

Agenda

■ Traffic Assessment:

- VHSDP Background & Proposed Street Network
- Traffic Study Results
- Questions/Discussion

■ Sector Development Plan:

- Vision
- Challenges & Strategies
- Next Steps
 - August 30: Submit for Plan for Adoption
 - October 4: Environmental Planning Commission (EPC) Hearing # 1



2012 Sector Development Plan:

What's different this time?

Planning Effort	Development Vision	Issues
2006	<ul style="list-style-type: none"> ■ Smallest Town Center ■ Office-uses in campus-like settings ■ 18,000 jobs / 12,000 du / 30,000+ residents ■ 5 million SF office & retail 	<ul style="list-style-type: none"> ■ Too much office/retail ■ Required phasing ■ Lack of detailed transportation coordination
2010	<ul style="list-style-type: none"> ■ Largest Town Center ■ Office vs. multifamily residential zones ■ 20,000 jobs / 2,000 du / 5,400 residents ■ 5 million SF office & retail 	<ul style="list-style-type: none"> ■ Too much office/retail ■ Required parking structures & 2-story minimums ■ Lack of transitions for existing neighborhoods
2012	<ul style="list-style-type: none"> ■ Medium-sized Town Center ■ Mixed-use zones, special zone surrounding Paseo/Unser, transition zones ■ 5,500 jobs / 4,500+ du / 12,500+ residents ■ <2 million SF office & retail 	<ul style="list-style-type: none"> ■ Comprehensive ■ Complex ■ Detailed ■ Innovative

2012 Sector Development Plan: Elements for Success

Vision



Flexibility



Predictability

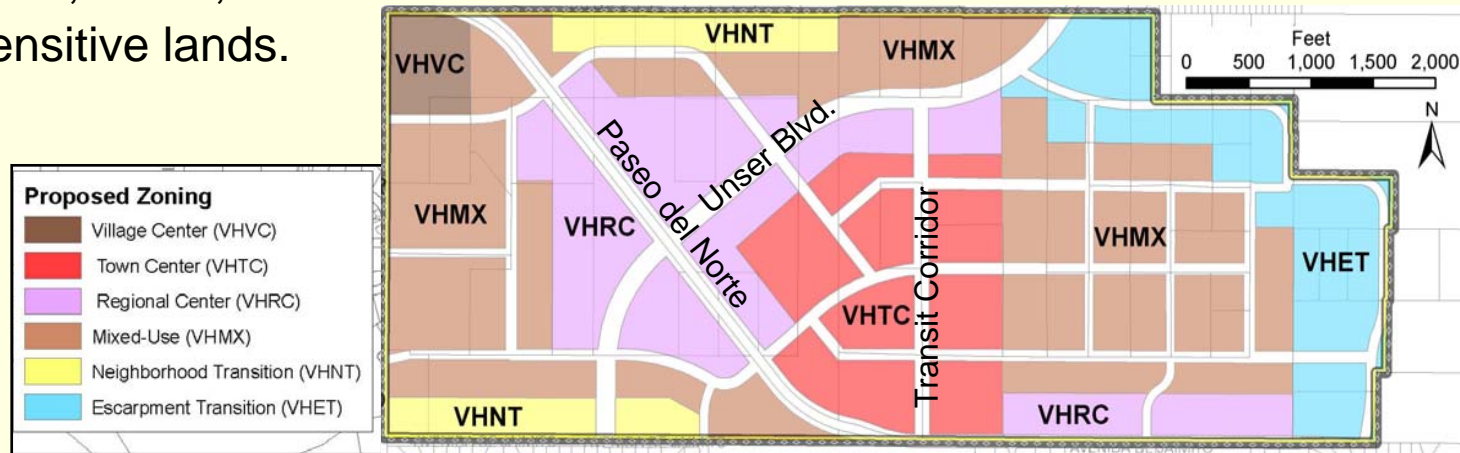


Strategic Engagement

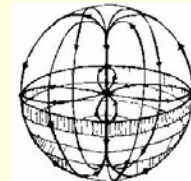
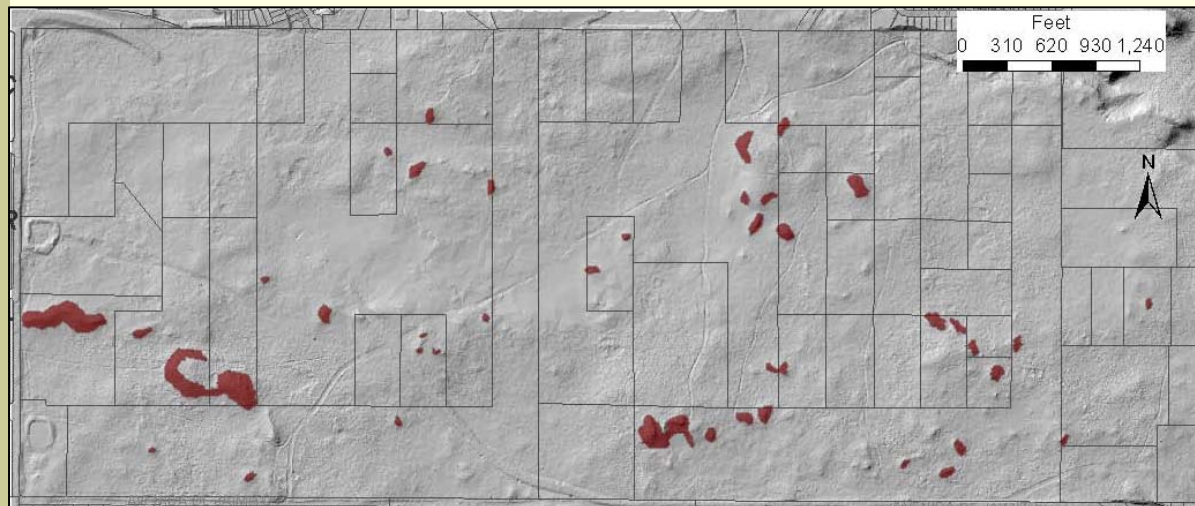


2012 Sector Development Plan: Vision

- 1. Major Activity Center** focused on employment and regional and local goods and services in walkable distance.
- 2. Protections for natural environment** including rock outcroppings, Petroglyph National Monument, views, and other sensitive lands.
- 3. Street network grid** to provide backbone to support development, ensure access, & ease congestion.
- 4. Pedestrian & bike-friendly, transit-ready streets & development pattern** to help support transit and offer viable alternative transportation choices over time.



