

North I-25 Sector Plan

January 9th, 2008

Project Status

Schedule

- November 14th, 2007 – 1st Public Meeting
- December 21st – Submit Preliminary Draft Report
- January 9th – 2nd Public Meeting
- January 24th – Submit Final Report
- February 7th – Planning Department Submission for Public Hearing
- March 13th – EPC Public Hearing

Sector Plan Boundary



Sector Plan Boundary



Plan Elements

- Community Context
- Land Use Plan
- Community Design Plan
- Transportation Plan
- Open Space Plan
- Environmental & Public Safety Plan
- Plan Implementation

Community Context

Community Identified Issues

- Land Use

- Concern over the types of uses allowed in the area and the types of uses being developed near existing residential areas

- Community Design

- Lack of design regulations including signage, lighting, building and site regulations
- Existing medians and other landscape areas poorly maintained

Community Context

Community Identified Issues

- Transportation
 - Traffic volumes and speeds near residential neighborhoods
 - Truck traffic along Alameda Boulevard
 - Cut-through traffic using neighborhood streets
 - Vehicle conflicts because of the high number of curb-cuts

Community Context

Community Identified Issues

- Open Space & Trails
 - Utilize existing resources including Balloon Fiesta Park
 - Lack of circulation and connectivity
- Environmental Issues
 - On-going issues at the former Los Angeles Landfill
 - Protection of existing arroyos

Land Use Plan

Goal

- Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area

Key Elements

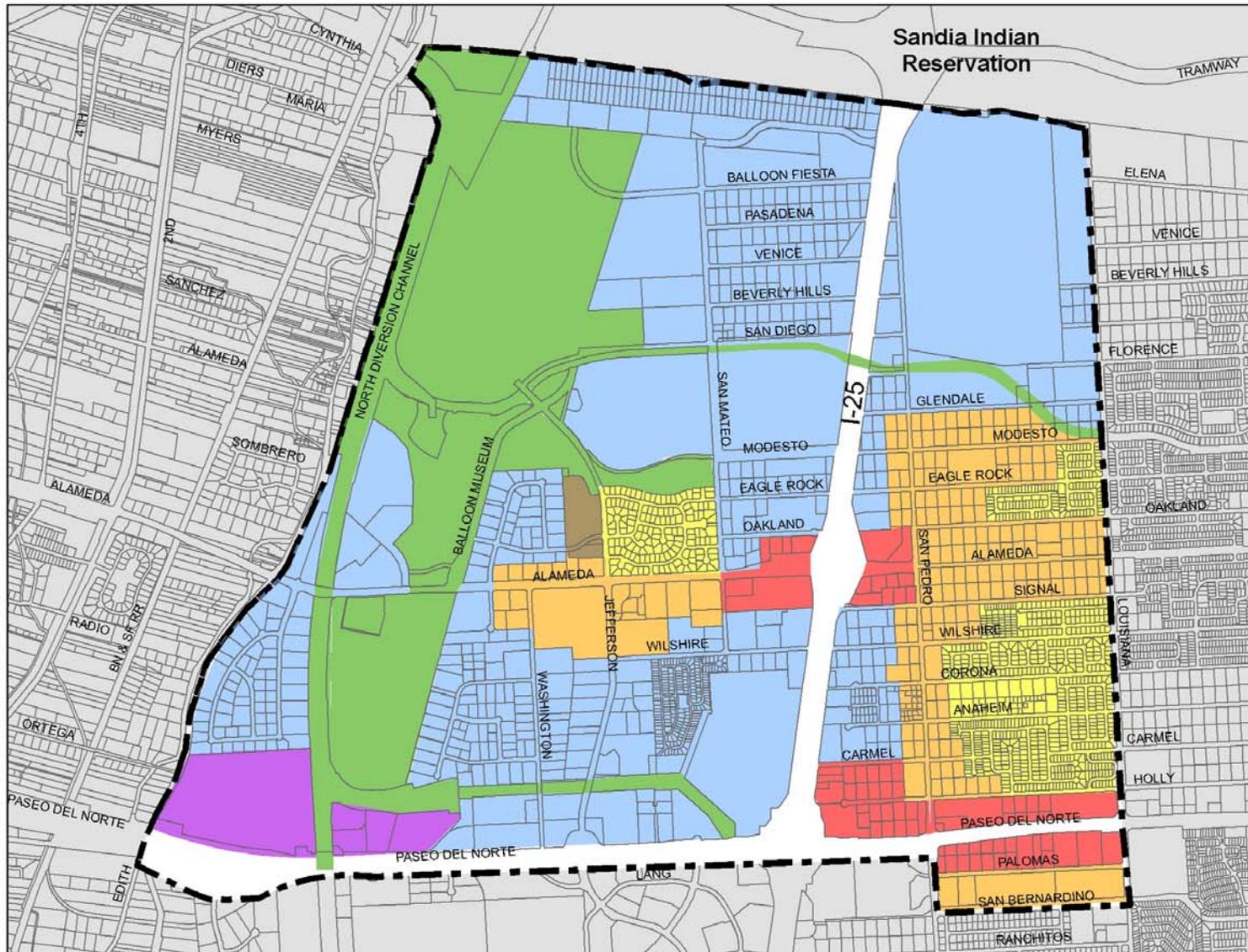
- NOT changing the underlying zoning
- Land Use Districts will add to the allowable uses
- Design regulations for each Land Use District

