



# North I-25 Sector Plan

Environmental Planning Commission

March 13, 2008

# Sector Plan Boundary

Sector Plan  
Boundary



# Purpose of the Plan

## Objectives

- Guide the City's vision for the area as a regional employment center
- Control the encroachment of single-family residential development into the area
- Balance the existing with the future



# Plan Elements

## Elements

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

# Land Use Plan

## Land Use Issues

- Ability to prohibit certain uses
- Conflicting opinions on how the Plan area should be developed, i.e. employment center vs. open space
- Areas of transition

## Land Use Plan Goal

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



# Land Use Plan

## Land Use Districts

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

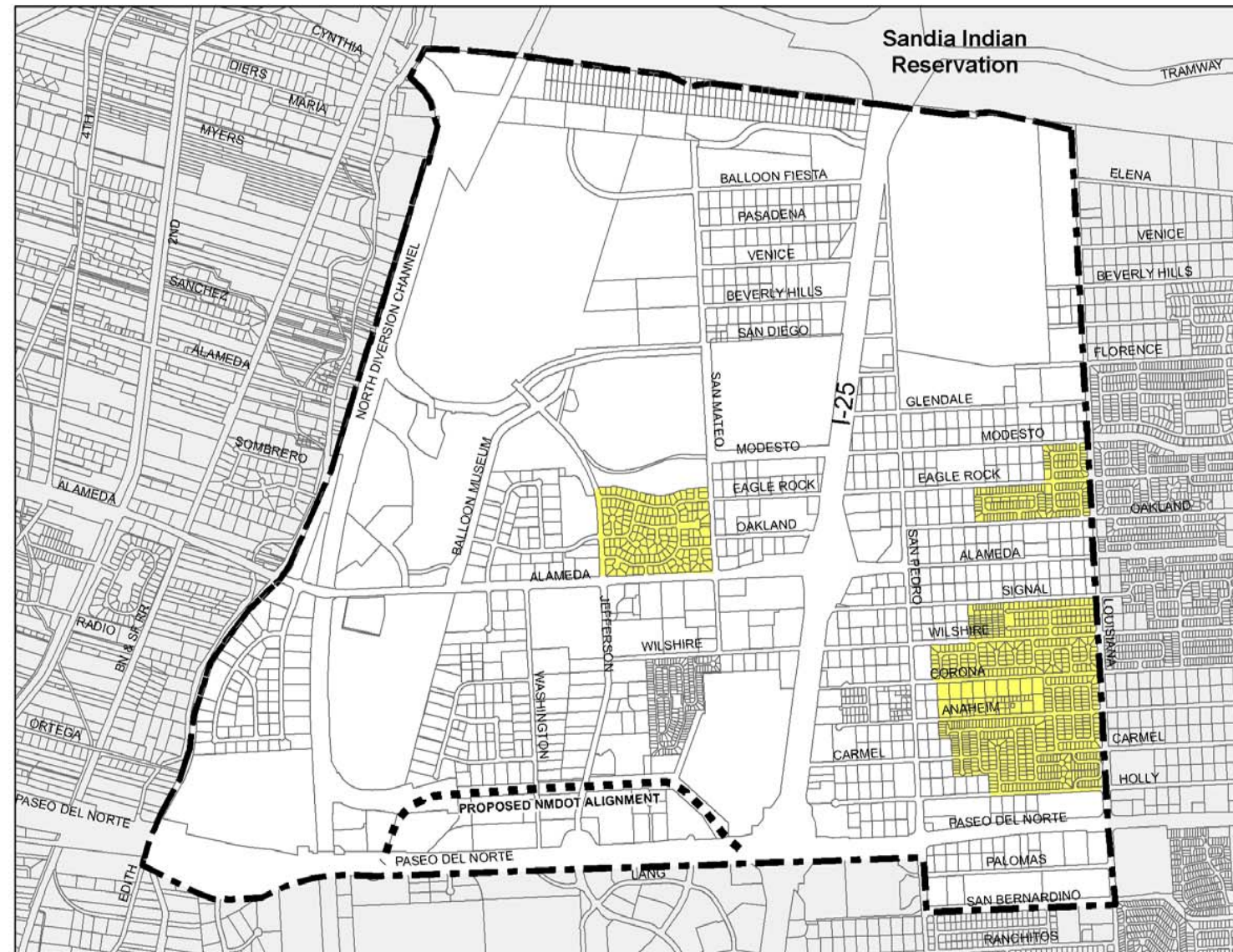
# Land Use Plan

## Proposed Land Use Plan



### Legend

 Low-Medium Density Residential (LMDR)