Volcano Heights: Rock Outcroppings



- Historically and culturally important to Native American Pueblos.
- Focus concentration and prayer into other dimensions within a defined and bounded world.
- Part of an interlocking system of spiritual communication, “where the world breathes.”

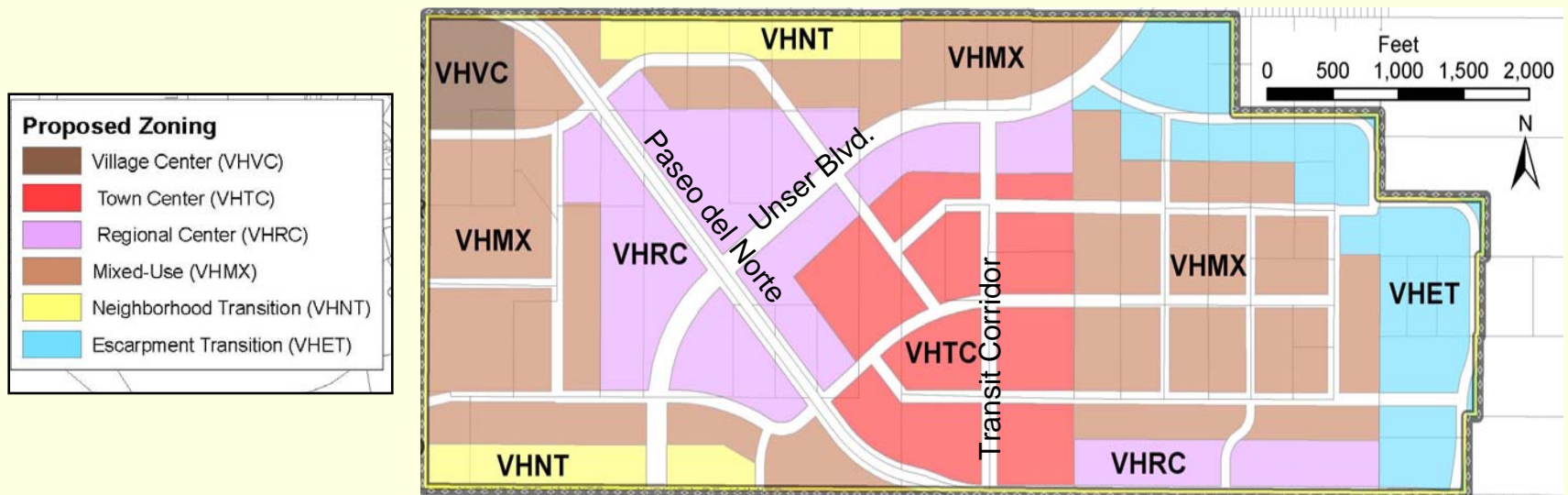
2012 Sector Development Plan: Strategy (cont'd)

Flexibility

- Mixed use permitted everywhere
- No regulations on architectural style
- Non-mandatory street options
- Bonus height options

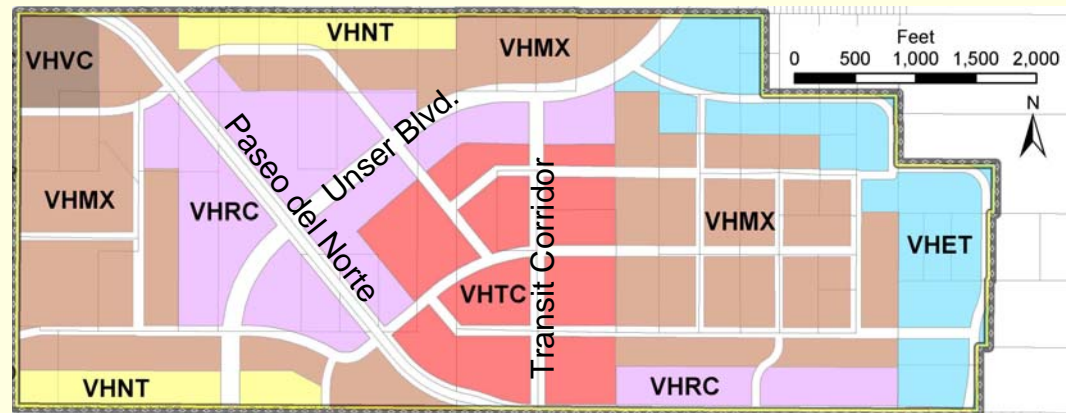
Predictability

- Site development standards
- Building design standards
- Mandatory street locations & cross sections
- Streamlined development review



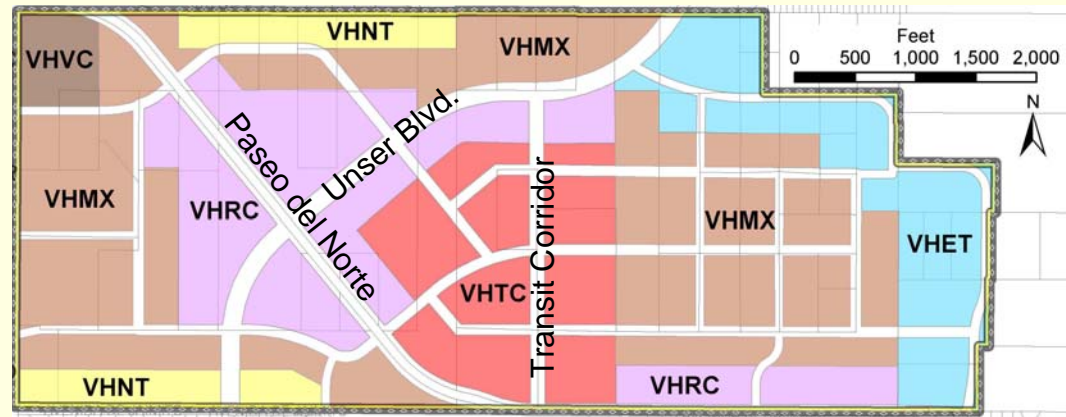
2012 Sector Development Plan: Approach

1. **Flexibility of land use** in mixed-use zones.
2. **Detailed site development and building design standards** to ensure predictable, high-quality development across property lines, along corridors, and over time.
3. **Built-in protections** for existing single-family neighborhoods and open space.
3. **Streamlined development review** to encourage quality development projects.
4. **Bonus-height system** to balance need for density and quality built environment with responsibility to natural environment.