Land Use Plan

Land Use Districts

- Low-Medium Density Residential
- High Density Residential
- Recreation / Open Space
- Neighborhood Commercial
- Regional Commercial
- Commerce
- Manufacturing

Land Use Plan



Proposed Land Use Plan



Legend

- Low-Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Regional Commercial
- Commerce
- Manufacturing
- Recreation/Open Space

Land Use Plan

Low-Medium Density Residential

- District encompasses existing single-family development
- Allowable uses include zones R-1, R-LT and R-T permissive and conditional uses
- All new development within this district must comply with the design regulations in this Plan

Land Use Plan



Proposed Land Use Plan



Legend

 Low-Medium Density Residential

Land Use Plan

High Density Residential

- District encompasses existing multi-family uses
- Allowable uses include zones R-G, R-2 and R-3 permissive and conditional uses
- All new development within this district must comply with the design regulations in this Plan

Land Use Plan



Proposed Land Use Plan



Legend

 High Density Residential

Land Use Plan

Neighborhood Commercial

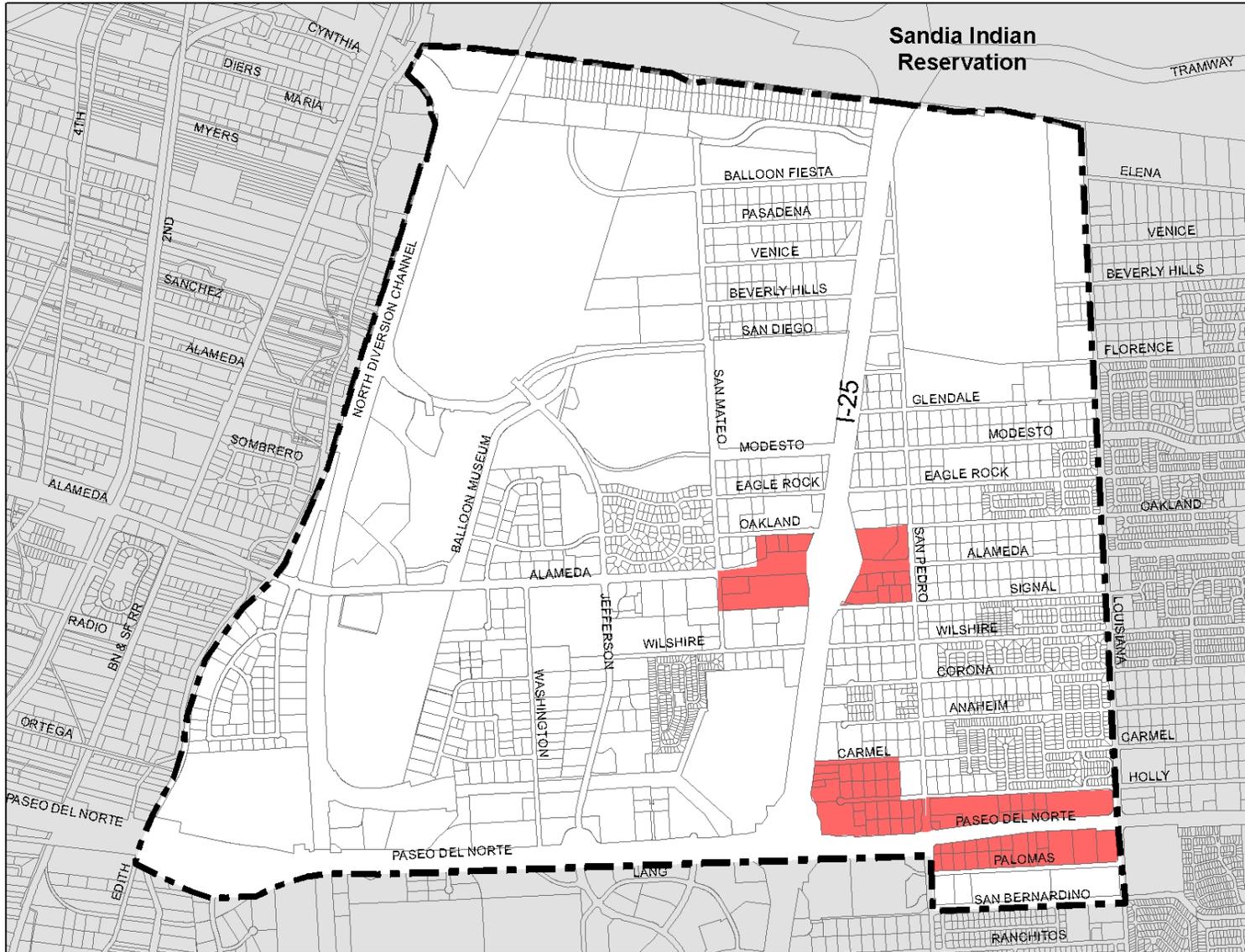
- Intended for pedestrian friendly, activity areas that support a mix of retail and commercial service uses
- Restaurants, retail shops, entertainment, mixed-use
- Allowable uses include zones R-C, O-1 and C-1 permissive and conditional uses
- All new development within this district must comply with the design regulations in this Plan

Land Use Plan

Regional Commercial

- Intended for large-scale retail and commercial centers located at nodes and along major arterials
- Allowable uses include zones R-C, C-1 and C-2 permissive and conditional uses
- All new development within this district must comply with the design regulations in this Plan

