



# Alameda Boulevard Design Overlay Zone

Prepared by:  
Morrow & Company  
Marsha Lee  
City of Albuquerque  
County of Bernalillo

## Alameda Boulevard Design Overlay Zone

### **ACKNOWLEDGMENTS**

We wish to thank all the public officials and employees of the City of Albuquerque, County of Bernalillo, other relevant agencies, and the Alameda Boulevard Design Overlay Zone (DOZ) Coordination Committee for their help in providing the information needed in this document. We also wish to thank the neighborhood associations and interested citizens who have generously contributed to the DOZ.

The DOZ was completed under the supervision of the following representatives and staff:

Councilor Vince Griego, City of Albuquerque Council District 2  
Commissioner Ken Sanchez, Bernalillo County Commissioner  
Commissioner Steve Wentworth, Bernalillo County Planning Commissioner  
Ron Short – City of Albuquerque Planning Director  
Joel Wooldridge – Manager, Policy Planning Division, City of Albuquerque  
Diego Jordan and David Carlson - Policy Planning Division, City of Albuquerque Planning Department  
Derrick Archuleta - Program Planner, Bernalillo County Zoning, Building and Planning Department  
Stephanie Nieto - Senior Zoning Inspector, Bernalillo County Zoning, Building, and Planning Department

#### **Neighborhood Associations and Businesses**

Alameda North Valley Association -Bonita Martinez  
Alameda Alliance - Hank Thierry  
Sun North Estates Association - Rob Amsden  
Wildflower Area Neighborhood Association - Nick Salas  
Pleasant View Mobile Home Association - Albert Gustafson  
Western Meadows Neighborhood Association - Margaret Lilley  
Steve Skinner, Alameda Greenhouses & Nursery  
Ray Sokola, V.P., Motorola Ceramic Product Facility

#### **Alameda Boulevard DOZ Coordination**

##### City of Albuquerque

Ed Boles - Historic Preservation and Architecture, Planning Department  
Gordon Church - Public Arts, CIP  
Dave Harmon - Transportation Planning, Public Works Dept.  
Jim Hamel - Transit and Parking  
Mary Lou Haywood-Spells - FCS, Neighborhood Services  
Dan Hogan - Hydrology, Public Works Dept.  
Susan Kelly - Planning Department  
Sarah Kotchian - Director, Environmental Health  
Tom Menicucci - Traffic Engineering, Public Works Dept.  
Richard Mitzelfelt - Noise, Environmental Health  
Patrick Montoya - CIP  
Karin Pitman - Parks, Trails & Open Space, CIP  
Robert Romero - Zoning, Planning Dept.  
Lt. Gil Santistevan - AFD, Station 1  
David Suffling - Legal  
Roy Turpen - Police Dept./Planning  
Sandy Zuschlag, Design and Development, CIP

##### County of Bernalillo

Santos Baca, Chief, Bernalillo County Fire Department  
Joe Bowdich, Sheriff, Bernalillo County Sheriff Dept.  
Thaddeus Lucero - Director, Bernalillo County Zoning, Building, and Planning Department  
Martin Garcia - Director, Bernalillo County Public Works Department  
Jeff Peterson, Bernalillo County Environmental Health Department  
John Slown - County Parks and Open Space

##### Other Relevant Agencies:

Steve Harris - New Mexico State Highway and Transportation Department, District 3  
Steve Bernstein - Planner, MRGCOG  
Larry Blair, Director - AMAFCA Albuquerque Metropolitan Arroyo and Flood Control Agency-  
Subhas Shah - Chief Engineer, Middle Rio Grande Conservancy District  
Brad Stebleton - Planning Department, Village of Los Ranchos de Albuquerque

Photo source: Shining River Precious Land by Kathryn Sargent and Mary Davis

EXTRATERRITORIAL LAND USE AUTHORITY  
JULY 28, 1998

EXTRATERRITORIAL LAND USE AUTHORITY ORDINANCE NO. ELUA 1998-5

AMENDING THE ZONE MAP OF THE BERNALILLO COUNTY/EXTRATERRITORIAL  
LAND USE AUTHORITY AS SHOWN IN ORDINANCE NO. 1998-1, AS AMENDED.

BE IT ORDAINED BY THE EXTRATERRITORIAL LAND USE AUTHORITY.

Adopting the attached ordinance to protect the visual qualities and unique and  
historic valley character of the Alameda corridor and further provide a guidance  
to developers, design professionals and property owners for new development,  
streetscape projects, and redevelopment projects.

PASSED, ADOPTED, APPROVED AND SIGNED THIS 28th DAY OF JULY 1998

EXTRATERRITORIAL LAND USE AUTHORITY

Barbara J. Seward  
Barbara J. Seward, Chair

Les Houston  
Les Houston, Member

Tim Cummins  
Tim Cummins, Member

Jim Baca  
Jim Baca, Member

Alan B. Armijo  
Alan Armijo, Vice-Chair

Steve D. Gallegos  
Steve D. Gallegos, Member

Ken Sanchez  
Ken Sanchez, Member

Fito D. Chang  
Legal Department

ATTEST:

Judy D. Woodward  
Judy D. Woodward, County Clerk

THIS ORDINANCE WILL BECOME EFFECTIVE ON: July 28, 1998

Alameda Boulevard Design Overlay Zone

EXECUTIVE SUMMARY ..... 1

Suggested Future Work Effort ..... 3

A. Introduction ..... 4

    1. Purpose of the Design Overlay Zone (DOZ) ..... 4

    2. Design Guidelines ..... 4

    3. Administration of the DOZ ..... 5

    4. What is included in this booklet ..... 5

    5. Public Planning Process ..... 5

    6. Location of the Study Area ..... 5

    7. DOZ Boundary and Design Overlay Criteria ..... 5

    8. Preservation of History and Culture ..... 6

    9. Policy Framework and Relevant Plans ..... 9

B. EXISTING CONDITIONS ANALYSIS ..... 10

    1. Setting ..... 10

    2. DOZ Area Description / Visual Analysis ..... 10

    3. The Neighborhoods ..... 10

    4. Character Zones ..... 11

        Character Zone 1 - Established Rural Neighborhoods (Rio Grande to 4<sup>th</sup> Street) ..... 12

        Character Zone 2 - 4<sup>th</sup> Street "Village Center" (Alameda Elementary School to 2<sup>nd</sup> Street) ..... 13

        Character Zone 3 - Second Street to Edith Boulevard ..... 14

        Character Zone 4 - Balloon Park / Commercial Campus (Edith Boulevard to Interstate 25) ..... 14

