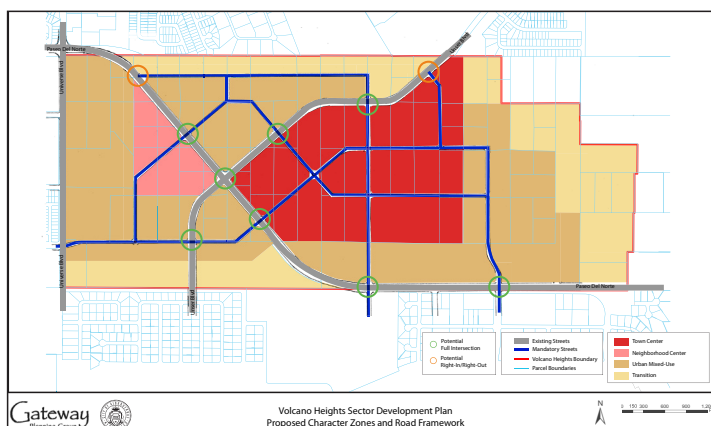


Volcano Heights Sector Development Plan

Public Meeting June 2, 2011

In early 2011, the City hired land-use consultant Gateway Planning to determine the market feasibility of regulations and standards proposed in the July 2010 Draft Plan, as well as their ability to guide desired development. Gateway's initial findings indicate the need to substantially revise the July 2010 draft Plan to allow short- and long-term opportunities for development while providing enough guidance to regulate the built environment.

Gateway has proposed a strategy with three components to improve the Plan's ability to create incentives and regulations to encourage development patterns that are desired, predictable, and coordinated along transportation corridors.



Proposed Character Zones and Mandatory Street Network

Gateway's Strategy:

1. Create street network hierarchy of mandatory and non-mandatory streets
2. Create character zones tied to street character and distance from a proposed Transit Center
3. Create form-based zone code for building form tied to street character to foster predictable high-quality development over time and along corridors

What it will take:

- Stakeholder involvement
- Revised street network hierarchy
- Revised zone map & zone code
- 3-6 months to next EPC hearing

Advantages / Goals:

- Predictability
- Streamlined development process
- Market feasibility
- Plan enforcement

Challenges:

- Finding acceptable compromises on details
- Collaboration across multiple interests
- Balancing property entitlements with protections for existing residents and sensitive lands

Concerns:

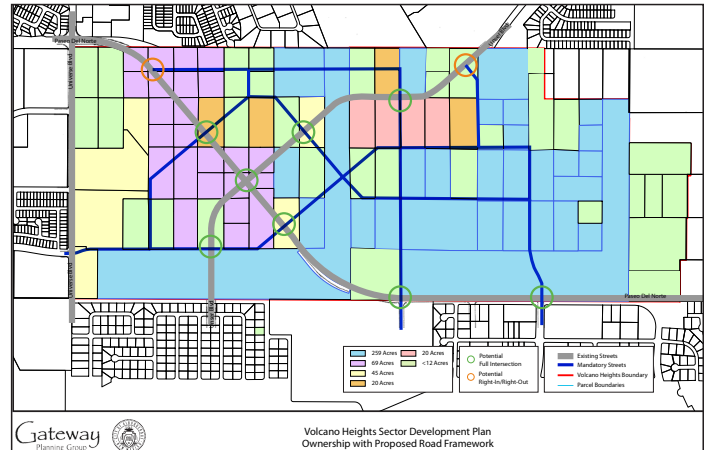
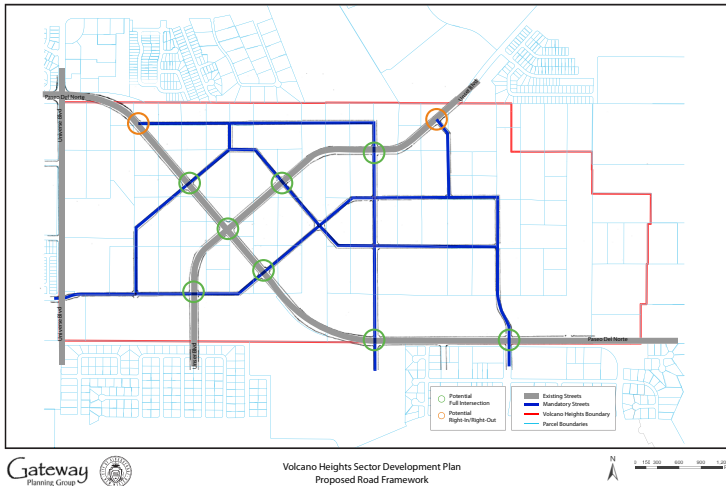
- Finding the "right" density locations, sizes, and heights
- Building "buy-in" from City departments, residents, and property owners
- Coordinating development over time
- Plan implementability & enforceability

What do you think?