Land Use Plan



Proposed Land Use Plan



Legend

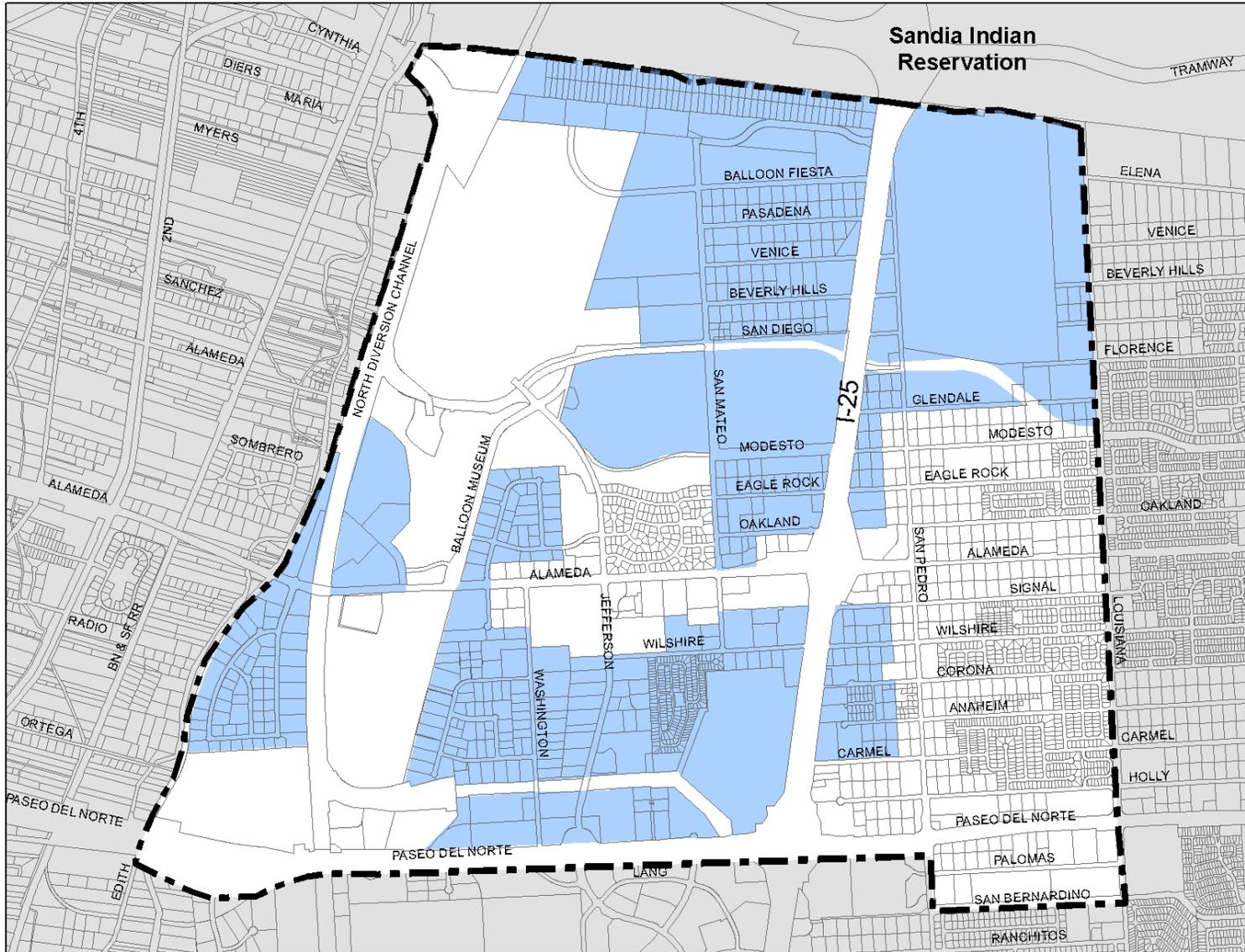
 Regional Commercial

Land Use Plan

Commerce

- Intended for light industrial/business parks in campus-like settings, corporate offices and high-tech uses
- Allowable uses include zones IP Zone Permissive and Conditional Uses, EXCEPT with the provision of exceptions listed below,
 - M-1 Zone Permissive Uses, EXCEPT A(1), A(2), A(5), A(6), A(7), A(12), A(15), A(16), A(17), and
 - M-1 Zone Conditional Uses B(5), B(7)
- All new development within this district must comply with the design regulations in this Plan