    5. Land Use and Zoning ..... 15

    6. Infrastructure ..... 16

C. RECOMMENDATIONS - ALAMEDA BOULEVARD DOZ REGULATIONS & GUIDELINES ..... 19

    1. Administration: ..... 19

    2. Regulations and Guidelines Governing the Public Right of Way ..... 20

        A. SIDEWALKS, BIKEWAYS AND TRAILS ..... 20

        B. STREET FURNITURE/BUS STOPS/PUBLIC SIGNAGE AND LIGHTING ..... 20

        C. RIGHT-OF-WAY LANDSCAPING ..... 21

        E. ACCESS ..... 23

    3. Regulations and Guidelines Governing Adjacent Private Development ..... 24

        A. ARCHITECTURE ..... 24

        B. SIDEWALK CONNECTIONS ..... 25

        C. WALLS AND FENCES ..... 25

        D. LANDSCAPING ..... 26

        E. OFF-STREET PARKING ..... 28

        F. SIGNS ..... 29

        G. SITE LIGHTING ..... 30

D. APPENDICES

## ***EXECUTIVE SUMMARY***

### **Background, Approach, and Report Organization**

The Alameda Boulevard Design Overlay Zone (DOZ) recommendations are based on the following background information, study approach, and report organization:

- A Rank Three Sector or Neighborhood Development Plan is often in place prior to the application of a Design Overlay Zone. We encourage the development of a Rank Three Plan for the project area within Bernalillo County jurisdiction (Rio Grande to Edith Boulevard). The Rank Three Plan would address land use and zoning issues, which are not a part of the DOZ scope of work. The North 1-25 Sector Development Plan is the Rank Three Plan for the City of Albuquerque jurisdiction (Edith Boulevard through Interstate 25). This plan is currently being amended to prohibit billboards.
- The Alameda Boulevard DOZ boundary was established in coordination with City and County representatives and approved by the City/County Planning Directors.
- Alameda Boulevard is a New Mexico State Highway and Transportation Department roadway. Preparation of a memorandum of understanding is recommended among the City of Albuquerque, County of Bernalillo, the State Highway and Transportation Department, and Middle Rio Grande Council of Governments to coordinate curb cuts, speeds, and maintenance of medians.
- Representative staff from the City and County were responsible for community outreach to facilitate flow of information, responding to questions and comments, and conducting meetings. Consultation with the neighborhood associations affected by this project were conducted by County staff; technical review and input from the Coordination Committee was the responsibility of City staff. Corridor evaluation, design regulations and guidelines, preparation of this booklet, and information to assist in the outreach program were provided by the consultant.
- The DOZ area is divided into four Character Zones -  
**Character Zone 1 - Established Rural Neighborhoods**, Rio Grande to Alameda Elementary School  
**Character Zone 2 - 4<sup>th</sup> Street Village Center**, Alameda Elementary School to 2<sup>nd</sup> Street  
**Character Zone 3 - Eastern Bench Area**, 2<sup>nd</sup> Street to Edith Boulevard  
**Character Zone 4 - Balloon Fiesta Park/Commercial Campus**, Edith Boulevard to Interstate 25
- Recommended design regulations and guidelines are included for the Alameda Boulevard DOZ by Character Zone for: (1) Public Streetscape Improvements; and, (2) Adjacent Private Development.

A summary of the recommended regulations and guidelines for the Public Streetscape and the Adjacent Private Development are provided below. In the body of this document the more specific recommendations are identified for each character zone.

### **Summary of Recommended Regulations and Guidelines for Public Streetscape Improvements**

#### **STREETSCAPE: LANDSCAPE AND STREET FURNITURE**

- Maintain and control plant materials in the existing medians (Rio Grande to 2<sup>nd</sup> Street) to maintain clear sight distances for traffic safety.
- Install landscaped medians between the AT&SF railroad and the Balloon Park.
- Landscape medians between Washington Street and Interstate 25.
- Landscape the intersection of Alameda Boulevard and Interstate 25 / Pan American frontage road.
- Install road lighting at intersections along Alameda Boulevard.

### Alameda Boulevard Design Overlay Zone

- Install 12'-15' pedestrian lighting in the 4<sup>th</sup> Street Village Center to encourage pedestrian circulation and complement the overall design.
- Install shelter, bench, and trash receptacle at bus stops.
- Install bicycle racks at civic uses.

#### **TRAFFIC AND CIRCULATION**

- Provide continuous sidewalks that are ADA accessible throughout the DOZ.
- Provide pedestrian and bike trail connections, both on-street and off-street connections, to neighborhoods, the Rio Grande Riverside Trail, the acequias, and the Balloon Park. Continue the off-street multi-use trail from 2<sup>nd</sup> Street to the Balloon Park.
- Improve the character of the acequias and incorporate trails (including equestrian) along them.
- Install rest areas, including bicycle parking structures, benches, and trash receptacles at intervals of ¼ mile along the public multi-use, off-street trail system. Site these facilities with particular attention to views and shade.

#### **SIGNAGE AND SPECIAL FEATURES**

- Provide Alameda “welcome” gateways (signage and artwork) at Rio Grande and at a point just west of Interstate 25 (1% for the Arts).
- Incorporate Historic Interpretive Plaques along Alameda Boulevard (1% for the Arts).

## **Summary of Recommended Regulations and Guidelines Governing Adjacent Private Development**

#### **STREETScape: LANDSCAPE AND SITE DESIGN**

- Maintain established rural zoning of (R-1 and A-1) in the County areas; avoid Special Use Permits that are not consistent with these zones.
- Support mixed use pedestrian oriented development, historic landscape and architecture theme, neighborhood support service commercial businesses, and institutional uses in the 4<sup>th</sup> Street Village Center.
- Require landscaping at the edges of the gravel mining areas at Alameda and Edith Boulevards.
- Building setback and height requirements are established for the Character Zones.
- Trees in parking areas shall be installed at 1 tree per 6 parking spaces in Character Zones 1, 2, and 3; and at 1 tree per 10 parking spaces in Character Zone 4.
- Screen parking areas with 4' walls between the parked cars and the sidewalk.
- Provide a minimum of 20' landscaped setback throughout the DOZ.

#### **TRAFFIC AND CIRCULATION**

- Minimize and consolidate curb cuts on Alameda Boulevard, e.g. curb cuts shared by adjacent businesses.
- New development shall install pedestrian and bicycle trail connections to the public trail system throughout the DOZ.
- New development is responsible for installing bicycle parking structures (at least 6 spaces for each business).
- Parking shall be designed with a maximum of 60' of parking (2 rows/1 drive aisle) between Alameda Boulevard and the building.
- Encourage parking on the side and rear of lots rather than in the front.

## Alameda Boulevard Design Overlay Zone

### **SIGNAGE**

- Off-premise and billboard signs, temporary, free standing, revolving, blinking, audible and large inflatable signs shall not be permitted, except traffic and directional signs.
- Signs shall be limited to monument and building-mounted types.
- Monument signs shall be limited to 4' height limit in Character Zones 1, 2, and 3; 8' height limit in Character Zone 4.
- Building mounted signs are limited to 10% of the wall surface on which applied. One wall sign is permitted per facade per business. One sign only per business.
- Maximum sign size shall be limited to 32 square feet in Character Zones 1, 2, and 3 , and 48 square feet in Character Zone 4.
- All signs shall be integrated with and complement the site plan and architecture.