2012 Sector Development Plan: Innovations

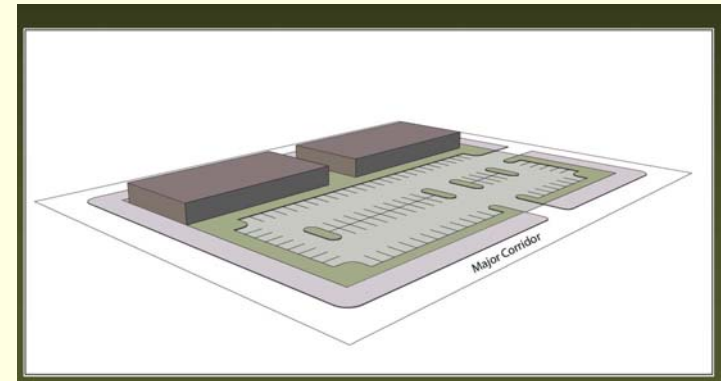
1. **Coordinated land-use and transportation** between mandatory streets, non-mandatory standards, and development and design standards.
2. **Collaborative transit and street planning.**
3. **Balance between regulations and incentives** to protect built and natural environments.
3. **Detailed tables** to provide predictability to developers and residents of what is allowed and encouraged.
4. **Graphics and photos** to illustrate regulations and policies.



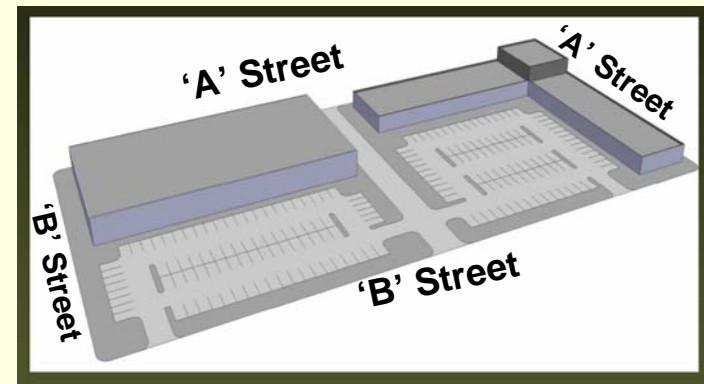
2012 Sector Development Plan: Phasing

1. **No required phasing** of development in zones or along corridors.
2. **Site development standards** to encourage density over time.
3. **Commercial-ready ground floors** required along Transit Blvd. in Town Center zone.
4. **Minimum ground floor heights** in other zones that could accommodate retail uses in the future.

Suburban Development Model



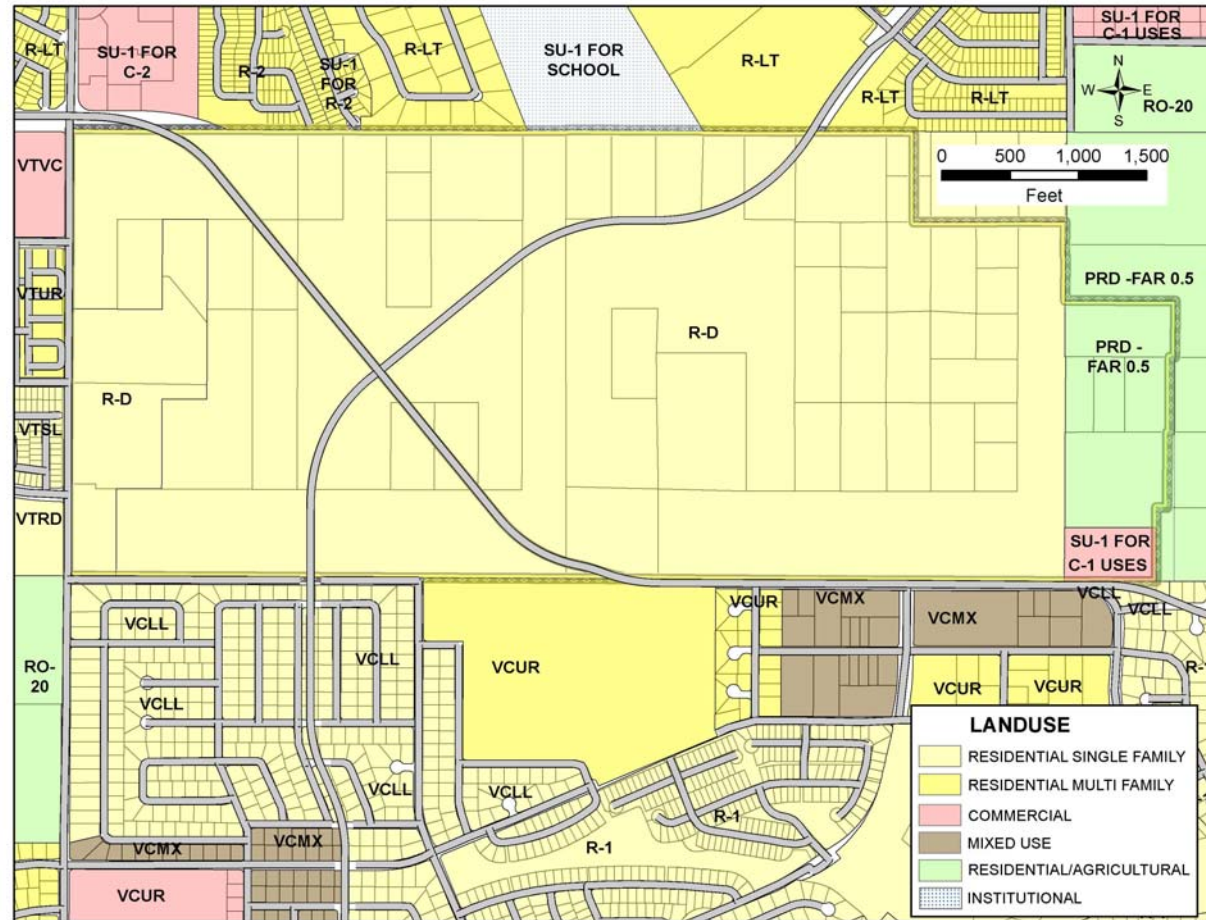
VH Development Model



Volcano Heights:

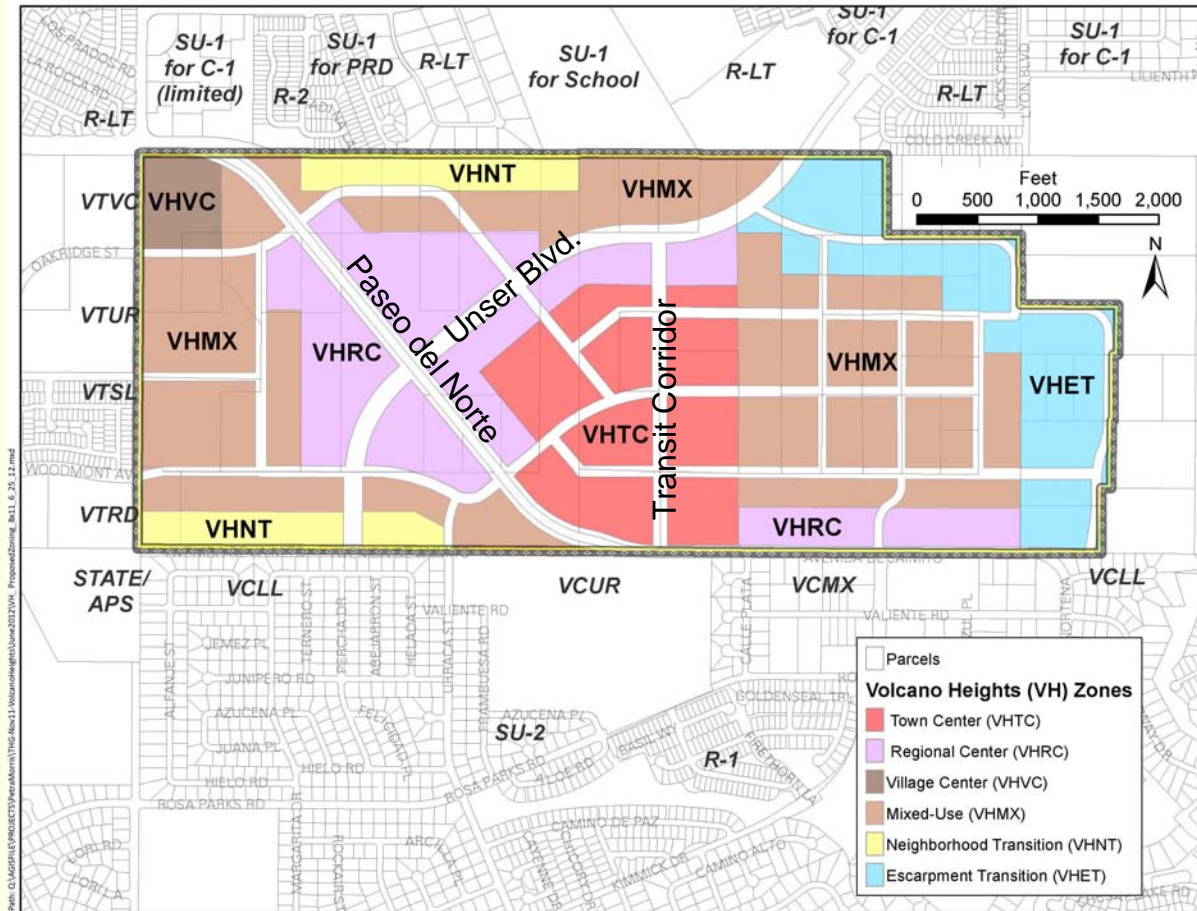
Existing Zoning and Land-Use

- R-D: Single-family & townhouse
- Entitlements in place
- Development any time



2012 Sector Development Plan: Proposed Zoning

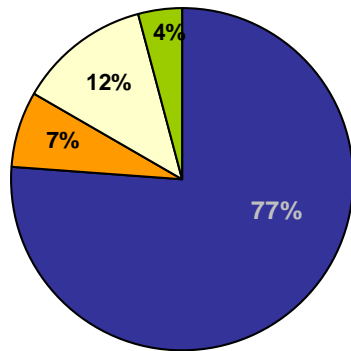
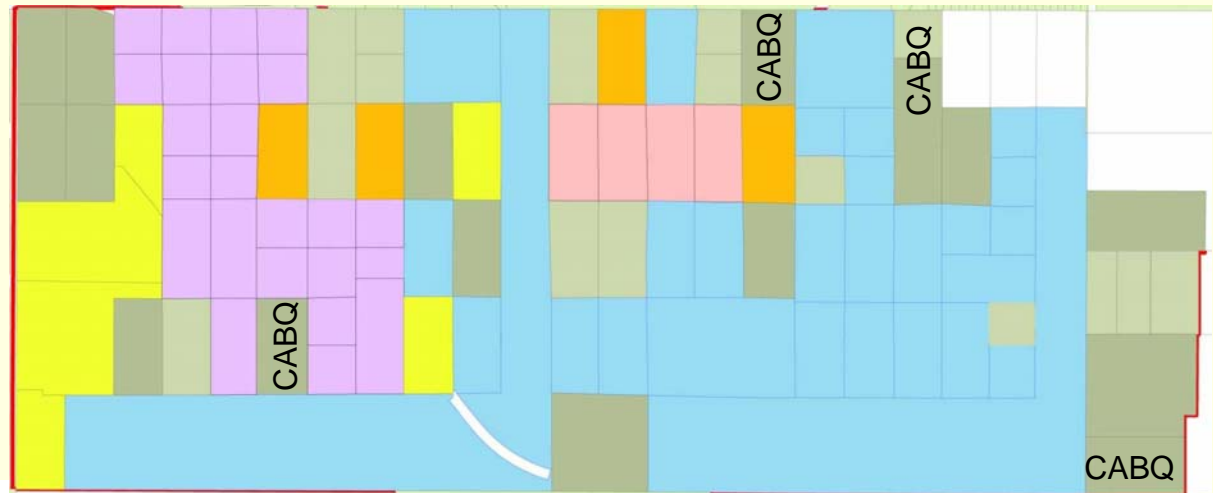
- **Mixed-use zones**
- **Transition zones** to protect existing neighborhoods & Petroglyph National Monument
- **Regional Center** along Paseo del Norte/Unser Blvd.
- **Town Center** along Transit Corridor
- **Village Center** across Universe Blvd. from Village Center in Volcano Trails



Volcano Heights:

Challenge 1: Checkerboard Property Ownership

- 570 acres
- ~ 5-acre lots
- 34 owners
- 99 properties
- 5 owners = 413 acres



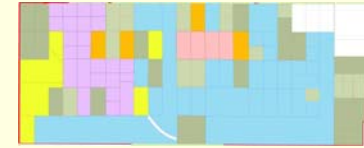
- Owners 20+ acres
- Owners 10-20 acres
- Owners 5-10 acres
- Owners <5 acres

