

Table of Contents

Chapter 1 Introduction	1	Chapter 4 Regulations	75
1.0 Executive Summary	1	1.0 Zone Descriptions	76
2.0 General Overview	1	2.0 Development Compliance	78
3.0 Purpose of the Plan	3	3.0 Development Approval Process	79
4.0 Regulatory Tool	3	4.0 Zone Map	79
5.0 Policy Guidance	3	5.0 Useful Definitions	84
6.0 Plan Layout	3	6.0 Zones	84
7.0 Plan Contents	3	7.0 General Development Standards	111
Chapter 2 Goals and Policies	8	Chapter 5 Recommendations	131
1.0 Community Vision, Goals and Objectives	9	1.0 Transportation	132
2.0 Adopted City Policy	13	2.0 City Facilities and Services	149
3.0 Conformance to City Plans	15	3.0 Drainage	150
4.0 Activity Center Designations	17	4.0 Utilities	153
		5.0 Parks	154
		6.0 Open Space	155
		7.0 Trails	156
Chapter 3 Existing Conditions	21	Chapter 6 Projects	157
1.0 Land Use and Zoning	23	1.0 Criteria for Project Priorities	159
2.0 West Route 66 Market Study	32	2.0 Summary of Projects	159
3.0 Demographic Summary	34	3.0 Metropolitan Redevelopment Projects	167
4.0 Metropolitan Redevelopment Areas	35		
5.0 Historic Route 66	36		
6.0 Transportation	44		
7.0 City Facilities and Services	60		
8.0 Water and Sewer	63		
9.0 Drainage	63		
10.0 Utilities	70		
11.0 Parks, Trails and Open Space	71		
		Appendices	169
		Definitions	171
		Planning Process	174

Figure List

- Figure 1: Sector Plan Area
- Figure 2: Segment One Aerial
- Figure 3: Segment Two Aerial
- Figure 4: Activity Centers, Segment One
- Figure 5: Activity Centers, Segment Two
- Figure 6: Newer strip commercial at 98th
- Figure 7: Unser Crossing
- Figure 8: Transit park and ride site
- Figure 9: Existing Zoning, Segment One
- Figure 10: Existing Zoning, Segment One
- Figure 11: Pro's Ranch Market
- Figure 12: BioPark Entrance
- Figure 13: Commercial development at Central and Rio Grande
- Figure 14: Existing Zoning, Segment Two
- Figure 15: Existing Zoning, Segment Two
- Figure 16: Trade Area. T
- Figure 17: Regional and Community Retail Location Map.
- Figure 18: MRA map
- Figure 19: Historic Properties and Signs
- Figure 20: Historic Properties in Plan Area
- Figure 21: Historic Signs in Plan Area
- Figure 22: Historic Postcards of Plan Area Buildings
- Figure 23: Eligible Properties for Historic Registration
- Figure 24: Route 66 Roadside Architecture
- Figure 24: Route 66 Roadside Signage
- Figure 25: Roadway Classification Map
- Figure 26: PCI Map
- Figure 27: Transit, Segment One
- Figure 28: Transit, Segment Two
- Figure 29: Bikeways, Segment One
- Figure 30: Bikeways, Segment Two
- Figure 31: Community Facilities
- Figure 32: Drainage Facilities, Segment 1-A
- Figure 33: Drainage Facilities, Segment 1-B
- Figure 34: Drainage Facilities, Segment 2-A
- Figure 35: Drainage Facilities, Segment 2-B
- Figure 36: PNM Facilities
- Figure 37: Parks, Trails and Open Space
- Figure 38: Zoning, Segment 1-A
- Figure 39: Zoning, Segment 1-B
- Figure 40: Zoning, Segment 2-A
- Figure 41: Zoning, Segment 2-B
- Figure 42: Segment One Transportation Recommendations
- Figure 43: Median Plantings
- Figures 44-46: Concepts for Multi-Use Trail in Different Settings
- Figure 47: Concepts for Multi-Use Trail on Frontage Road
- Figure 48: Central and 98th Intersection
- Figure 49: Central and Unser Intersection
- Figure 50: Central and Coors Intersection
- Figure 51: Proposed Connectivity
- Figure 52: Existing Easements
- Figure 53: Concept for MAC with Improved Connectivity
- Figure 54: Segment Two Transportation Recommendations
- Figure 55: Sidewalk Expansion Concept
- Figure 56: Concepts for Street Section Improvements
- Figure 57: SAC Network Improvements
- Figure 58: Concept for Pedestrian Bridge
- Figure 59: LID Opportunities and Challenges
- Figure 60: Concept for Pocket Park