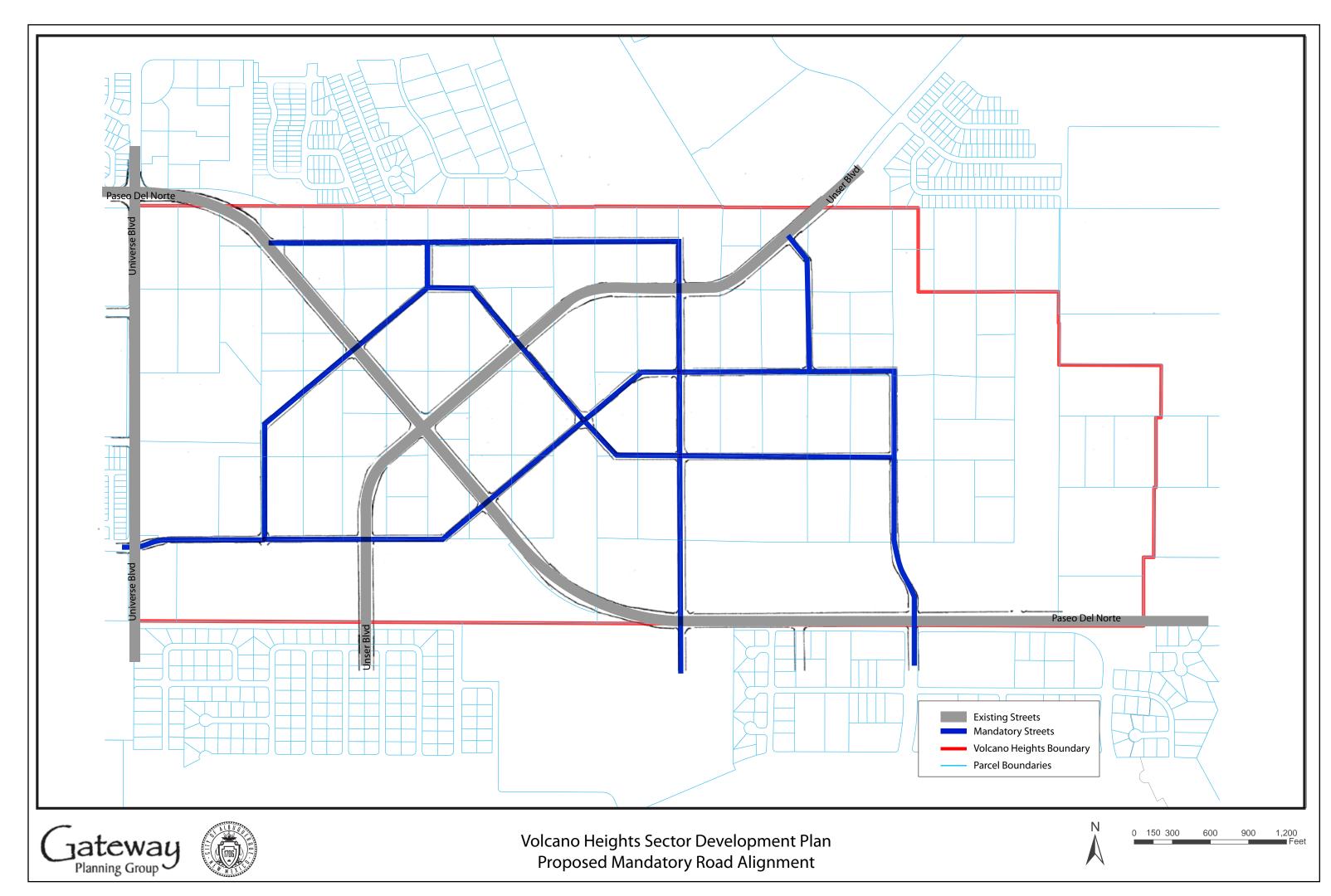
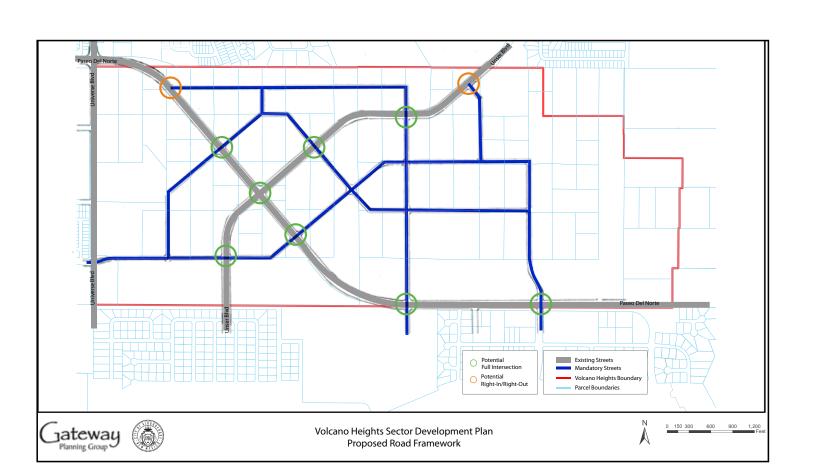
## Station 1:

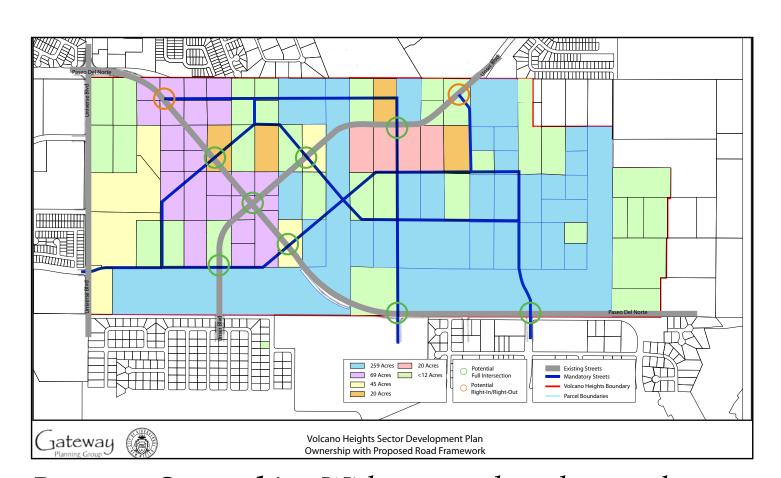
# Street Network Hierarchy



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



**Proposed Intersections:** On limited-access Paseo del Norte and Unser Blvd.



**Property Ownership**: With proposed road 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 nonmandatory streets
- Provide an interconnected network of multimodal 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

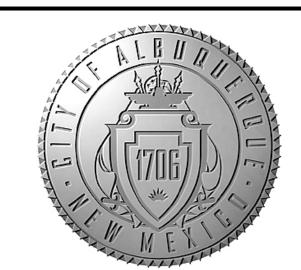
## What do you think?

• 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?