Land Use Plan



Proposed Land Use Plan



Legend

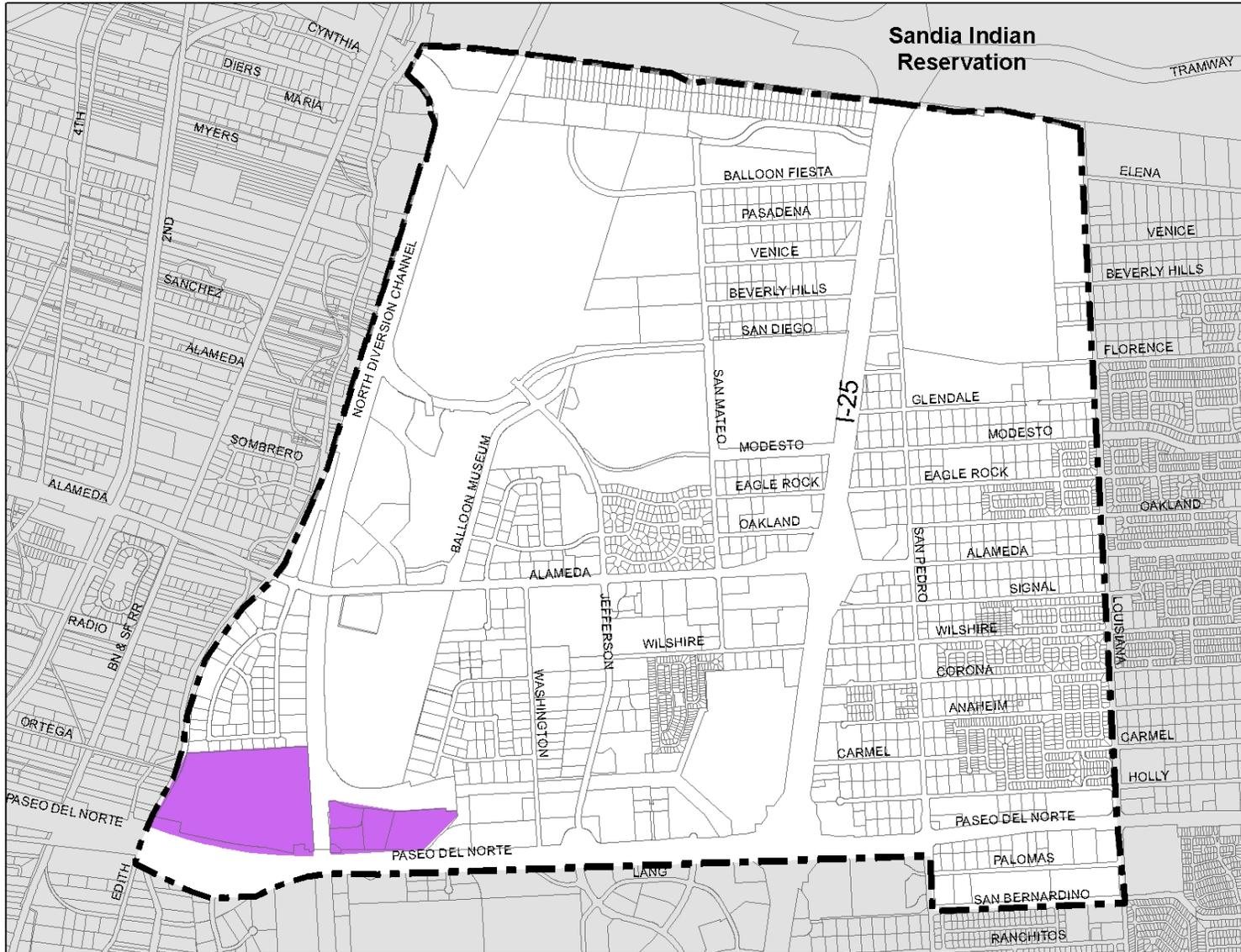
Commerce

Land Use Plan

Manufacturing

- Intended for heavy industrial, assembly and storage operations
- Allowable uses include zone M-1 permissive and conditional uses
- All new development within this district must comply with the design regulations in this Plan