### **Suggested Future Work Effort**

- Concern for enforcement of traffic speeds was raised by the neighborhoods. Analyze the intersection of Edith Boulevard and Alameda Boulevard for traffic signals, and the use of blinking yellow lights at the Village Center and other areas major pedestrian crossing areas.
- Prepare a Sector Development Plan for the County area. Include land use, specific site design guidelines for the "Village Center" (Character Zone 2), and a landscape design for 2<sup>nd</sup> and 4<sup>th</sup> Streets north and south of Alameda Boulevard.
- Review R/W and funding sources for implementation of bicycle trail connections along Alameda Boulevard, linking the Bosque Trail with the Balloon Park. Design trail connections at the North Diversion Channel crossing of Alameda Boulevard.
- Prepare a trails plan which uses the acequias to link neighborhoods north and south of Alameda Boulevard. Incorporate pedestrian, bicycle and equestrian trails.
- Clarify who has maintenance responsibility for all public right-of-way areas.
- Extend landscape treatment on 2<sup>nd</sup> Street and 4<sup>th</sup> Street to the north and south of Alameda Boulevard
- Prepare detailed site planning at the 4<sup>th</sup> Street Village Center to promote pedestrian connections and neighborhood services.



A. Introduction



## **A. Introduction**

Development pressures in this area have increased with the completion of the Alameda Boulevard road widening and improvements, the opening of the Cottonwood Mall, the continuing commercial/industrial development of the North Interstate 25 corridor and the Journal Center, and development of the Balloon Fiesta Park. In addition, there have been numerous Special Use Permits (SUPs) recently approved which have been a cause of concern to many people due to potential loss of the quality and character of the valley area. SUPs are created for specific uses without changing the underlying zoning designation.

The rural character of the western portion of the study area is reflected by the fact that most of the land in the valley is residential/agriculture or vacant. Much of the land is zoned for densities greater than what presently exists. Development pressures will continue along the Alameda Boulevard corridor; and it is the intent of the DOZ regulations/guidelines that new development be consistent with the overall goals for the area as identified in public meetings and relevant policy documents. A Sector Plan, often in place prior to a DOZ, is not available for the County area. We recommend that one be developed to address land use and zoning issues. *(Note: Land use and zoning issues are not within the scope of this study.)*

### **1. Purpose of the Design Overlay Zone (DOZ)**

The overall intent of the DOZ is to protect the visual qualities and unique and historic valley character of the Alameda Corridor area to which it is applied and further provide guidance to developers, design professionals and property owners for new development, streetscape projects, and redevelopment projects.

### **2. Design Guidelines**

Design guidelines are sets of criteria that are uniformly applied to evaluate the appropriateness of proposed development and redevelopment.

<b>What design guidelines do:</b>	<b>What design guidelines don't do:</b>
<ul style="list-style-type: none"><li>• Protect historic character and integrity as well as cultural sensitivity of the DOZ</li><li>• Provide guidance to property owners and design professionals undertaking construction in the DOZ</li><li>• Identify important review concerns and recommended appropriate design responses</li><li>• Provide an objective basis for review, assuring consistency and fairness</li><li>• Increase public awareness of the area and its significant characteristics</li></ul>	<ul style="list-style-type: none"><li>• Limit growth of development within the Design Overlay Zone (DOZ)</li><li>• Apply to routine maintenance or to work which does not visibly affect the district, such as with interiors</li><li>• Dictate stylistic design treatments which are based on individual preference and taste</li><li>• Restrict creative design solutions</li></ul>

Adapted from Draft Central Ave. DOZ, Feb. 1997

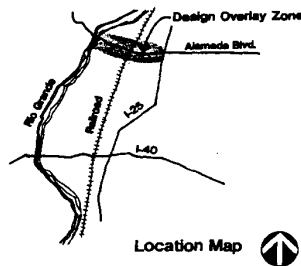
## Alameda Boulevard Design Overlay Zone

### **3. Administration of the DOZ**

This DOZ will be administered by City staff and the Environmental Planning Commission (EPC) for areas within the City of Albuquerque and by County staff and the Extraterritorial Land Use Commission (ELUC) for areas within Bernalillo County. Compliance with the regulatory design guidelines will be monitored and enforced by Zoning Enforcement. The DOZ will complement the North Valley Area Plan and help implement some of its objectives.

### **4. Location of the Study Area**

The study area includes the Alameda Boulevard corridor and adjacent properties as shown on Figure 1. The study area extends from Interstate 25 on the east to the east side of the Rio Grande on the west.



### **5. DOZ Boundary and Design Overlay Criteria**

The Design Overlay Zone category in the City Zoning Code is Article 14-16-2-28 (F) DO-Design Overlay Zone, which states that the overlay zone may be used for areas that deserve special design guidance. The Bernalillo County Code is Ordinance ELUA 1998-1-Albuquerque/Bernalillo County Extraterritorial Zoning Ordinance. A design overlay area must be at least 320 acres, or of any size specified by a controlling Rank Three Sector Plan. The Alameda Boulevard DOZ meets all three conditions listed (refer to Appendix B). The City portion is controlled by a Rank Three Sector Plan; the County area complies by virtue of the acreage minimum. The plan area divides into two main sections, generally east and west of the North Diversion Channel. Refer to page 8 for the DOZ boundary.

The character along Alameda Boulevard includes a relatively rural residential area intermixed with neighborhood commercial businesses in the valley (western portion). The new Balloon Park and commercial campus uses occur on the “bench” in the eastern portion,. The DOZ boundary was established after review of the existing land use, zoning, parcel ownership, natural and man-made features/structures, and character. The boundary includes: the Alameda Boulevard right-of-way and an area approximately one parcel deep on the north and on the south of Alameda Boulevard, as well as a slightly larger area to include the “4<sup>th</sup> Street Village Center” concept. From the North Diversion Channel to Interstate 25, the DOZ extends either one parcel deep or 200’ back from the edge of the public right of way for the larger parcels fronting Alameda Boulevard. This setback was established as it relates to parcel ownership and Alameda Boulevard as a view corridor.

### Alameda Boulevard Design Overlay Zone

Alameda Boulevard meets all three of the criteria for a DOZ, Design Overlay Zone as stated in the City and County Zoning Code, which must:

- a) Contain highly scenic natural features or physical setting, or have highly significant views.
- b) Have development potential which is likely to require unusually complex coordination of floor control, transportation, open space, and urban land uses.
- c) Have a strong role in the development of the form of the metropolitan area: arterial street corridors or critical areas near urban centers or historic zones.

## **6. Preservation of History and Culture**

This area was originally home to the Tiwa people, 13<sup>th</sup> to 17<sup>th</sup> century pit house and Pueblo dwellers, who established numerous villages, the largest in the area being Sandia and Isleta. With the settlement of Old Town Albuquerque in 1706, the village of Alameda became the site of Spanish and Mexican-era agriculture pursuits. Anglo-American settlers pursued farming, ranching, and other commercial interests in the area after 1846. In the late 1800s and early 20<sup>th</sup> century, there was much building of canals, draining of swamps and marshes, and reclamation of farmland.