- 259 Acres
- 69 Acres
- 45 Acres
- 20 Acres
- 20 Acres

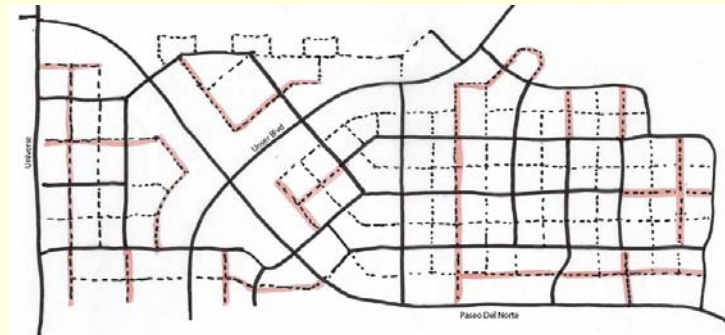
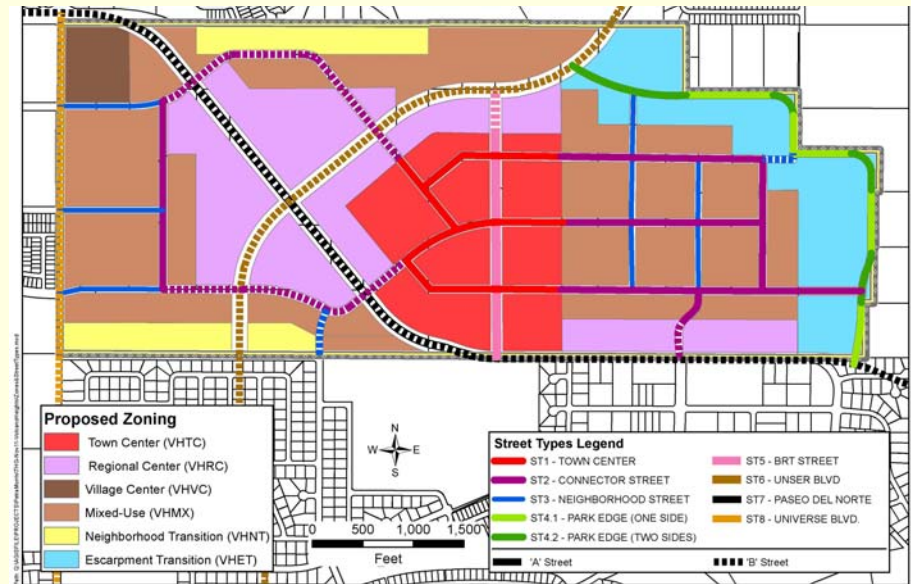
- 5-12 Acres
- <5 Acres

2012 Sector Development Plan:

Challenge 1: Strategies - Ownership



- Mandatory streets
- Non-mandatory streets
- Detailed site development & building design standards
- Development review process emphasizing infrastructure coordination

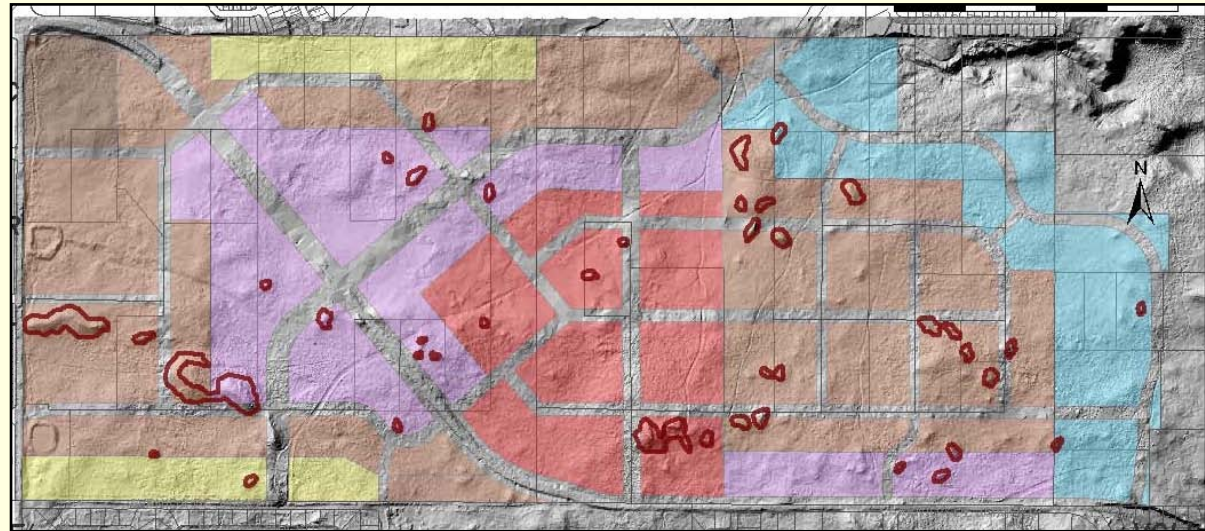


Volcano Heights:

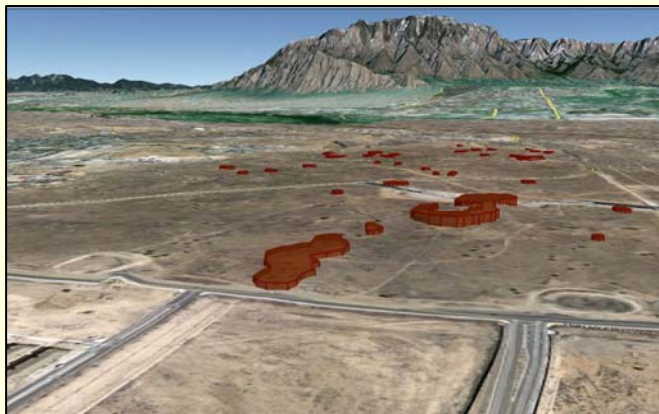
Challenge 2: Rock Outcroppings & Views

- 11 acres of rock outcroppings
- Views east to Sandia Mountains

View →



Rock outcroppings and topography



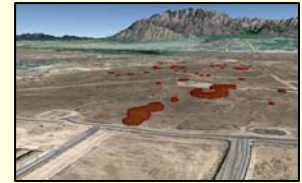
View East from Universe Blvd.