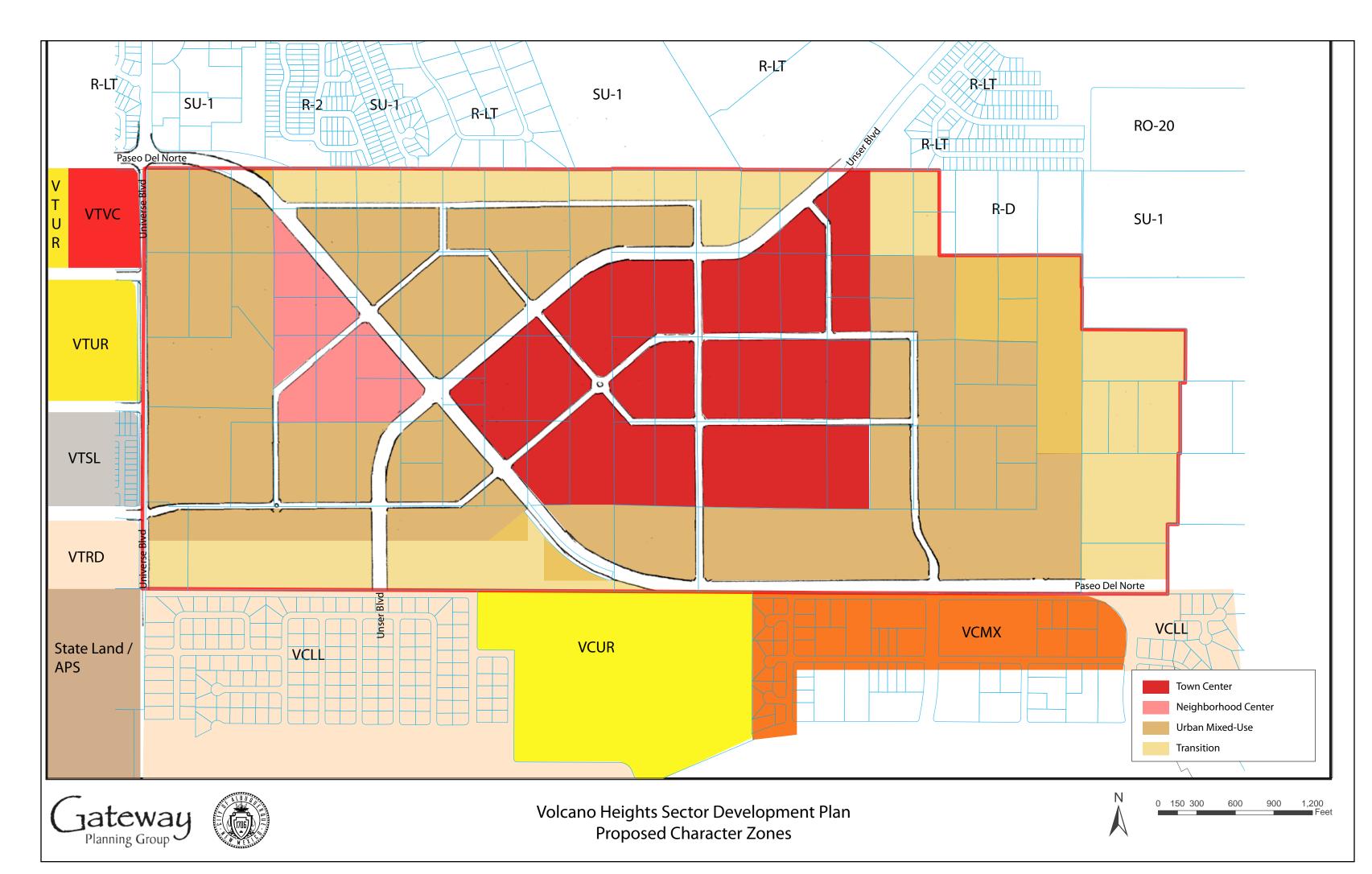
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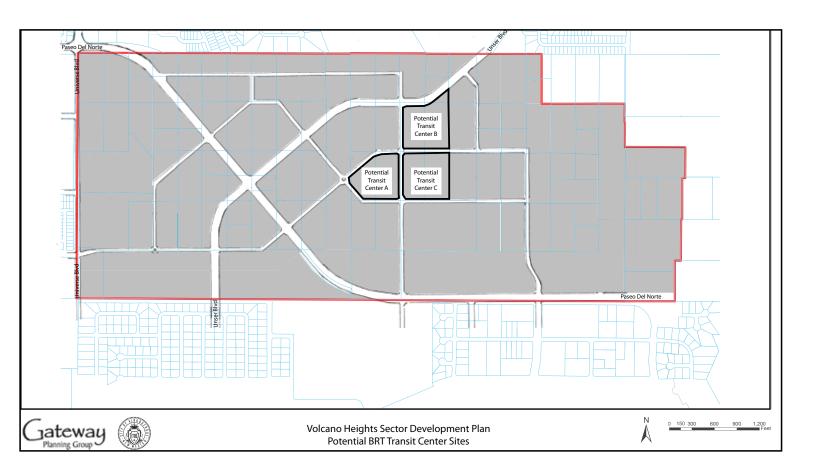