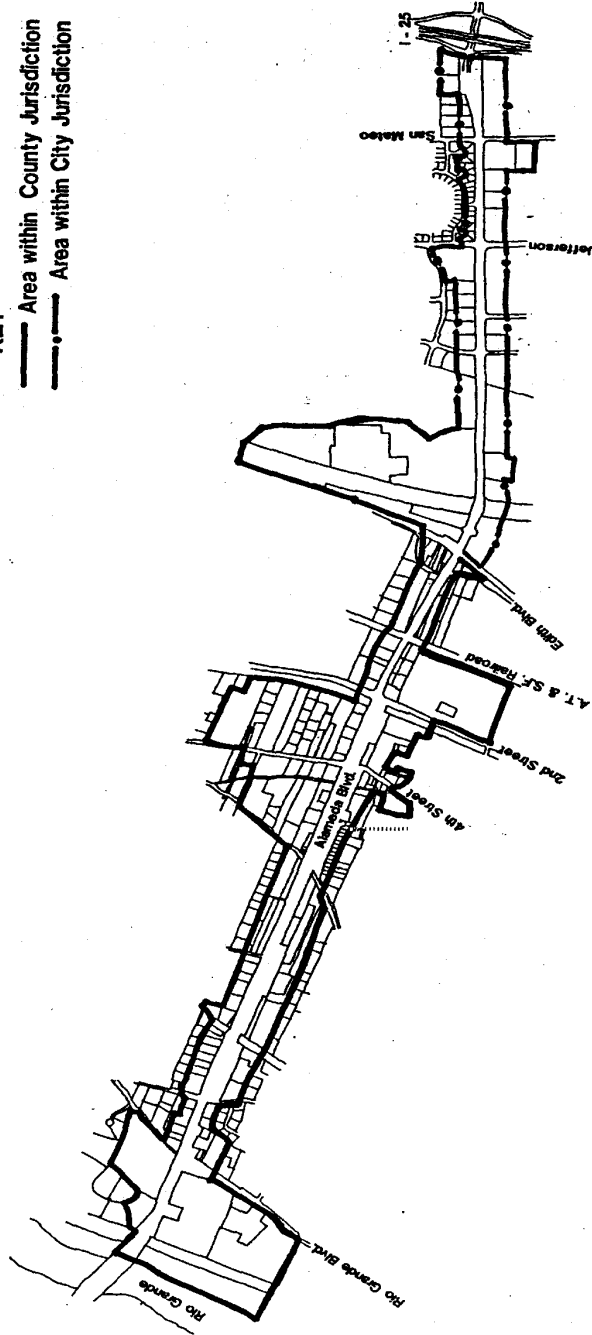
The historical and archeological sites within the DOZ include (see page 9):

- Church of the Nativity - may be eligible for State Register, but is not registered.
- Alameda School Site - registered archeological site
- Unregistered archeological site south of 9609 Edith NE
- Acequias - some are probably eligible for registration by the state and/or federal government.
- The DOZ boundary may enclose other archeological sites worthy of registration, but probably no historic structures besides the Church of the Nativity (Ed Boles, Planning Department, Historic Preservation and Architecture).

Alameda Boulevard Design Overlay Zone

**KEY**

- Area within County Jurisdiction
- · - · - Area within City Jurisdiction

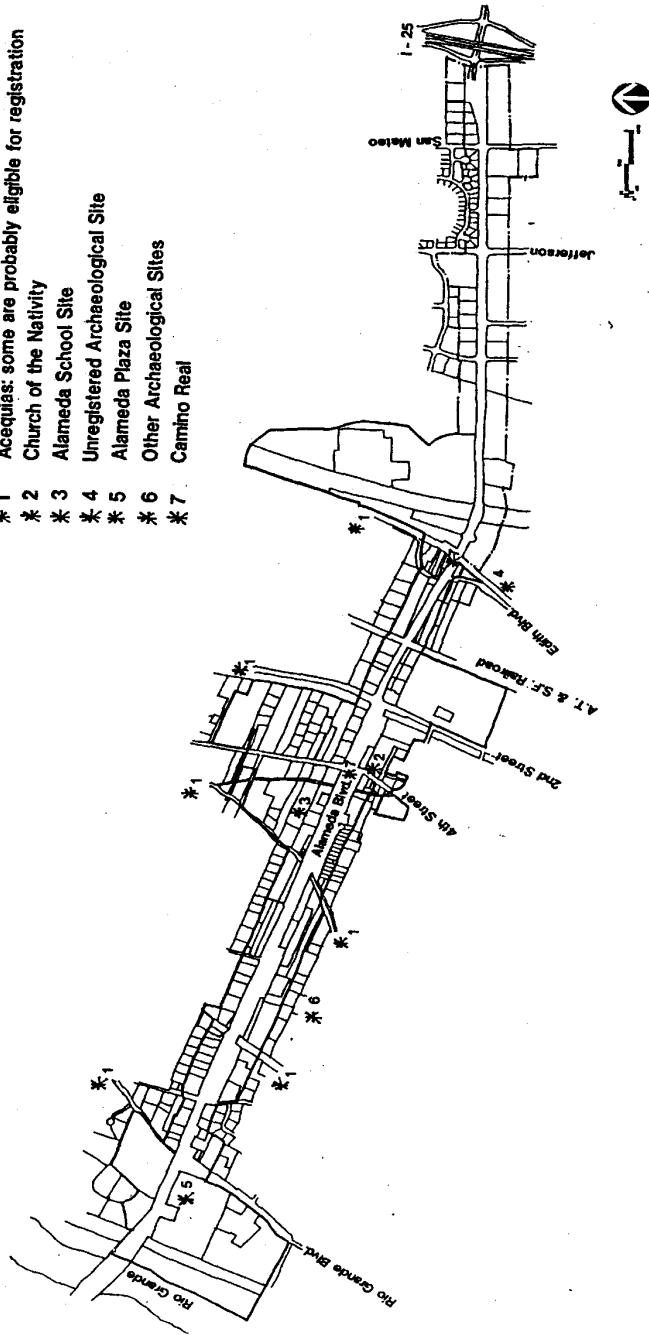


Design Overlay Zone Boundary

Alameda Boulevard Design Overlay Zone

KEY

- \* 1 Acequias: some are probably eligible for registration
- \* 2 Church of the Nativity
- \* 3 Alameda School Site
- \* 4 Unregistered Archaeological Site
- \* 5 Alameda Plaza Site
- \* 6 Other Archaeological Sites
- \* 7 Camino Real