Rock outcropping

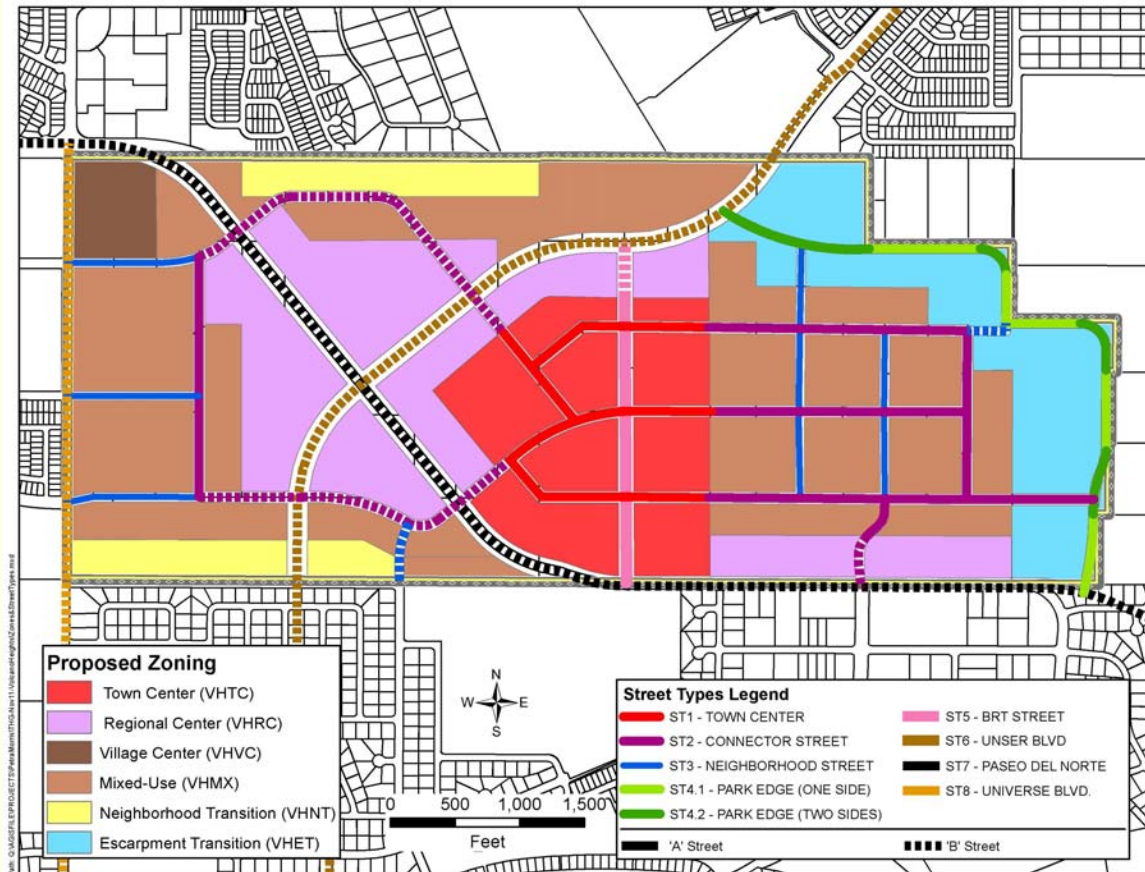


2012 Sector Development Plan:

Challenge 2: Strategies - Views



- East-west Mandatory Street grid
- Stepped down heights toward Petroglyph Monument edge
- Bonus height system to ensure higher buildings provide benefits to natural and built environments



2012 Sector Development Plan:

Challenge 2: Strategies – Views (cont'd)

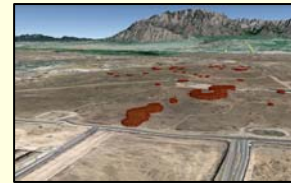


TABLE 7.2 – BONUS HEIGHT POINTS PER CRITERION

Criteria for Optional Height Bonuses	Points
I. Natural Environment Bonus Criteria	
a. Rock outcropping dedications	25
b. Rock outcropping private preservation*	20
Public Access Easement (<i>Optional Bonus</i>)	5
c. Open space dedications	20
For dedications abutting rock outcroppings or other features deemed significant by the City Open Space Division (<i>Optional Bonus</i>)	5
d. Private park construction	20
e. Public park land dedication of at least 2 acres	15
f. Private walkway connection to rock outcropping, parks, trails, rock outcroppings, or other features deemed significant by the City Open Space Division	10
Up to 2 additional connections to features deemed significant by the City Open Space Division (<i>Optional Bonus</i>)	5 each
g. Landscaping / natural buffers in addition to what's required by Zone	10
h. Shared drainage/swales on adjacent developments / Low Impact Design (LID)	10
i. View preservation	10
j. Community garden	10
k. Interpretive signage	5
l. Preservation of native vegetation	5
m. Other benefits to the natural environment	5

TABLE 7.1 – TOTAL POINTS FOR HEIGHT BONUS BY CHARACTER ZONE

Height Bonus Criteria	Height Bonus			
	VHTC	VHRC	VHVC	VHMX
Maximum Height Allowed by Zone	40 ft.	40 ft.	40 ft.	26 ft.
Maximum Height with Bonus	75 ft.	60 ft.	60 ft.	40 ft.
I. Natural Environment Bonus Criteria	50 pts.	35 pts.	25 pts.	50 pts.
II. Built Environment Bonus Criteria	50 pts.	40 pts.	25 pts.	50 pts.
Total Points Required to Receive Height Bonus	100 pts.	75 pts.	50 pts.	100 pts.