Land Use Plan



Proposed Land Use Plan



Legend

 Manufacturing

Land Use Plan

Recreation & Open Space

- Includes city parks, open space, arroyos, golf courses
- Development proposals shall be in conformance with the *Balloon Fiesta Master Development Plan* and the *Facility Plan for Arroyos: Multiple Use of Albuquerque's Arroyos and Their Floodplains*

Land Use Plan



Proposed Land Use Plan



Legend

Recreation/Open Space

Community Design Plan

Goal

- Provide quality development and a quality, cohesive visual environment throughout the Plan area for residents, businesses and visitors

Key Recommended Actions

- Provide and identify areas for streetscape improvements
- Prepare, in cooperation with NMDOT, landscape plans to improve the scenic quality of areas along I-25
- Provide incentives for improvements to existing private properties

Community Design Plan

- Place overhead utilities underground
- Work with public agencies and residents to develop maintenance plans prior to the implementation of the proposed improvements
- Incorporate the Community Design Plan and Design Regulations into the City's development review process

Community Design Plan

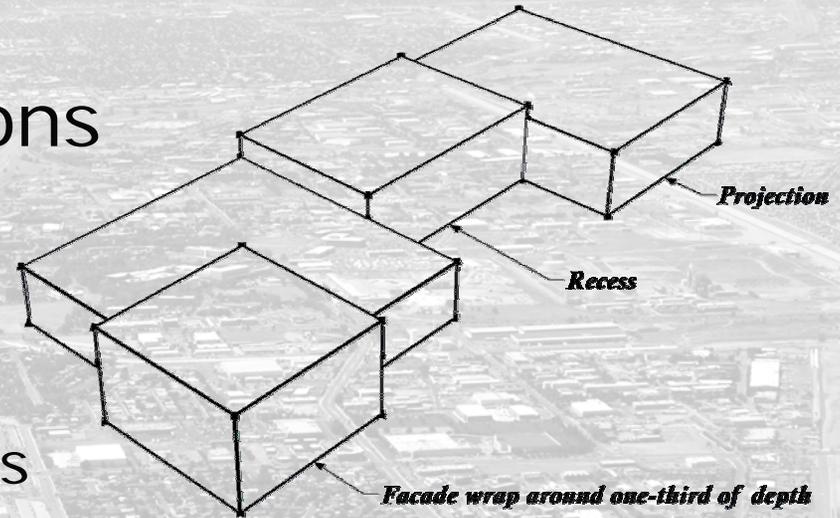
Design Regulations

- Building Design
- Site Design
- Signage
- Landscaping

Community Design Plan

Building Design Regulations

- Building Principles
 - Building mass and scale
- Exterior Façade Treatments
 - Building entrance and façade articulation
- Building Roofs
 - Parapet roofs and skylights



Community Design Plan

Building Design Regulations

- Permitted Building Materials
 - Façade finishes and accessory building materials
- Building Orientation
 - Orientation to streets, public open space & trails
- Screening of Undesirable Materials
 - Materials and design of screening walls and/or fences

Community Design Plan

Site Design Regulations

- Pedestrian Orientation
 - Minimize conflicts, distinguish pedestrian walkways, provide accessibility from the public street
- Service Locations
 - Screen service areas from public streets, prohibit service and storage areas fronting along public streets
- Outdoor Storage & Trash Collection
 - Uses screened from abutting streets & properties

Community Design Plan

Site Design Regulations

- Loading Dock & Garages
 - Incorporation into the overall building design, restrictions on the number of bay/doors allowed
- Lighting
 - Height, location and type
 - Prohibitive types of lighting

Community Design Plan

Signage Regulations

- Monument Signage
 - Location, size and the number allowed per site
- Building Signage
 - Location and size of wall and multi-tenant signs
 - Size of lettering, company logos & street numbers
 - Limits on projecting signs and the type of signs that are prohibited