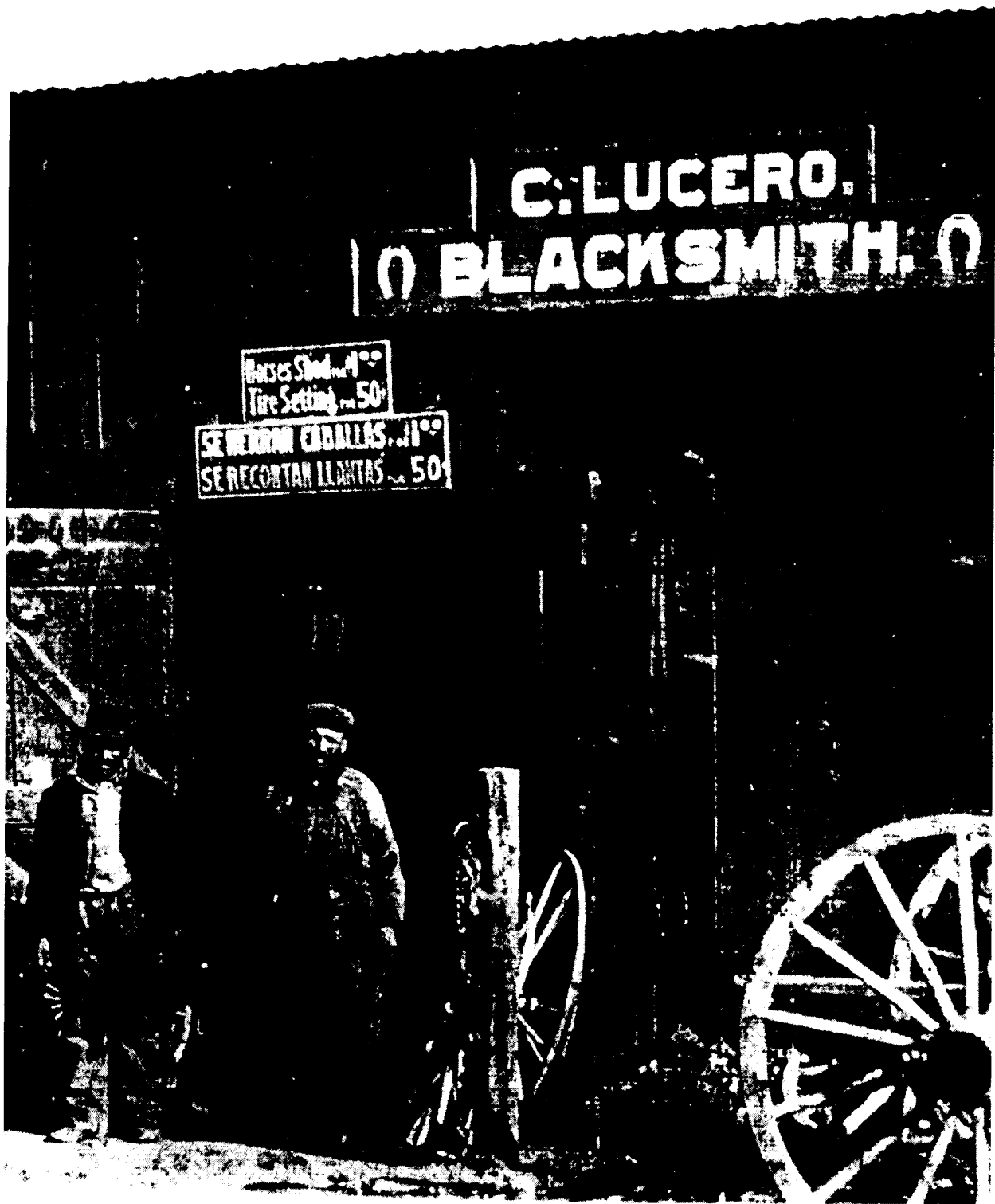
Historic Sites Map

## 7. Policy Framework and Relevant Plans

- *Albuquerque/Bernalillo County Comprehensive Plan* - This proposal is consistent with the goals and policies contained in the Albuquerque/Bernalillo County Comprehensive Plan. The DOZ from Rio Grande to Edith is within the Rural Area as designated by the Comprehensive Plan. From Edith to the Interstate it is within the Established Urban and Developing Urban Areas.
- *North Valley Area Plan, Bernalillo County & City of Albuquerque, April 1993* - The proposed DOZ is consistent with the North Valley Area Plan goals and issues as identified by the North Valley Citizens.

Advisory Task Force, (found on pages 5 and 6 of the Area Plan); and Plan Policies (found on pages 7-19). This Rank 2 Plan pertains to the entire DOZ.

- *The North Interstate 25 Sector Development Plan, City of Albuquerque Planning Dept, Planning Division, 1986* - "The purpose of the sector development plan is to ensure that the area develops as an attractive mixed-use residential area and employment center." The sector plan includes the Drainage Management Study for the North Interstate 25 Sector Development Plan and design guidelines for screening, setbacks, landscaping, off-street parking and site design. Applicable Transportation policies include: (1) The City and County shall encourage the smooth flow of traffic on arterials. (2) Limit access to Alameda Boulevard, from adjacent properties except where alternative access is not available or feasible. (3) Consider grade separation of Alameda Boulevard at the Burlington Northern and Santa Fe Railroad Right of Way.
- *Bikeways Master Plan, 1996* - A Trail/Path is shown on Alameda Boulevard from Rio Grande to 2<sup>nd</sup> Street, on 2<sup>nd</sup> Street, and along the North Diversion Channel. A bike lane is indicated on Alameda from 2<sup>nd</sup> Street to Interstate 25. A bike route is shown on Jefferson.
- *Trails & Bikeways Facility Plan, adopted July 1993* - Alameda Boulevard shown as a secondary trail
- *Albuquerque Parks and Open Space Master Plan* - in process. The Rio Grande Valley State Park is managed by the City of Albuquerque, Open Space Division and extends north to Sandia Pueblo. Open Space also jointly owns and manages the Alameda/Rio Grande Open Space. A parking lot/trail access project was recently completed on this parcel and the second phase plans include a created wetland pond.
- *Balloon Park Master Plan* - in process
- *Balloon Fiesta Park Traffic Study*, per Bohannon Huston - in process; not yet reviewed
- *Bernalillo County Parks and Recreation Master Plan, Adopted May 1995* - identifies Rio Grande /Alameda Open Space, Nativity Ball Fields, and the Alameda Community Center & Park
- *Long Range Major Street Plan (LRMSP) 1996* - Alameda Boulevard is classified as a Principal Arterial, with 124' right-of-way width. At intersections, right-of-way standards may be increased up to 10 feet on each side at approaches to principal or minor arterial streets. Sidewalks shall be at least 6' wide and located within the right-of-way. A principal arterial street as designated on the LRMSP, is a controlled access road, used primarily for serving large volumes of comparatively high speed traffic.
- *1995 Traffic Flows for the Greater Albuquerque Area, MRGCOG* - shows Alameda Boulevard average weekday traffic flows of 33,700 at the Rio Grande Bridge, and 22,100 at Interstate 25, with approximately 25,000 at 2<sup>nd</sup> and 4<sup>th</sup> Streets



B. Existing Conditions

## **B. EXISTING CONDITIONS**

### **1. Setting**

Alameda Boulevard is an east-west primary arterial with a bridge connecting the eastern Albuquerque communities, Interstate 25, and the Corrales/Rio Rancho communities west of the Rio Grande. The boulevard traverses the north-south oriented North Valley river corridor. Cottonwood Mall is located west of the Rio Grande, the Journal Center Industrial Campus is located to the south and east, and the new Balloon Fiesta Park is located in the eastern section.