Criteria for Optional Height Bonuses	Points
II. Built Environment Bonus Criteria	
a. Publicly accessible plazas / courtyards in addition to what's required by Section 10.4.4 on page 156.	25
b. Living roof or accessible roof garden	25
c. Grey water retention system	25
d. Transit shelters on transit corridors	20
e. LEED certification	20
f. Transit Center within 500 feet of proposed project	15
g. Public art	15
h. Solar panels	15
i. Permeable paving	10
j. Permanent streetscape/plaza furniture and/or features	10
k. Gateway feature at key intersections	10
l. Rooftop water harvesting / cisterns	5
m. Other sustainable building practices	5

2012 Sector Development Plan:

Challenge 2: Strategies – Rock Outcroppings



- Administrative deviations to move Mandatory Streets and buildings to avoid rock outcroppings
- Required usable open space and detached open space
- Incentives in the bonus system to preserve rock outcroppings
- “Double-dipping” for requirements and incentives

TABLE 10.1 – DETACHED OPEN SPACE: RESIDENTIAL USES

	VHTC	VHRC	VHVC	VHMX	VHNT	VHET	Total
Available Acreage*	61.2	89.1	10.8	162	28.8	54.9	406.8
Detached OS Requirement (square feet/dwelling unit)	400	400	400	400	400	400	400
Detached OS Requirement Cap (dwelling unit/acre)	40	20	30	30	6	6	—
Intended Resulting Detached Open Space Acreage**	22	16	3	45	2	3	91

* Total acreage minus Mandatory Roads minus 10% for usable open space

** For purposes of analysis only

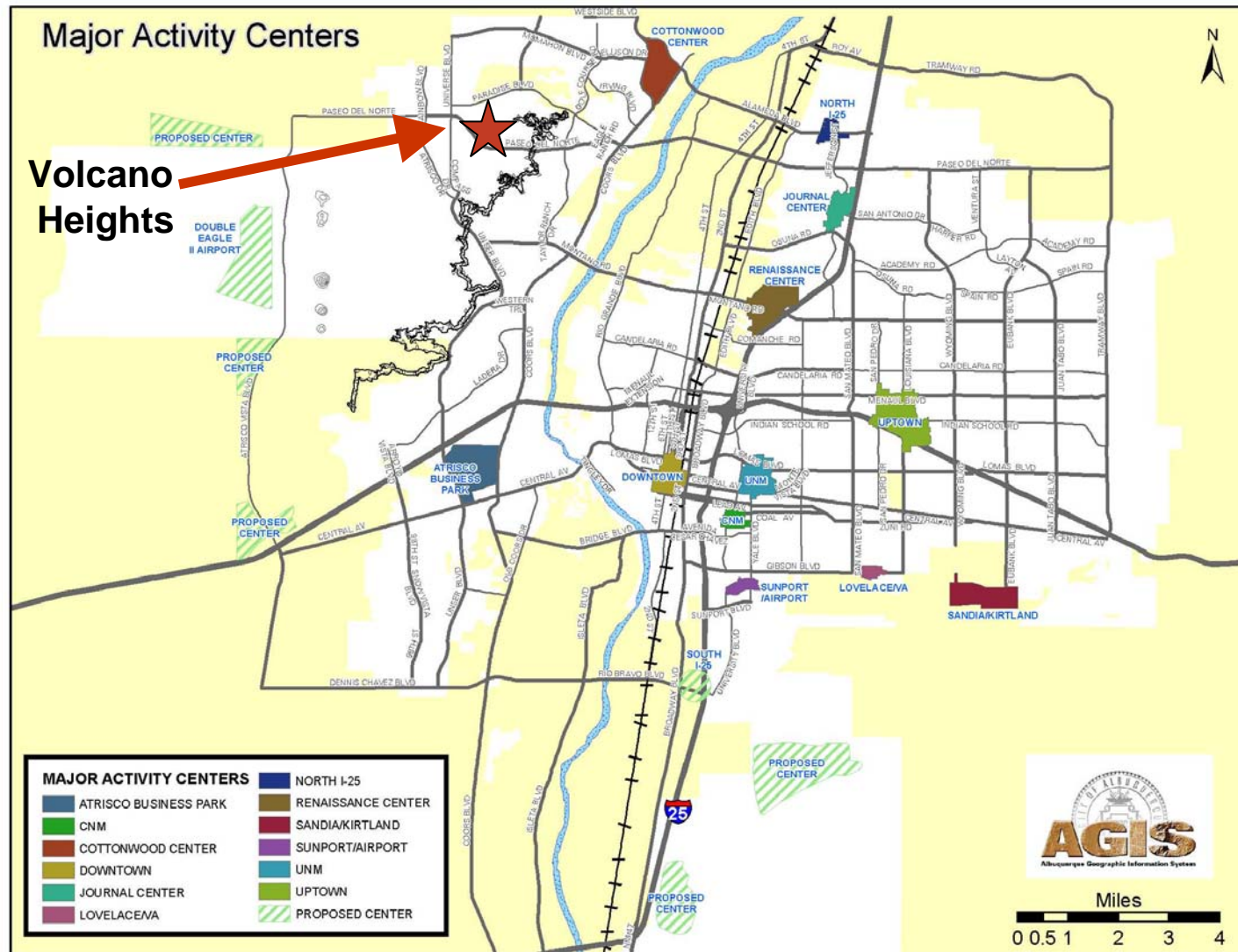
TABLE 10.2 – DETACHED OPEN SPACE: NON-RESIDENTIAL USES

	VHTC	VHRC	VHVC	VHMX	VHNT	VHET	Total
Available Acreage*	61.2	89.1	10.8	162	28.8	54.9	406.8
Detached OS Requirement (square feet/30,000 SF building area)	2,400	2,400	2,400	2,400	NA	NA	400
Maximum Stories with Height Bonus	5	4	4	3	NA	NA	—
Intended Total Detached Open Space Acreage**	17	20	3	27	0	0	66