Community Design Plan

Landscape Regulations

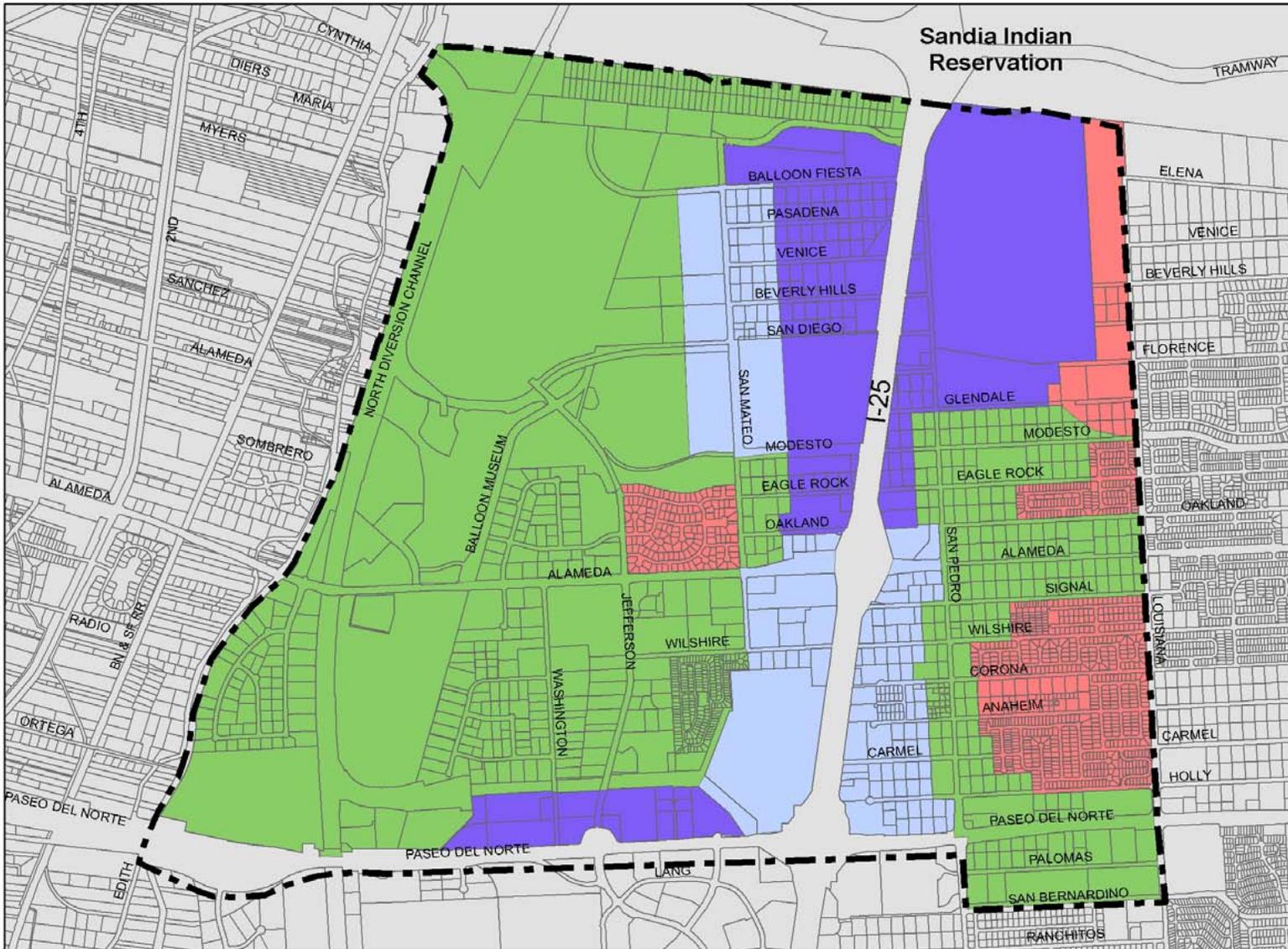
- Landscape Area Requirements
 - 15% per COA Zoning Code
- Standard Landscape Buffers
 - Minimum front, rear and side landscape buffers
- Open Space Requirements
 - 5% of the site for sites greater than 20 acres