### **2. DOZ Area Description / Visual Analysis**

Recent roadway, bridge, and landscape improvements have been made to Alameda Boulevard between 2<sup>nd</sup> Street through the bridge. Alameda Boulevard is a primary arterial with speed limits ranging from 35 mph in the western portions, to 50 mph east of the North Diversion Channel. Traffic flows and speeds divide the residential neighborhoods to the north and south of Alameda. Although speed limits are clearly posted, vehicles seem to speed throughout the area.

The fabric of the area includes the Alameda Boulevard Corridor, a strong east-west regional feature, laced with several north-south networks of acequias, channels, local roads, and the railroad. The valley's established rural residential atmosphere is reflected in the western portions of the area by the Rio Grande and bosque, acequias and canals, recreation trails, agriculture (orchards, vineyards, and valley gardens), and several vacant parcels. In the eastern section, the area elevates to the benches, which have been quarried for sand and gravel to build the city of Albuquerque. This area is undergoing reclamation for other purposes, characterized by newer commercial/industrial uses, the Balloon Fiesta Park, and a nursing care center.

Traveling eastward along Alameda Boulevard, there are spectacular views of the Sandia Mountains, particularly at the elevated portion of the bridge and on the bench at the North Diversion Channel. Views to the east are particularly dramatic from four view points: (1) Bridge over the Rio Grande, (2) 4<sup>th</sup> Street Village Center, (3) Bridge over north diversion channel, and (4) from the San Mateo Boulevard area. Lacking dramatic landforms, views to the west are most remarkable at sunsets.

### **3. The Neighborhoods**

The following neighborhoods are within the Alameda Boulevard corridor:

Alameda North Valley Association, North Valley Neighborhood Association, Alameda Alliance, Sun North Estates Association, Wildflower Area Neighborhood Association, Pleasant View Mobile Home Association, Western Meadows Neighborhood Association.

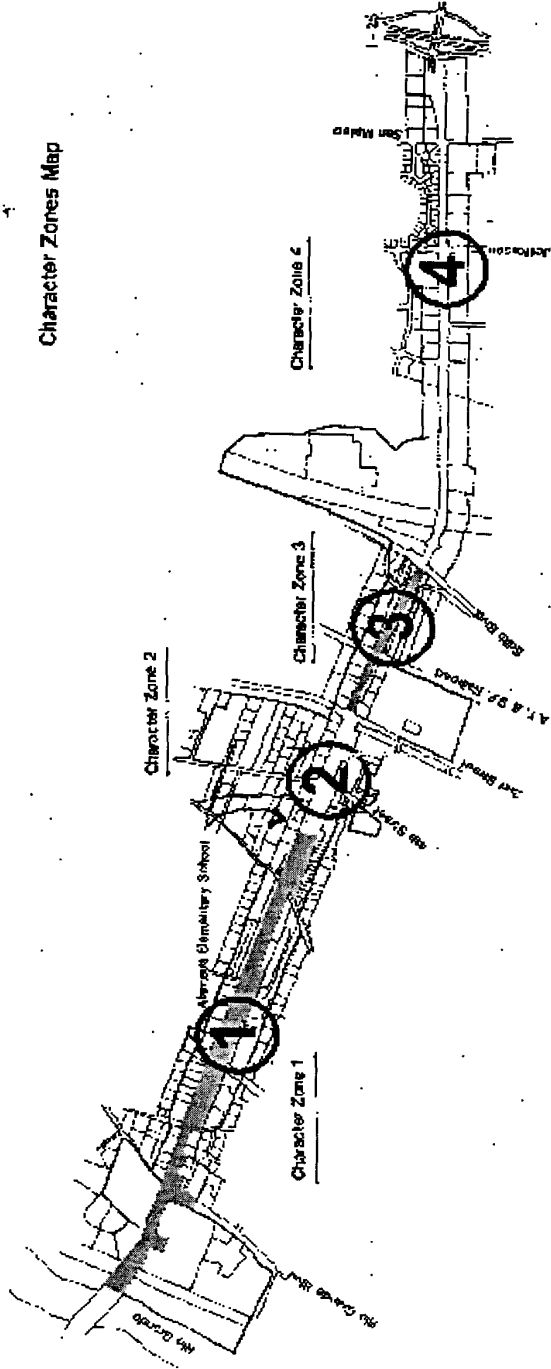
### **4. Character Zones**

The project area will be divided into four character zones (refer to page 12) to reflect the different design, development, reclamation, and redevelopment opportunities. Character Zones 1, 2, and 3 are within Bernalillo County jurisdiction, while most of Character Zone 4 is within the City of Albuquerque.

- **Character Zone 1 - Established Rural Neighborhoods**, Rio Grande to Alameda Elementary School
- **Character Zone 2 - 4<sup>th</sup> Street Village Center**, Alameda Elementary School to 2<sup>nd</sup> Street
- **Character Zone 3 - Eastern Bench Area**, 2<sup>nd</sup> Street to Edith Boulevard
- **Character Zone 4 - Balloon Fiesta Park/Commercial Campus**, Edith Boulevard to Interstate 25



Alameda Boulevard Design Overlay Zone



Character Zones Map

- Character Zone 1 - Established Rural Neighborhoods: Rio Grande to Alameda Elementary School
- Character Zone 2 - 4th Street Village Center: Alameda Elementary School to 2nd Street
- Character Zone 3 - Eastern Bench Area: 2nd Street to Edith Boulevard
- Character Zone 4 - Ballona Fiesta Park / Commercial Campus: Edith Boulevard to Interstate 25

Figure 4

## Alameda Boulevard Design Overlay Zone

Elements that contribute to the particular Character Zones and form the basis for the design regulations and guidelines are described below. Alameda Boulevard divides generally into the west and the east segments. Within these two broad areas there are two transition areas. The 4<sup>th</sup> Street Village center provides the transition between the residential/commercial areas in the western portion of the Alameda DOZ, while the Balloon Fiesta Park creates the transition in the residential / commercial / industrial area west of Interstate 25.