* Total acreage minus Mandatory Roads minus 10% for usable open space

** For purposes of analysis only

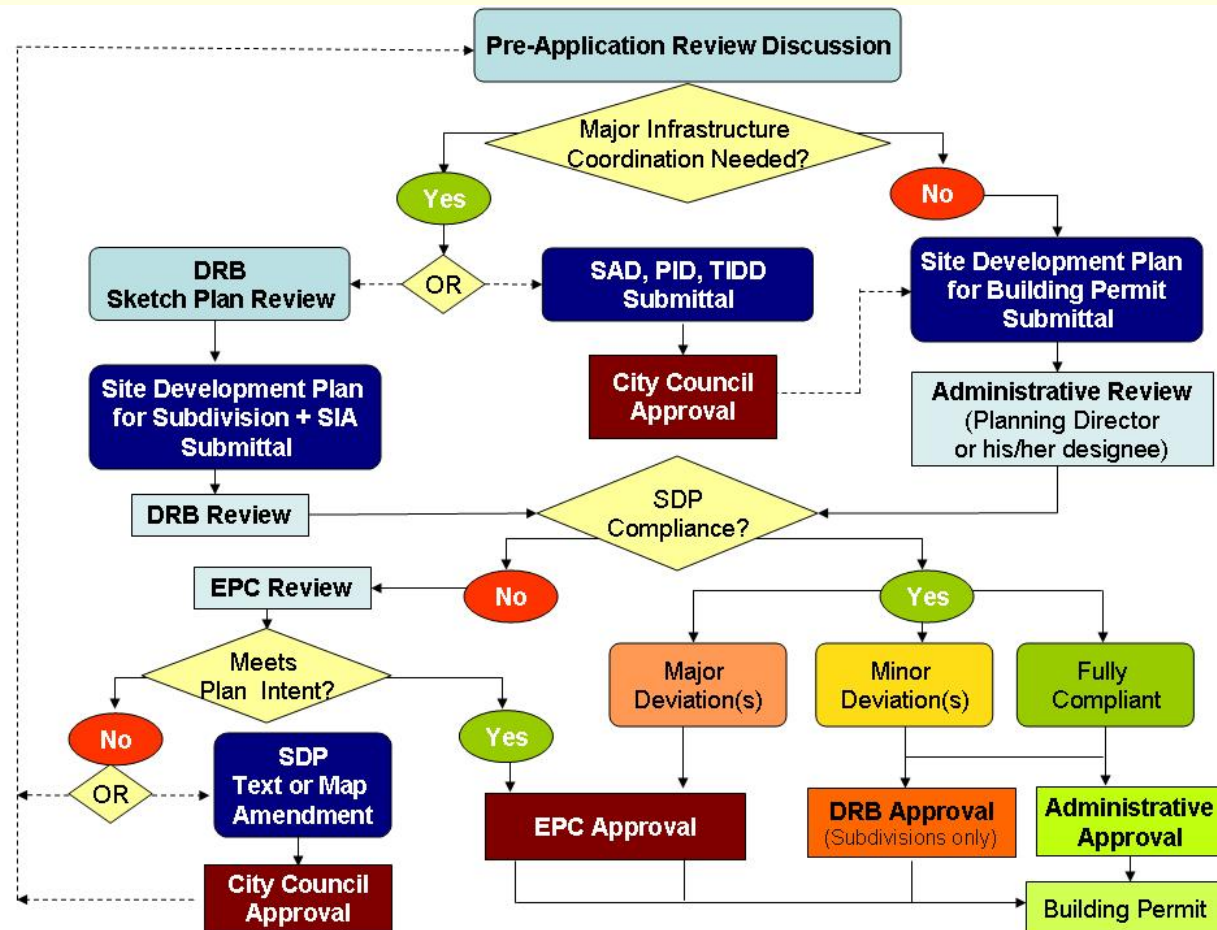
2012 Sector Development Plan: Challenge 3: Major Activity Center (MAC)



2012 Sector Development Plan: Challenge 3: Strategy – MAC



- Streamlined development review process
- Entitlements that allow density and flexibility
- Site development and building design standards to create urban environment
- Zoning that allows mix of retail, services, jobs, and residential
- Strategies to emphasize cross-property coordination
- Strategies to protect neighborhoods & sensitive lands



2012 Sector Development Plan: Elements for Success

Vision



Flexibility



Predictability



Strategic Engagement



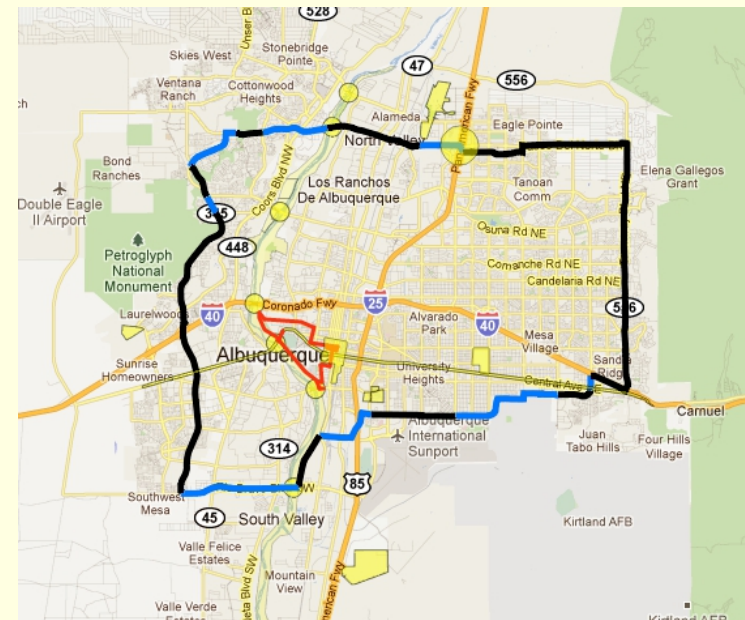
2012 Volcano Heights Sector Development Plan: Table of Contents – Vision, Flexibility, Predictability

- 1.0 Introduction
- 2.0 Plan Authority
- 3.0 Administration
- 4.0 Street & Streetscape Standards
- 5.0 Zoning
- 6.0 Site Development & Building Design Standards by Zone
- 7.0 Site Development Standards General to All Zones
- 8.0 Building Design Standards General to All Zones
- 9.0 Sign Standards
- 10.0 Open Space, Landscaping, & Site Lighting Standards
- 11.0 Goals
- 12.0 Policies
- 13.0 Implementation
- Appendix

Strategic Engagement: Separate, Parallel Planning Efforts



- **Mid Region Council of Governments**
 - High-capacity Transit Study for Paseo del Norte - Rio Rancho to Journal Center/I-25
- **City Department of Municipal Development (DMD) & Planning**
 - Access-modification process for intersections along Paseo del Norte & Unser Boulevard
- **City ABQ Ride**
 - Park & Ride location – short-term
 - Transit Center – long-term
- **City Mayor's Office**
 - 50-mile bike loop
- **City Planning**
 - Update Comprehensive Plan Centers & Corridors Map



Strategic Engagement:

Next Steps: 2012 Sector Development Plan



- **Draft Revision**
- **Adoption Process*** * *Dates are subject to EPC action and public support*
 - August 30: Submittal
 - October 4: EPC Hearing #1
 - December 6: EPC Hearing #2
 - Spring 2013: Land-Use Planning and Zoning (LUPZ) Committee (~2 hearings)
 - Spring/Summer 2013: City Council (~ 2 hearings)
- **Strategic Engagement: Your Part**
 - Written comments
 - Testimony
 - Support for Plan strategies and/or details
 - Suggestions for improvements



Volcano Heights Sector Development Plan

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City's Project Webpage:

<http://www.cabq.gov/planning/residents/sector-development-plans/volcano-mesa-area-sector-development-plans/volcano-heights-sector/>