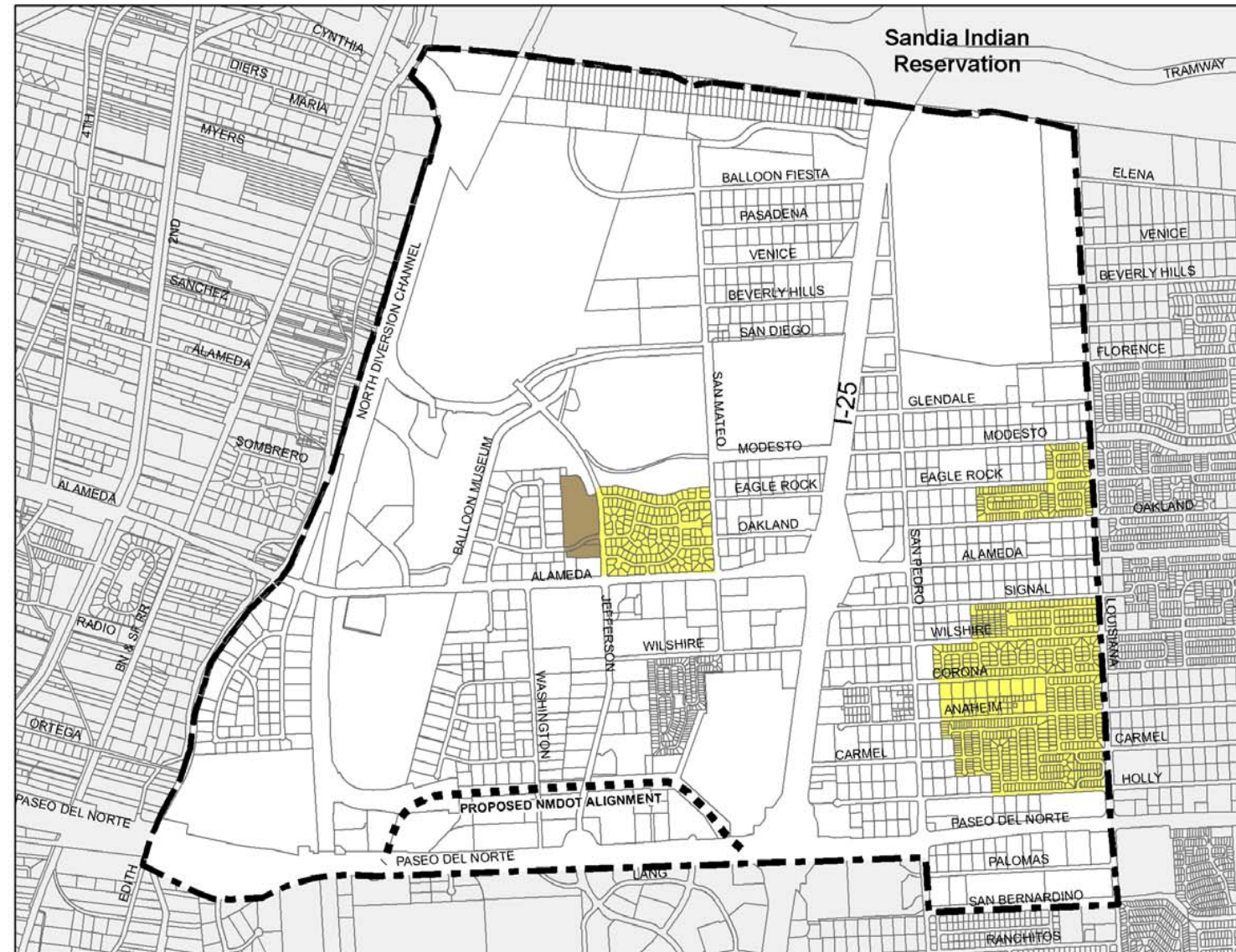
# Land Use Plan

## Proposed Land Use Plan



### Legend

- Low-Medium Density Residential (LMDR)
- High Density Residential (HDR)