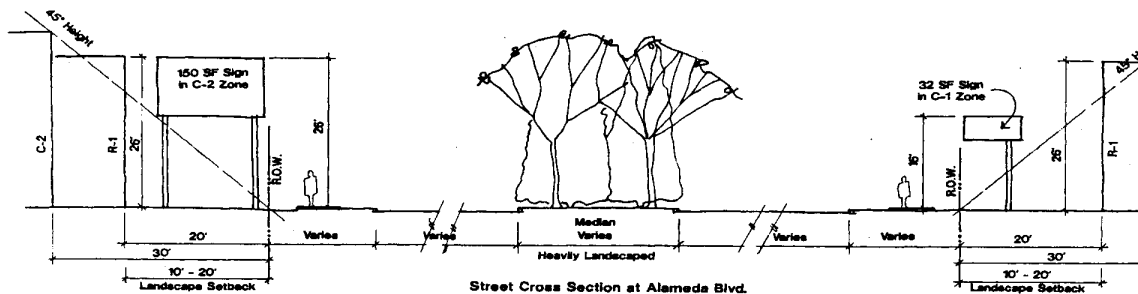
### **Character Zone 1 - Established Rural Neighborhoods (Rio Grande to 4<sup>th</sup> Street)**

#### **STREETSCAPE: LANDSCAPE AND SITE DESIGN**

- An excellent rural landscape character occurs adjacent to the Rio Grande. This area contains residences with large lots and deep setbacks. There are large, dense tree groves.
- North and south Alameda frontages are long-established, mixed-use neighborhoods, with small, intricate lot patterns. Agricultural uses remain, including horses, livestock, and small crops.
- Shallow vacant or agricultural lots (40'-60' depths) occur on both north and south frontages. These lots give the impression of a rural landscape as you travel along Alameda.
- Cottonwood windrows, at a large scale, and visually complex homes, at a small scale, together typify a strong rural character.
- Tree groves extend south along the Rio Grande, and also eastward across Rio Grande Boulevard visually tying the area.
- Cottonwood Corral Strip Commercial has multiple curb-cuts, a proliferation of signs, little landscaping and tight setbacks. Although disorganized, some of this frontage gives a strong feeling of local character.
- Some uses, such as the existing junkyard, are associated with rural landscapes.
- The water pump station walls create a cold, technological image on Alameda at Thomas Lane.

#### **TRAFFIC AND CIRCULATION**

- Traffic travels at faster than posted speed limits (35 mph). Traffic lights are located at most intersections.
- Equestrian connections crossing Alameda Boulevard are not overly evident, although a multi-use trail exists along the southside of Alameda Boulevard.
- A good off-road multi-use trail exists on the south side of Alameda Boulevard.
- There are uncomfortable pedestrian crossings along Alameda Boulevard due to fast traffic and poorly defined crossings.
- Bus stops are not well defined and do not have furniture.



Existing Conditions and Zoning  
Character Zones 1 and 3

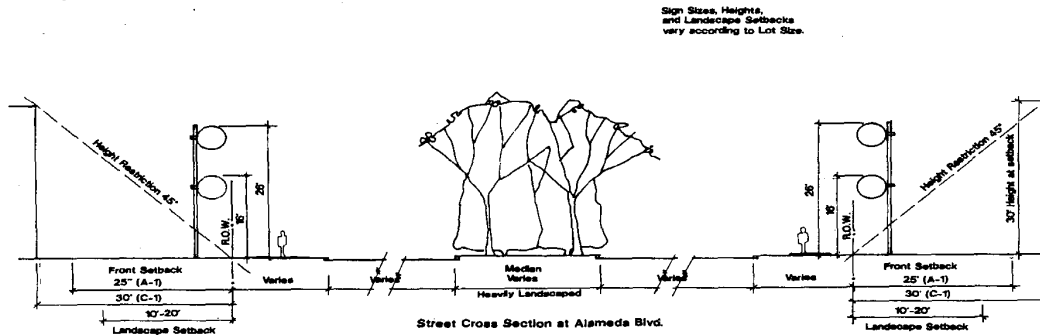
## Character Zone 2 - 4<sup>th</sup> Street “Village Center” (Alameda Elementary School to 2<sup>nd</sup> Street)

### STREETSCAPE: LANDSCAPE AND SITE DESIGN

- The combination of school, church, neighborhood commercial area on 4<sup>th</sup> Street south of Alameda Boulevard and the major intersections of 2<sup>nd</sup> and 4<sup>th</sup> Streets provide an opportunity for enhancement as a “Village Center”. This focal point and potential mixed-use area contains visual and functional components to include: church, schools, gardens, community center, acequias, and neighborhood commercial uses.
- Alameda Elementary School and its parking at the NW corner of 4<sup>th</sup> and Alameda Boulevard are under-developed.
- A major multi-use trail, Nativity Churchyard, and school yards form a major open space opportunity.
- 4<sup>th</sup> Street, north of Alameda Boulevard, contains good walks connecting the Alameda Elementary School and the community center. However, crossing areas could be upgraded.
- 4<sup>th</sup> Street, south of Alameda Boulevard, has an excellent tight, intricate building pattern and should be propagated.
- Small “storefronts” on 4<sup>th</sup> Street define the commercial character of the valley.
- Neighborhood Retail / General Retail - Circle K, Sonic Burger are generic, standardized designs that reduce uniqueness of the area character; Café/gallery, used-goods shop are “grass-roots” type retail that foster neighborhood uniqueness.

### TRAFFIC AND CIRCULATION

- Major car flow occurs on 4<sup>th</sup> Street, which is designated as a minor arterial.
- There is a non-continuous sidewalk along 4<sup>th</sup> Street south of Alameda Boulevard, narrow right-of-way, high car flow, and the street curves.
- The transit stops on Alameda Boulevard and 4<sup>th</sup> Street are not well defined.
- There are uncomfortable pedestrian crossings along Alameda Boulevard due to fast traffic and poorly defined crossings.



Existing Conditions and Zoning  
Character Zone 2

Figure 6

## **Character Zone 3 - Second Street to Edith Boulevard**

### **STREETSCAPE: LANDSCAPE AND SITE DESIGN**

- Agricultural parcels predominate from 2<sup>nd</sup> Street to the channel, forming a soft, rural entrance to this section.
- An exceptional windrow grows on the north side of Alameda Boulevard.
- Commercial uses with generic, standardized designs predominate from 2<sup>nd</sup> Street to the AT&SF Railroad
- Vacant parcel south of Alameda Boulevard - This parcel is separated from Alameda Boulevard by a row of parcels, bounded by the rail on the east frontage, and orients to 2<sup>nd</sup> Street. It offers a mixed use opportunity to complement the village center with strong connections.
- Low land near Edith Boulevard - Parcels without access to major roads form a quiet enclave of homes that have been affected by the mining operations. Renovations should be supported.

### **TRAFFIC AND CIRCULATION**

- The intersection at Edith Boulevard and Alameda Boulevard is difficult and dangerous. This situation should be corrected as quickly as possible.
- The road pavement and right-of-way narrows at 2<sup>nd</sup> Street, and the bicycle lane ends.
- Pedestrian and bicycle access to the “bench” area and Balloon Park is unsafe and require connections.
- Equestrian connections crossing Alameda Boulevard are not evident.
- There are uncomfortable pedestrian crossings along Alameda Boulevard due to fast traffic and poorly defined crossings.
- Temporary signs within and near the R.O.W. detract from the local character.