## Station 2:

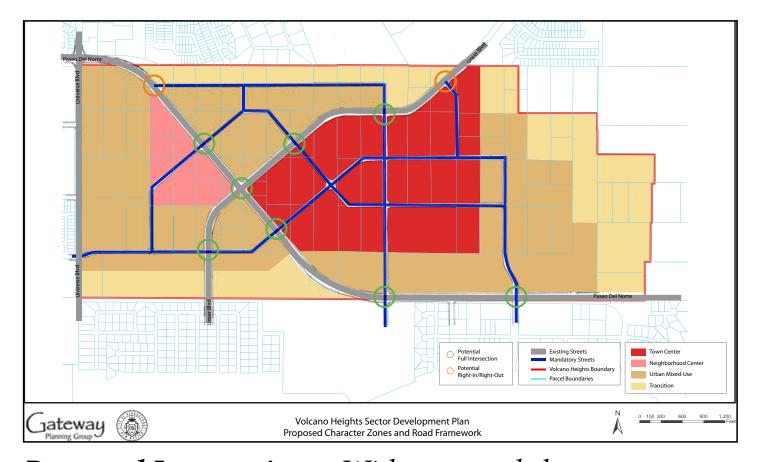
# Character Zones



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



Transit Center: Potential transit station locations.



**Proposed Intersections**: With proposed character zones.

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:**

- Zones tied to street character
- Mixed-use everywhere
- Performance criteria & incentives based on proximity to Transit Center and Unser/Paseo
- Zone changes mid-block (not at street)
- Pedestrian- and transit-oriented development in Town Center
- Decrease in density next to existing residents or sensitive lands

## Advantages/Goals:

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

### **Challenges:**

- Property and ownership lines at 45 degree angle to major streets
- Uncoordinated property ownership

#### **Concerns:**

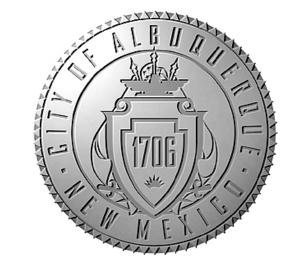
- Balance density/intensity with existing residential neighborhoods & sensitive lands
- Views / heights / topography