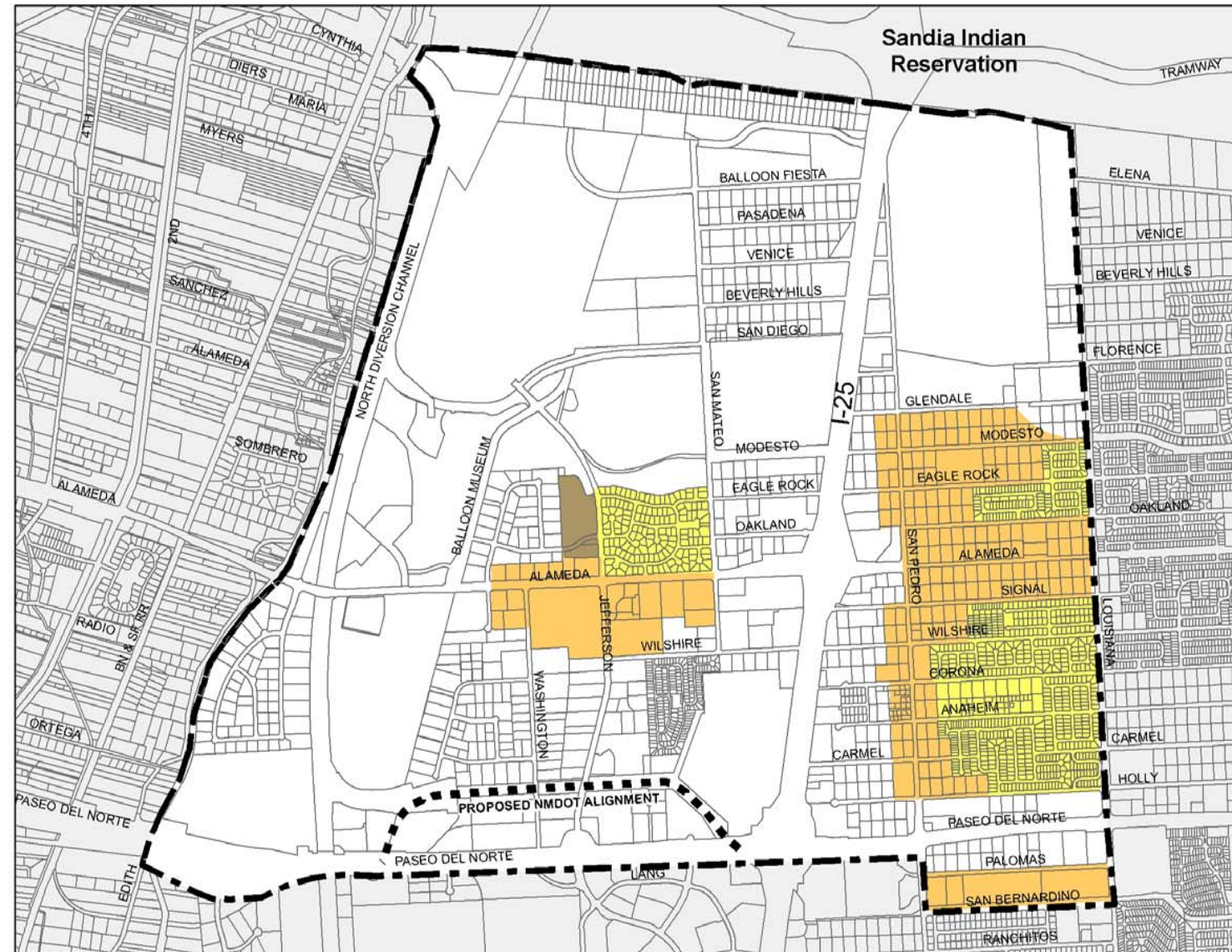
# Land Use Plan

## Proposed Land Use Plan



### Legend

- Low-Medium Density Residential (LMDR)
- High Density Residential (HDR)
- Neighborhood Commercial (NC)