Community Design Plan

Height Overlay

- Intended to protect adjacent residential neighborhoods and open space resources
- If development proposal is following the underlying zoning, then the height requirements stated in the COA Zoning Code Apply
- If development proposal is following the Land Use District, the height requirements of this Plan apply

Community Design Plan



Building Height Overlay



Legend

- 26 ft MAX
- 3st - 39 ft MAX
- 4st - 52 ft MAX
- 5st - 65 ft MAX

Transportation Plan

Goal

- To improve circulation and access to facilitate the movement of goods and people throughout the Plan area

Capital Improvements

- Extend San Mateo Boulevard south to the arterial proposed by NMDOT
- Extend Balloon Museum Drive south to Paseo del Norte
- Extend San Diego Avenue across I-25 to San Pedro Drive
- Connect San Diego Avenue to Balloon Museum Drive

Transportation Plan

- Extend Alameda Drive to Balloon Fiesta Park
- Provide an additional north-south roadway between San Mateo Boulevard and I-25
- Place a traffic signal at the intersection of San Pedro Drive and Alameda Boulevard
- Conduct traffic calming studies
- Provide a bicycle lane along Alameda Boulevard
- Provide a bicycle lane along Jefferson Street between Balloon Fiesta Park and the Journal Center

Transportation Plan



Proposed Transportation Plan



Legend

- Existing Roadway
- Proposed Roadway
- Existing Bike Lane
- Proposed Bike Lane
- Existing Multi-Use Trail
- Proposed Multi-Use Trail
- Proposed Traffic Signal

Bus Routes

- Wyoming Commuter
- San Mateo / Jefferson
- North Fourth Street
- Bus Stop

Transportation Plan

Key Recommended Actions

- Remove the truck restrictions on Paseo del Norte
- Consolidate parking areas and access points to reduce curb cuts
- Plan roadways to operate at a level of service (LOS) "D" or better
- Place temporary way finding signage along roadways during special events
- Require any redesign of Paseo del Norte to include protected north-south bicycle and pedestrian access
- Encourage the clear delineation of pedestrian ways

Recreation and Open Space Plan

Goal

- To protect and maintain a high-quality, accessible sufficient system of recreation facilities and sites to serve the Plan area

Capital Improvements

- Multi-use trail along the North La Cueva Arroyo, connecting Balloon Fiesta Park to Louisiana Blvd.
- Multi-use trail along the Domingo Baca Arroyo, connecting the North Diversion Channel to Louisiana Blvd.
- Multi-use trail from the North Camino Arroyo, south to the Domingo Baca Arroyo
- Multi-use trail between Wildflower Park and Balloon Fiesta Park

Recreation and Open Space Plan



Proposed Open Space & Trails Plan



Legend

- Existing Open Space
- Existing Trails
- Planned Trails

Recreation and Open Space Plan

Key Recommended Actions

- Amend the City's Proposed Trail Map to include the improvements recommended in this Plan
- Provide points of access for existing and proposed trails
- Incorporate a trail connection in the redesign of the Paseo del Norte / Jefferson Street intersection
- Develop regulations governing the design of trails
- Promote the implementation of trails and open space with assistance of citizen groups, the development community and NMDOT

Environmental & Public Safety Plan

Goal

- Preserve, protect, and enhance the significant environmental resources and features of the Plan area, including arroyos, air quality, ground water, and natural viewsheds

Capital Improvement

- Continue the North Arroyo Channel through the northern boundary of Balloon Fiesta Park

Environmental & Public Safety Plan

Key Recommended Actions

- Incorporate community involvement in the design and maintenance of environmentally sensitive open space areas
- Implement the Los Angeles Landfill drainage plan developed by the EHD
- Incorporate various environmentally sensitive design approaches into the plan approval process
- Require a master drainage plan for the former Coronado Airport site