Need to hear from MRCOG that this works and has support
- DMD excited to have a destination connected to transit
- DMD & MRCOG excited to be coordinating land use and transportation
- Traffic model needed
 - Do with high numbers
 - Do before EPC hearing process
 - Do the planning effort right the first time
 - Need local perspective, consultants with local knowledge

Street Cross Sections

- Street canyons with buildings pushed to streets?
 - What would work for residential uses? Wider corridors?
 - In exchange for height?
- Mistake to allow first-in development to determine A or B Street
 - Plan should dictate (benefits whole area)
 - Provides predictability
 - Criteria based on water, drainage, etc. (staff decides)
- Streets should be wider
 - BRT route – head-in parking?
 - Bike trails along South (teacher / student can walk to school)
- Need clear responsibilities for maintaining landscaping & street trees
- Figure out left-hand turn lanes in Town Center
 - Need 3 turn lanes

- Roads seem dominated by bikes – would prefer to see two driving lanes (at least a center turn lane)
- With exclusively single-lane roads, accidents will cause gridlock

Building Design Standards

- Building design
 - Solar panels – meet optimum solar angle
 - Cesar Pelli building needs to be allowable
 - Architectural innovation allowable pending Review Team approval
- 30-foot façade articulation requirement boring
 - Can't all be boxes
 - Circular façade should be okay
- Architectural style should be required to be consistent on adjacent projects

Other

- Jobs/salaries need to be high enough to support housing costs