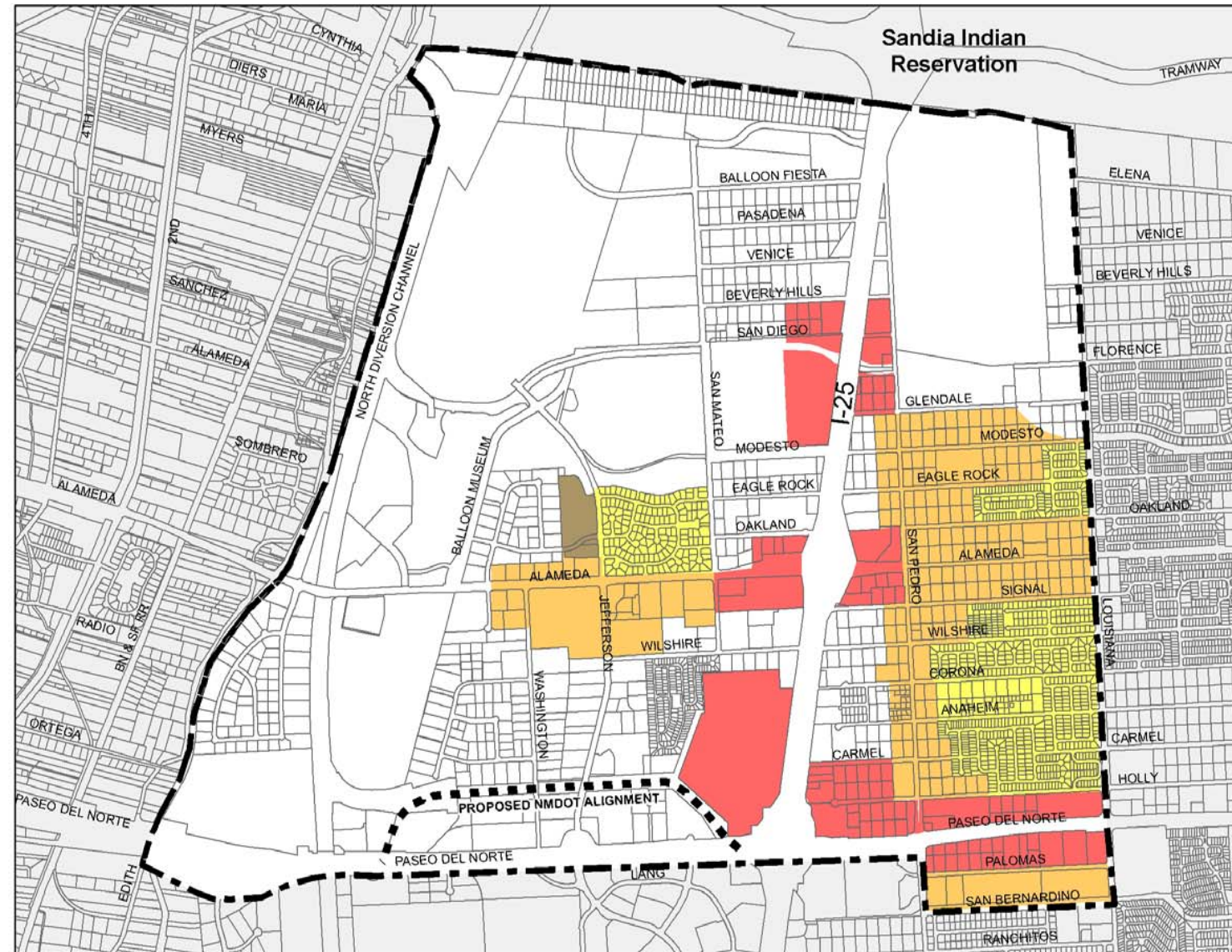
# Land Use Plan

## Proposed Land Use Plan



### Legend

- Low-Medium Density Residential (LMDR)
- High Density Residential (HDR)
- Neighborhood Commercial (NC)
- Regional Commercial (RC)





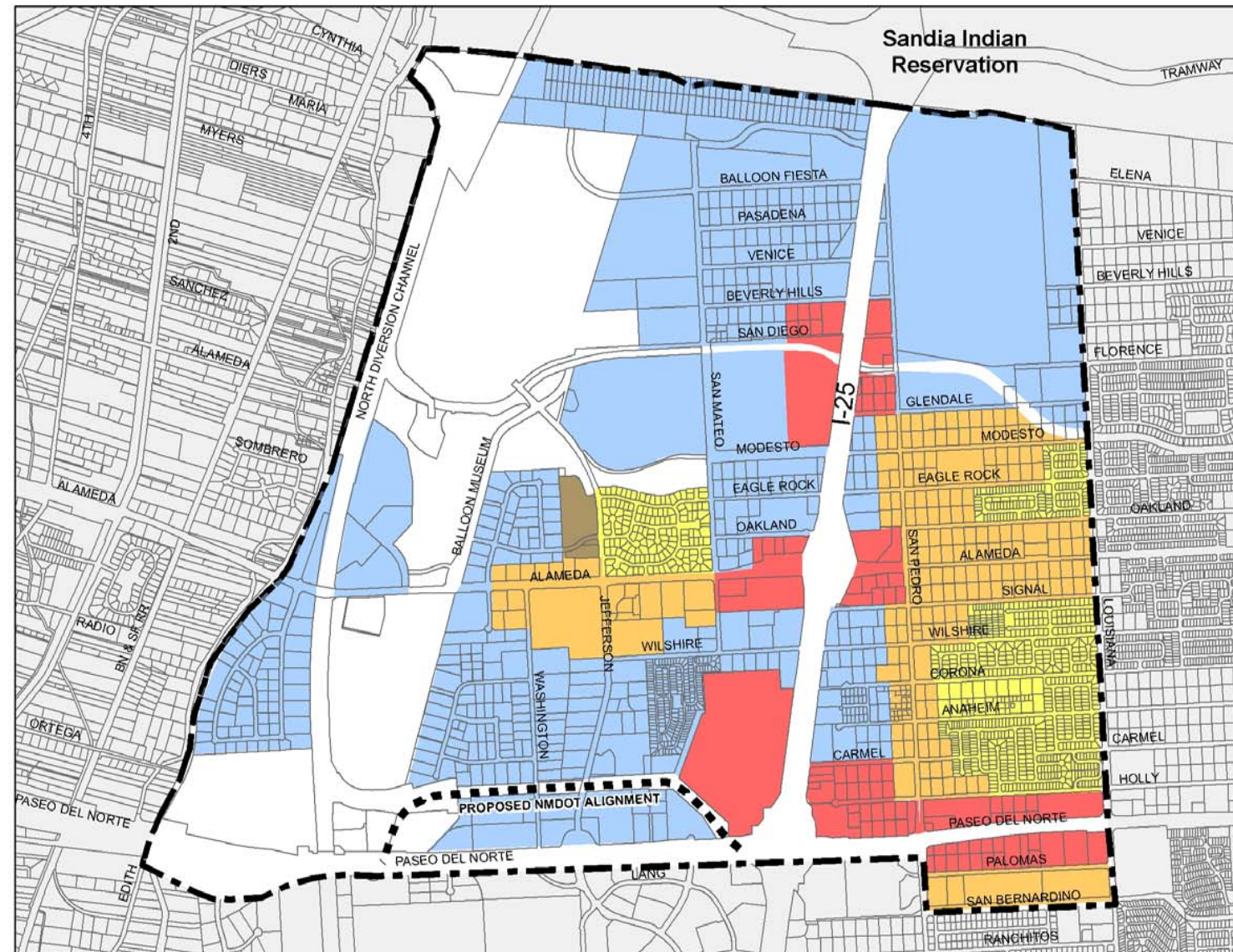
# Land Use Plan

## Proposed Land Use Plan



### Legend

- Low-Medium Density Residential (LMDR)
- High Density Residential (HDR)
- Neighborhood Commercial (NC)
- Regional Commercial (RC)
- Commerce (C)