#### What it will take:

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

### 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?



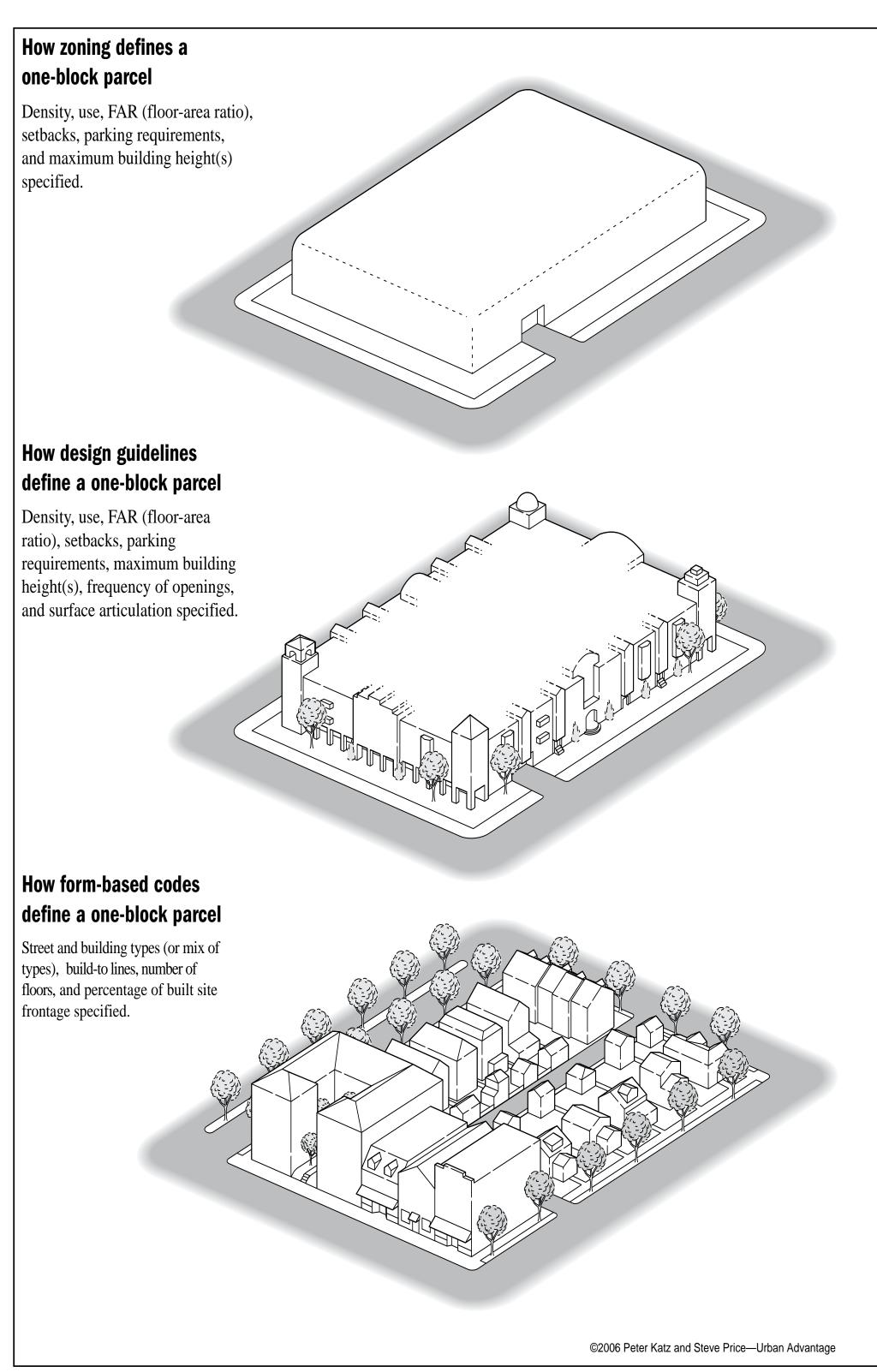
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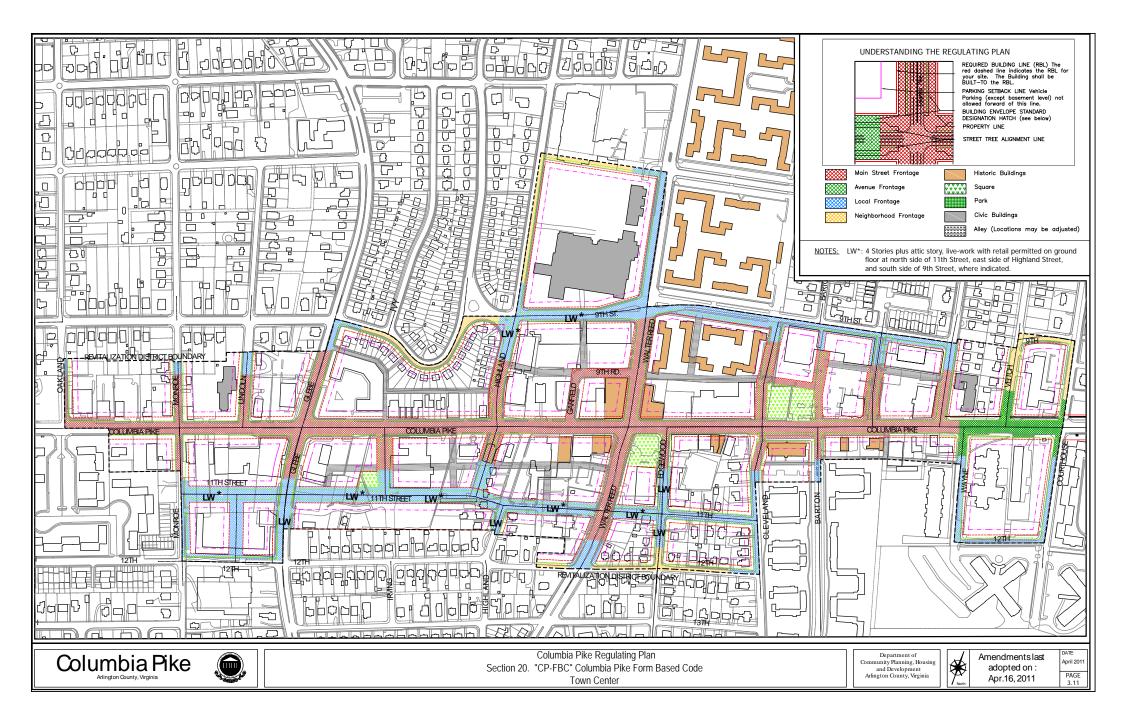