- Which of these options best matches your preference for moving forward?
- What are some cautions/concerns to consider as we move forward?
- What decisions do you think need to be made, by whom, and when?
- Who should be involved in a stakeholder group?



1: Street Network Hierarchy



Property Ownership: With proposed road network.

Street Network Hierarchy: Mandatory Roads are required to support development throughout the Plan area.

Street Network Strategy:

- Mandatory street locations & design
- Non-mandatory street criteria & design
- Character zones tied to street character
- Building design & development density tied to adjacent street character

Advantages:

- Predictable, agreed-upon minimum mandatory street network to support development
- Predictable criteria for non-mandatory streets based on block sizes and interconnectivity
- Balance of detail to support coordination over time and multiple property owners with flexibility for individual properties to develop

Goals:

- Achieve agreement as to mandatory streets
- Achieve agreement as to criteria for non-mandatory streets
- Provide an interconnected network of multi-modal streets over time

Challenges:

- Street hierarchy requires stakeholder agreement during the planning process (vs. as development occurs).
- Streets are at 45 degree angle to property lines.
- Limited-access streets limit the distance between intersections.
- Limited-access streets act as barriers to movement for all modes of transportation.

Concerns:

- Balance of mandatory & non-mandatory roads
- Balance of access vs. limited-access road intersections
- Effect of road network on regional traffic
- Effect of road network on potential for property development

What it will take:

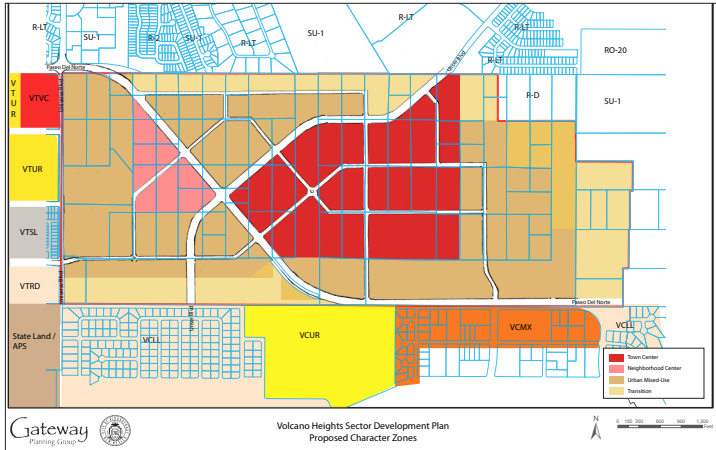
- Stakeholder negotiation and agreement
- Traffic model/study
- Revised street network hierarchy map

What do you think?

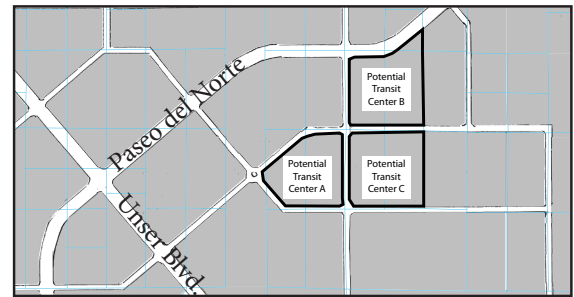
- **Street network hierarchy:** Do you agree with this basic strategy for planning roads in Volcano Heights?
- **Mandatory Streets:** Are these the right streets? Should there be more? Less? Different?
- **Non-mandatory Streets:** What are the important criteria for non-mandatory streets? Block size? Connectivity?



2: Character Zones



Character Zones tie together land use and building form based on street character within Volcano Heights.



Proposed Transit Center Locations.

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

Strategy:

- Mixed-use everywhere
- Performance criteria & incentives based on proximity to Transit Center and Unser/Paseo
- Pedestrian- and transit-oriented development in Town Center
- Decrease in density next to existing residents or sensitive lands

Concerns:

- Balance density/intensity with existing residential neighborhoods & sensitive lands
- Views / heights / topography

What it will take:

- Collaboration, negotiation, and consensus
- Revised character zone map & code

Advantages/Goals:

- Predictable development along corridors, across properties, and next to existing neighbors
- Increased density to support employment centers, regional retail, and transit
- Better balance of jobs and retail on Albuquerque's West Side

What do you think?

- Do you agree with the character zone strategy?
- Are these locations/sizes about right?
- What concerns/issues need to be addressed?



3: Form-based Zone Code

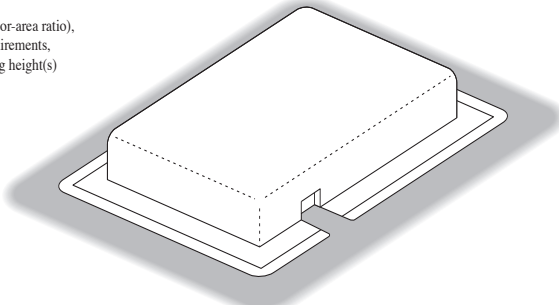
Building Form Standards keyed to the regulating character zone map control the configuration, features, and functions of buildings that define and shape the public realm.