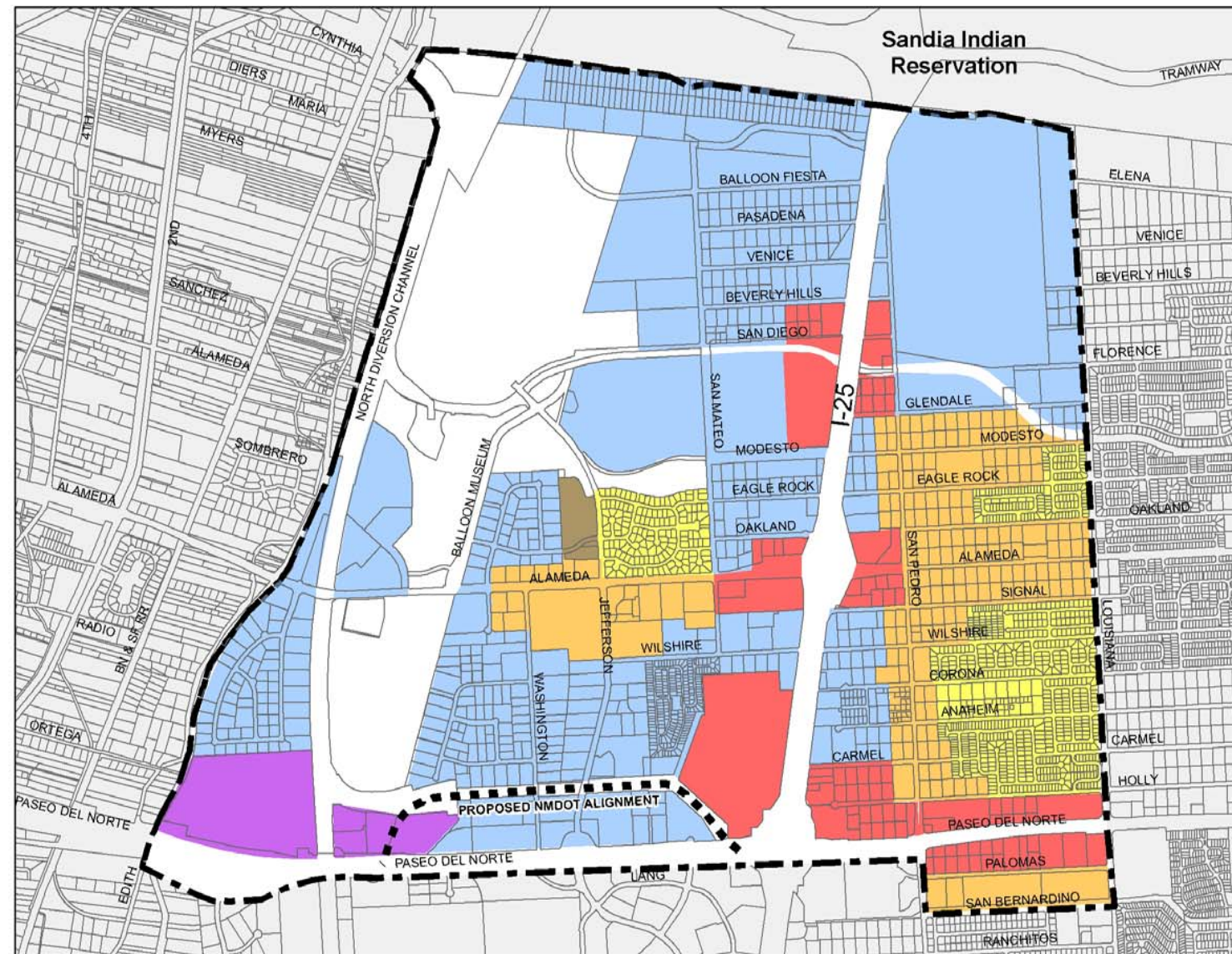
# Land Use Plan

## Proposed Land Use Plan



### Legend

- Low-Medium Density Residential (LMDR)
- High Density Residential (HDR)
- Neighborhood Commercial (NC)
- Regional Commercial (RC)
- Commerce (C)
- Manufacturing (M)