# Station 3:

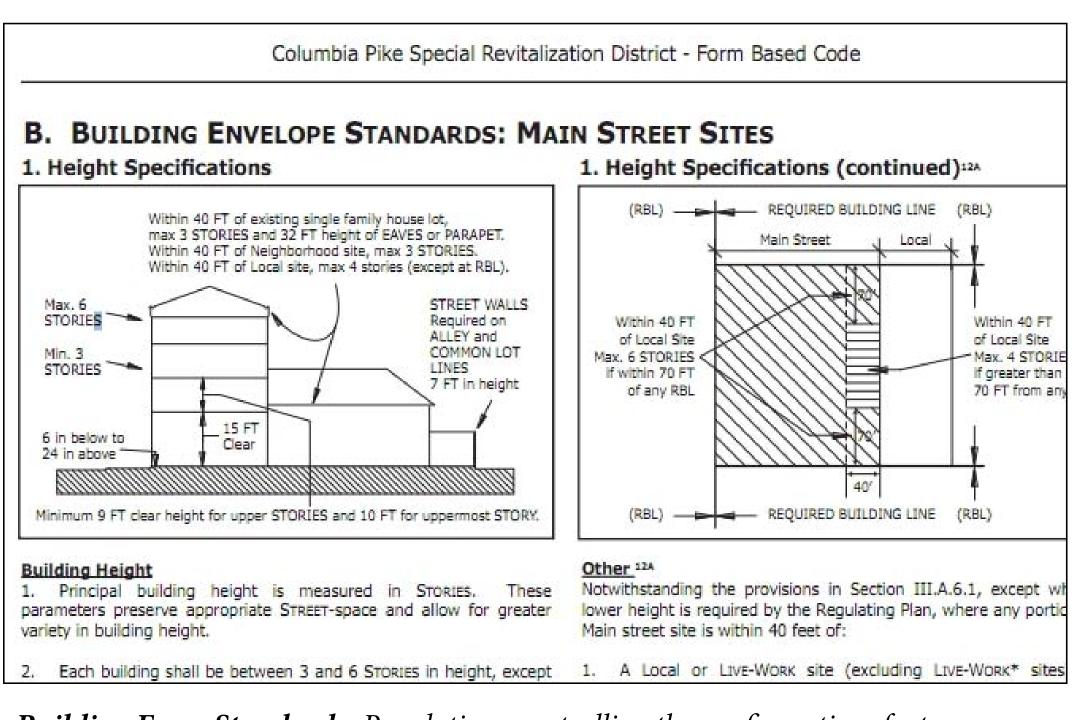
# Proposed Zone Code Strategy



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



**Regulating Plan:** Typical form-based codes include a plan or map of the regulated area designating the locations where different building form standards apply, based on clear community intentions regarding the physical character of the area being coded.



**Building Form Standards:** Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm are keyed to the regulating plan map.

#### **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 desireable 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

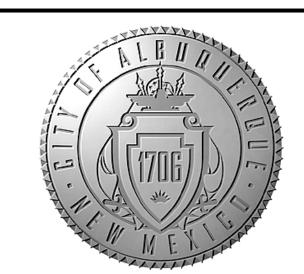
#### Advantages:

- Fosters predictable built results and a high-quality public realm based on walkable urbanism
- Streamlines the development review process
- Enables phased development that can scale up over time in response to market demand
- Encourages development by multiple property owners
- Uses 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 acheive property owner, neighbor, and stakeholder goals for Volcano Heights?