Character Zones designate the locations where different building form standards apply, based on clear community intentions regarding the desired physical character of the area.

Comparison of Traditional Zoning, Design Guidelines and Form-Based Zoning Codes

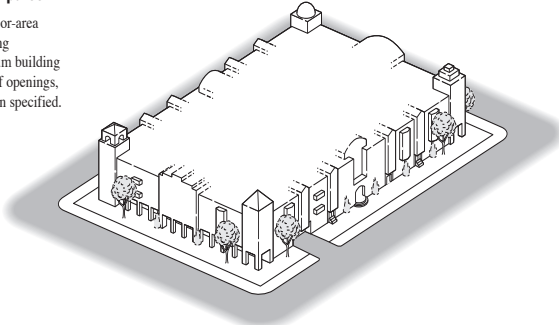
How zoning defines a one-block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, and maximum building height(s) specified.



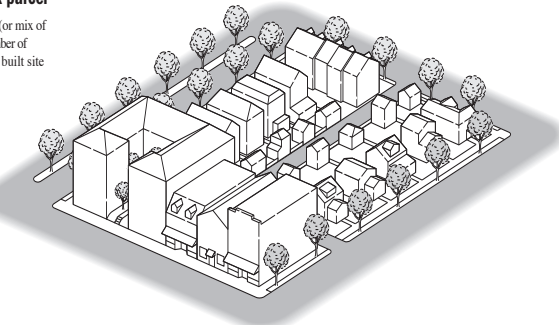
How design guidelines define a one-block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, maximum building height(s), frequency of openings, and surface articulation specified.



How form-based codes define a one-block parcel

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



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Form-based Code Strategy:

- Develop form-based zoning codes that address the relationship between building facades and the public realm to create a walkable, mixed-use Town Center in the Volcano Heights Plan area that is desirable to residents, visitors, employees, and employers
- Key form-based codes to specific streets in the Plan area in order to concentrate intensity near transit facilities and guide appropriate development that responds to street classifications

Goals:

- Articulate community and stakeholder desires for the form and mass of buildings in relation to one another, and the scale and types of streets and blocks
- Encourage development by multiple property owners that reflects a diversity of architecture, materials, uses, and ownership

Advantages:

- Foster predictable built results and a high-quality public realm based on walkable urbanism
- Streamline the development review process
- Enable phased development that can scale up over time in response to market demand
- Encourage development by multiple property owners
- Use graphics, rather than words, to describe how development will look

What do you think?

- Do you agree with the strategy of using form-based codes to guide development?
- What kind of development would you like to see in the Volcano Heights Town Center?
- What do you think is the best way to achieve property owner, neighbor, and stakeholder goals for Volcano Heights?



Urban Design Goals:

- Establish a mixed-use, transit-oriented Major Activity Center in Volcano Heights that offers a range of retail, commercial, and entertainment destinations; urban housing; and employment opportunities
- Support the creation of a major employment center in Volcano Heights to improve the balance of jobs and housing on Albuquerque's West Side
- Bring homes, businesses, and daily destinations – like retail and community facilities – closer together within neighborhoods and districts
- Recognize walkable neighborhoods and districts as the essential building blocks of a more sustainable city and region
- Create “Complete Streets” for people as well as cars, by providing trees, landscaping, wide sidewalks, and active uses

What do you think?

- Would you prefer that development on the West Side continue as it is now, or would you like to see a new approach?
- How would you like a new Major Activity Center on Albuquerque's West Side to look?
- How would you suggest the City regulate development in order to get a desired outcome?



Mixed-use urban center in St. Louis Park, MN.



Urban multifamily housing over ground-level retail



Urban mixed-use retail and residential development



Large urban retail, with rear parking and sidewalk access

Next Steps & Options to Move Forward

- Visit <http://www.cabq.gov/planning/long-range/VolcanoHeightsSDP.html> and take a poll with your choice of the options below.
- Attend the Environmental Planning Commission (EPC) Hearing July 7, 2011 at 8:30 a.m. in the Basement of Plaza del Sol, 600 2nd Street NW.

<i>Withdraw the Plan</i>	Property owners can develop R-D, pay for a Sector Development Plan to do more than 15% commercial (C-1) or R-T, or request a zone change. Development must match the intent of a Major Activity Center.
<i>Defer the Plan</i>	City Staff will work with Gateway and stakeholders to revise the Plan according to Gateway's strategy.
<i>Continue with 2010 Draft Plan</i>	Continue the adoption process with the current plan.
<i>Other?</i>	