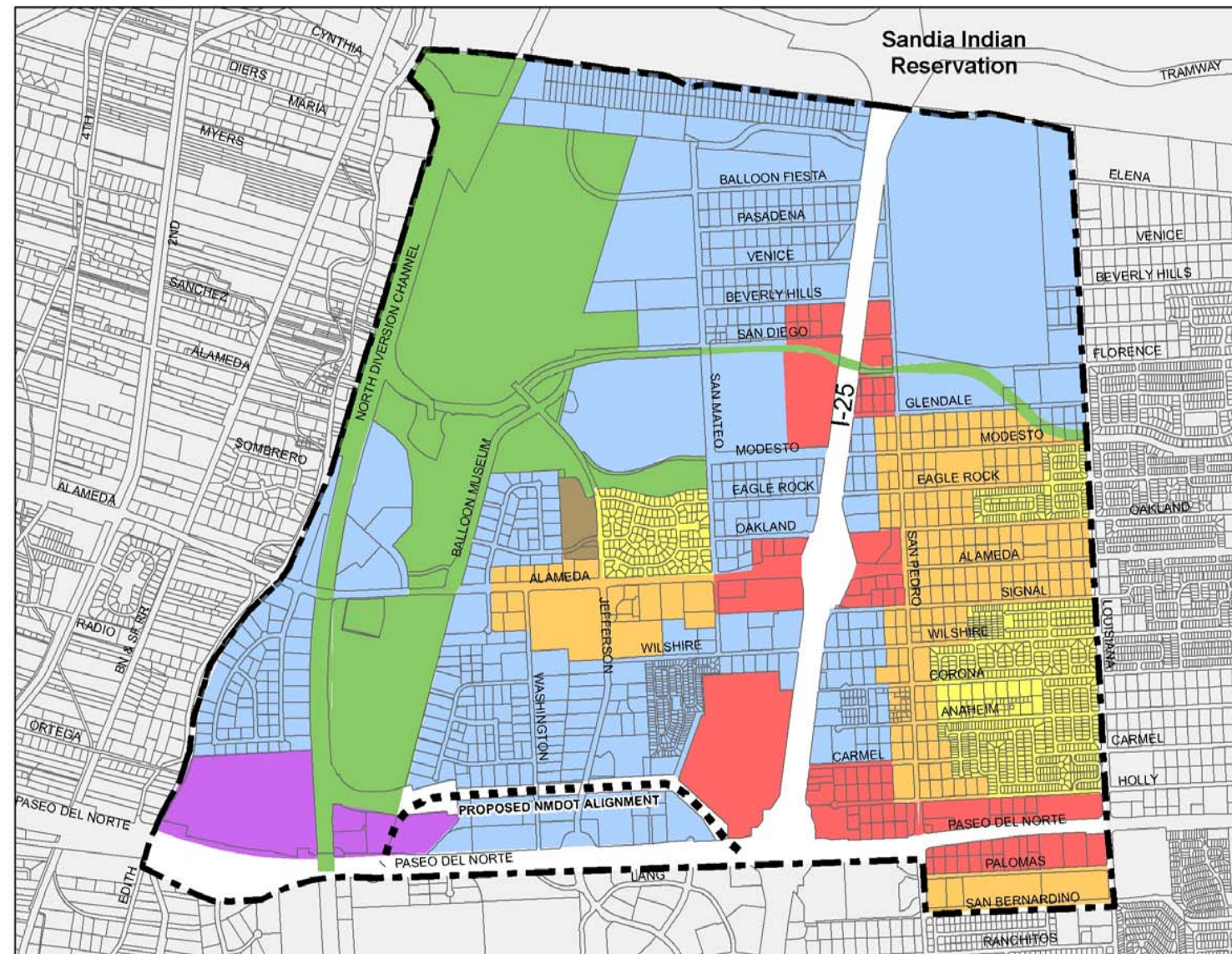
# Land Use Plan

## Proposed Land Use Plan



### Legend

- Low-Medium Density Residential (LMDR)
- High Density Residential (HDR)
- Neighborhood Commercial (NC)
- Regional Commercial (RC)
- Commerce (C)
- Manufacturing (M)
- Recreation/Open Space (ROS)



# Community Design Plan

## Aesthetic Issues

- Lack of design regulations including signage, lighting, building and site regulations
- Maintenance of medians and public right-of-ways
- Preservation of views and building height limitations

## Community Design Goal

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



# Community Design Plan

## Design Regulations

- Site Design
- Building Design
- Signage
- Height Overlay

# Community Design Plan

## Site Design Regulations

- Views
- Outdoor Public Spaces
- Building Placement
- Non-Residential Building Orientation





# Community Design Plan

## Site Design Regulations

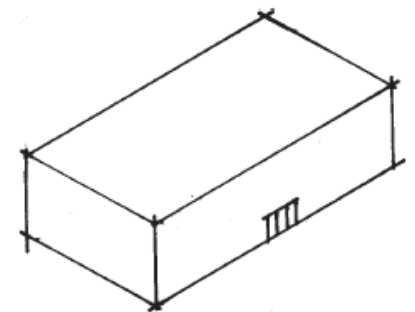
- Pedestrian and Bicycle Circulation
- Internal Vehicle Circulation
- Site Lighting
- Service Areas, Outdoor Storage
- Landscape Design