All images from the Form Based Codes Institute -- www.formbasedcodes.org



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# Station 4:

# Building Design, Form & Density



Traditional suburban multifamily housing



Traditional suburban neighborhood retail development



Traditional big-box retail development



Urban multifamily housing over ground-level retail



Urban mixed-use retail and residential development



Large urban retail, with rear parking and sidewalk access

## **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



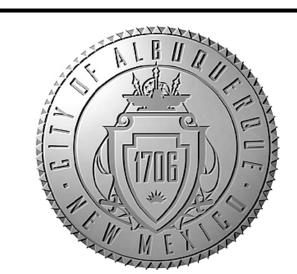
Typical suburban sprawl



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

## 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?



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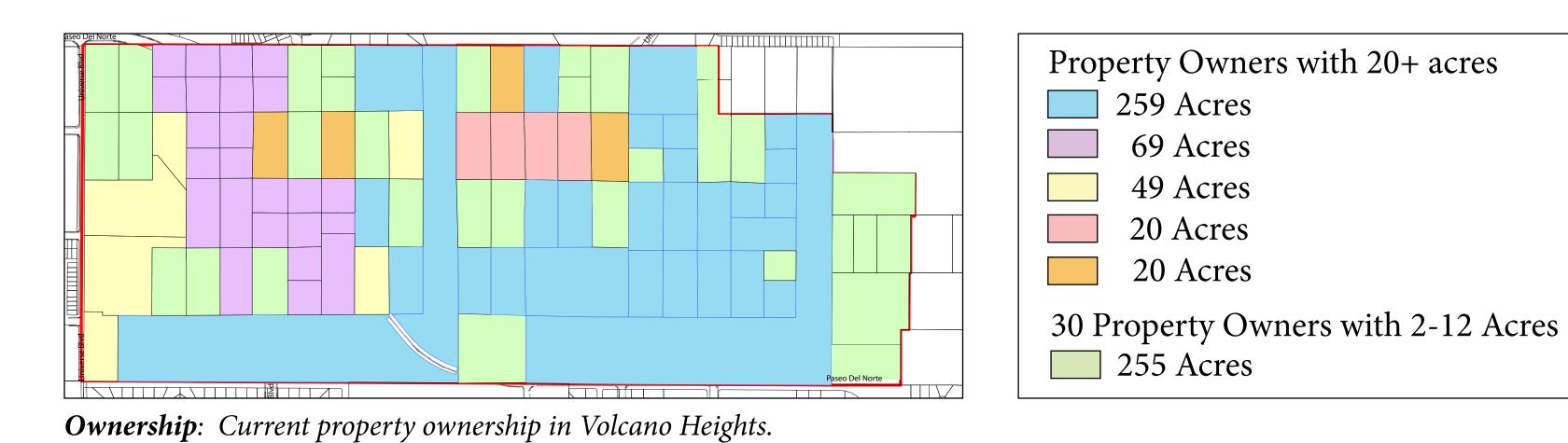


# Station 5:

# Options for Next Steps

	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 INTOVITAD DIAM	City Staff will work with Gateway and stakeholders to revise the Plan according to Gateway's strategy.
Continue with 2010 Draft Plan	Continue the adoption process with the current plan.
Other?	

**Next Steps**: Proposed options for potential next steps in the planning process for Volcano Heights.



#### Gateway's Strategy:

- Create street network hierarchy
- Create character zones
- Create character zone code for building form tied to street character

#### 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

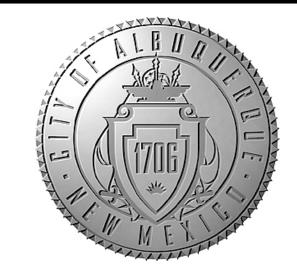
#### **Concerns:**

- 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?

Thank you for your participation!



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