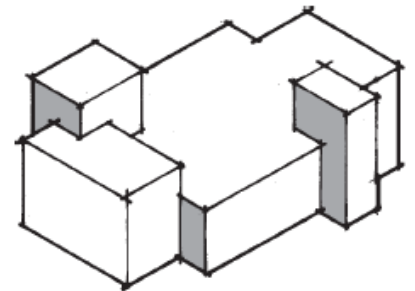
# Community Design Plan

## Building Design Regulations

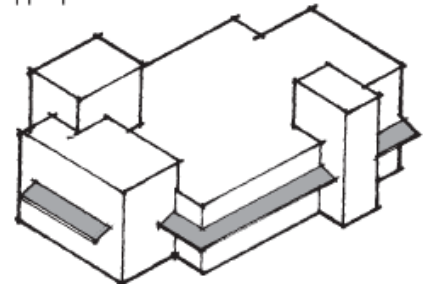
- Building Principles
- Exterior Façade Treatments
- Building Roofs
- Permitted Building Materials
- Screening of Undesirable Materials



Inappropriate architectural treatment



Appropriate use of vertical articulation



Appropriate use of horizontal articulation



# Community Design Plan

## Signage Regulations

- Monument Signage
- Building Signage



# Community Design Plan

## Height Overlay

- Intended to protect adjacent residential neighborhoods and open space resources
- Balances existing development with proposed development
- Part of the design regulations



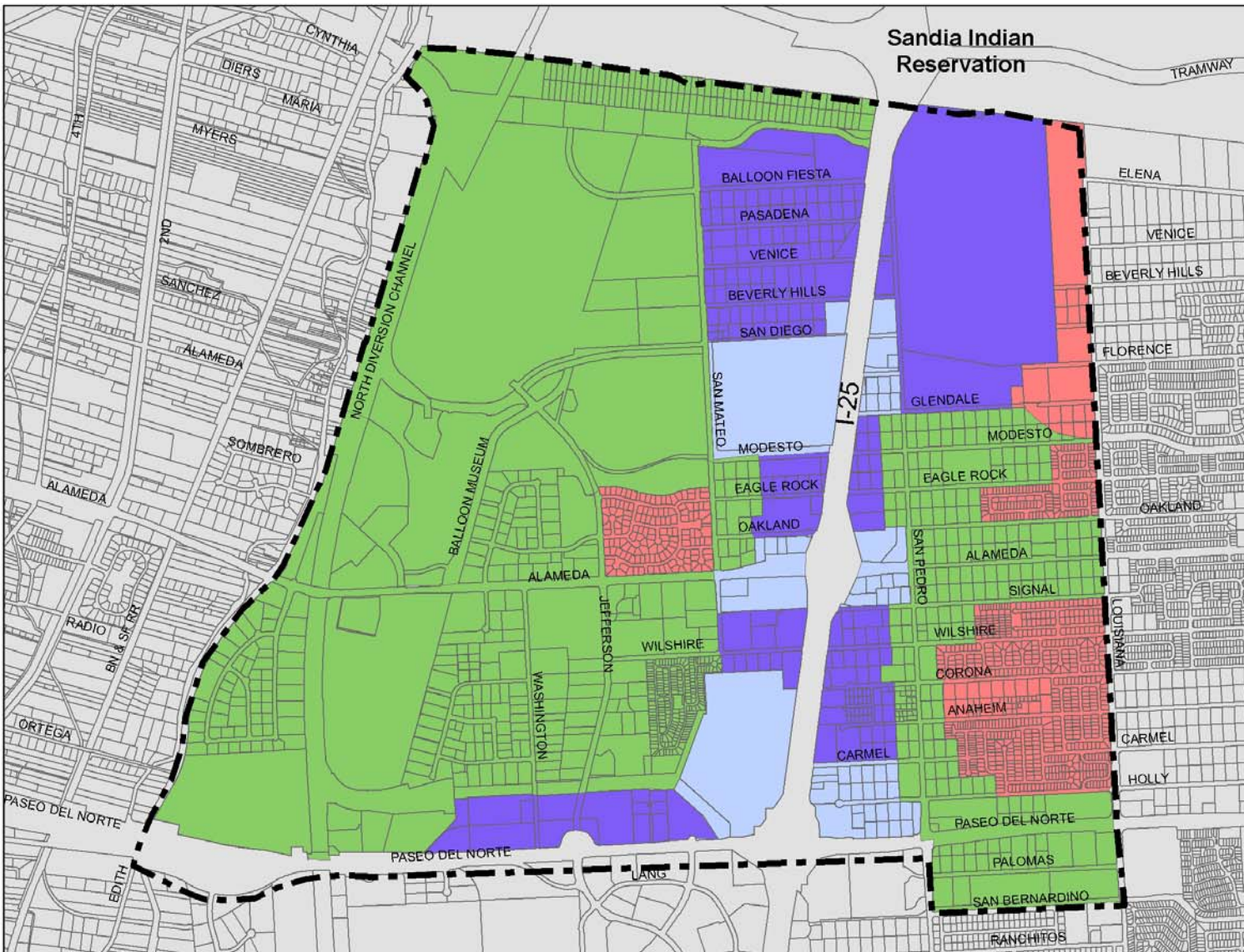
# Community Design Plan

## Building Height Overlay



### Legend

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



# Transportation Plan

## Transportation Issues

- Lack of connectivity, both vehicular and pedestrian
- 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

## Transportation Plan Goal

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



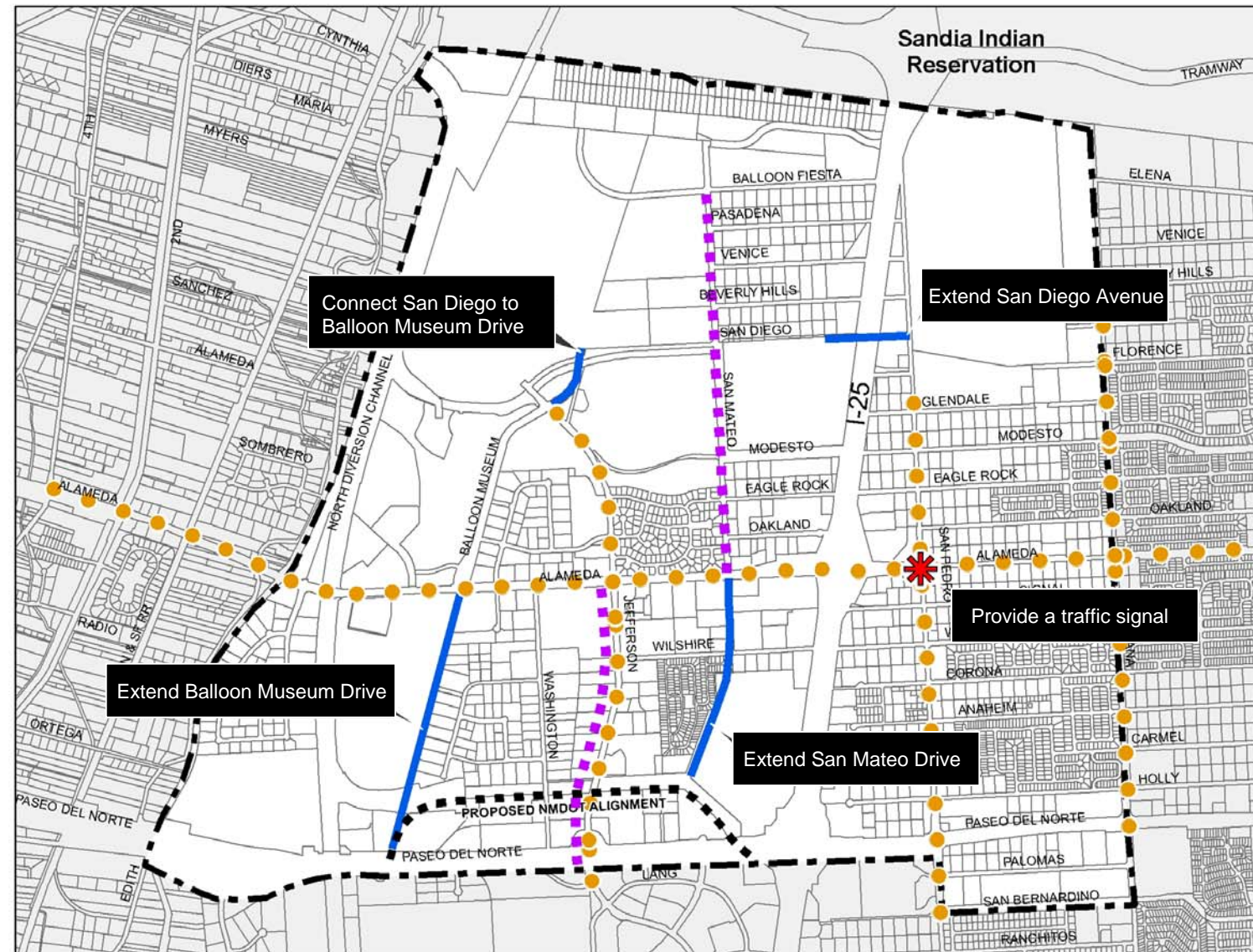
# Transportation Plan

## Proposed Transportation Improvements



### Legend

- Proposed Sidewalk Improvements
- Proposed Roadway
- Proposed Bike Lane
- Proposed Traffic Signal
- Proposed NMDOT Alignment



# Open Space Plan

## Open Space Issues

- Utilize existing resources including Balloon Fiesta Park
- Protection of existing arroyos
- Lack of connectivity
- On-going issues at the former Los Angeles Landfill

## Open Space Goal

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



# Recreation and Open Space Plan



## Proposed Open Space & Trails Plan



### Legend

- Plan Boundary
- Existing Open Space
- Existing Trails
- Planned Trails

# What this Plan does NOT do?

## Plan does NOT:

- Change the underlying zoning
- Designate speeds on local roads
- Serve as the Balloon Fiesta Master Plan



# North I-25 Sector Plan

Questions?