## **Character Zone 4 - Balloon Park / Commercial Campus (Edith Boulevard to Interstate 25)**

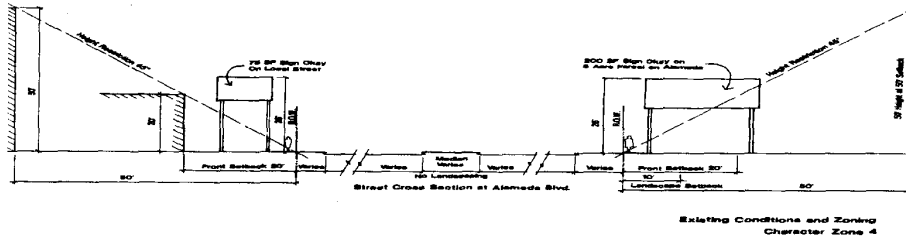
### **STREETSCAPE: LANDSCAPE AND SITE DESIGN**

- The medians are not landscaped.
- The entrance image to Alameda Boulevard at Interstate 25 is poor due to lack of landscape at Interstate 25 and Pan American.
- The landscape edge is disconnected by the vacant land parcels with no landscape. This detracts from the attractive existing campus/industrial and Wildflower Neighborhood landscapes.
- Large buildings and expanses of open space give this a large scale and modern appearance. Broad, continuous setbacks could benefit from additional planting.
- Balloon Fiesta Park / Nazareth Hospital - The walk on the south side of Alameda Boulevard is not continuous. Walking between the two sides of the Balloon Park is difficult. Entries have little definition. The master plan for the Balloon Fiesta Park is underway.
- Wildflower Neighborhood - This walled community, as an island, would benefit from median planting in Alameda and enhancements to the wall design. The informal landscape character is attractive and could be introduced in other areas.
- Hotel Parcels - This area lacks a sense of place. This is the entrance to the area hosting the Balloon Park. A possible theme/announcement statement should be considered. The area lack continuous walks.

## Alameda Boulevard Design Overlay Zone

### TRAFFIC AND CIRCULATION

- Existing trail along the north diversion channel was paved Summer of 1997. There are no safe pedestrian, bicycle, or equestrian connections between trails, balloon park, and neighborhoods.
- Due to fast traffic and poorly defined crossings, uncomfortable pedestrian crossings along Alameda exist.



### SIGNAGE

- Well-designed signs, such as “Chick’s” sign contribute to an organized streetscape. Numerous temporary signs detract.

## 5. Land Use and Zoning

County zoning designations are A-1, R-1, C-1, and MH, per the Comprehensive Zoning Ordinance, Bernalillo County, New Mexico, amended through December 1992. A variety of Special Use Permits are applied. The City of Albuquerque Zone Code includes M-1; IP; IP-EP; C-1 and RD, with SU-1 and SU-2 designations.

The City areas are subject to the requirements of the City Zone Code, North Interstate 25 Sector Development Plan - Section VII Design Standards, Street Tree Ordinance. In addition, rear yards fronting on Alameda Boulevard should be subject to the same setbacks, street tree requirements, and design standards as front yards as the industrially zoned properties which front on Alameda Boulevard NE (comments from Albuquerque Zoning Department). Refer to Figure 4 for Existing Land Use and Zoning.

## 6. Infrastructure

The following discussion provides additional information to the previous information contained in the individual Character Zone descriptions.

Alameda Boulevard. Comments from various divisions of the City of Albuquerque Public Works Department include: Alameda Boulevard is classified on the Long Range Major Street Plan as a principal arterial. This facility needs to maintain a safe and efficient corridor for vehicular traffic. Designs that would inhibit Alameda from performing as such, by changing the number of lanes or reducing the roadway width, require approval by the Middle Rio Grande Council of Governments Urban Transportation Policy Planning Board. Alameda Boulevard is designed to concentrate traffic traversing the far North Valley onto one corridor so as to preserve the quality of life in the surrounding neighborhoods. Signal coordination should be established along the entire length of the roadway in order to attract traffic to this facility. Speed limits just east of the river should be set to maintain Alameda Boulevard as a principal arterial constructed to move traffic safely and conveniently.

## Alameda Boulevard Design Overlay Zone

At present, Alameda Boulevard is the single arterial serving the balloon park. The portion within the City is within the New Mexico State Highway and Transportation Department (NMSHTD) maintenance jurisdiction. Written concurrence prior to any construction, reconstruction or landscaping is needed from the NMSHTD.

Acequias - The network of acequias support agriculture and join the neighborhoods to Alameda Boulevard with informal pedestrian ways. Plantings along them impart a memorable agricultural image to the area.

Medians. Landscaped medians exist from Rio Grande Boulevard to the Railroad. No medians exist on Alameda Boulevard from the AT&SF railroad to the Balloon Park. Medians from 2<sup>nd</sup> Street to Interstate 25 are not landscaped.

Traffic Speeds. Traffic is heavy and fast moving on Alameda Boulevard, steady and slow-moving on the cross-streets. The speed limit ranges from 50 mph near Interstate 25, to 40 mph at Edith, and 35 mph in the western portion. Traffic Signals occur at San Mateo Boulevard, Jefferson 2<sup>nd</sup>, 4<sup>th</sup>, North Guadalupe, North Rio Grande, and Rio Grande Boulevard.

Road Sections. The Alameda Boulevard right of way varies from 86' to 124'. Alameda Boulevard from Rio Grande to 2<sup>nd</sup> Street has been recently improved with 4 travel lanes, landscaped medians and parkway, an 8' multi-use trail on the south side, and a bike lane and 6' sidewalks on the north side. From 2<sup>nd</sup> Street to the North Diversion Channel there are 4 travel lanes, with narrower pavement. There are 6 travel lanes from the North Diversion Channel to Interstate 25 with non-continuous sidewalks and no bike lanes. The sidewalks and bike lane are not continuous. Landscaping is not continuous on the north side.

Parking. There is no on-street parking along Alameda Boulevard.

Crosswalks. Crosswalks occur throughout with the exception of Edith Boulevard and Washington Street. At intersections new and rebuilt signals should include left turn arrows from Alameda Boulevard to the intersection street.

Street Lighting - City policy requires arterial streets lighted to Illuminating Engineering Society standards. Under these standards lighting is recommended after studying the speed of the roadway, the required height of the light pole and the type of luminare under consideration. Street lights must have cut-off luminaries. Existing street lighting is in place at some intersections.

Overhead Power Lines - Overhead power lines, both distribution and transmission, exist throughout the area. Lines cross and parallel Alameda Boulevard.

Water, Sewer and Gas - Sanitary sewer service is generally not available west of Edith. Some other areas may need minor sewer line extensions to provide service. Water service is available to the entire area. Natural gas is not available north of Alameda on Edith Boulevard.

Hydrology/Storm Drainage - New development will be required to comply with the standard policies of the Drainage Ordinance. Streets must be designed to insure that existing street capacity for storm drainage conveyance is not reduced. Current drainage in this area is adequate. Storm Drainage systems are currently underground pipe systems that drain to the North Diversion Channel. Drainage Systems do not extend West of the North Diversion Channel.

Transit. Currently, transit service is provided on Alameda Boulevard by Route 98, a commuter/express

### Alameda Boulevard Design Overlay Zone

peak hour route. Alameda Boulevard is also intersected by two north/south local, all day routes-- Route 10 on 4<sup>th</sup> Street and Route 4 on San Mateo Boulevard. The City of Albuquerque Transit Department is interested in providing bus bays along Alameda Boulevard and any streetscape designs should incorporate the dedication of right-of-way for these facilities; and capital plans should include the cost of bus bay construction.

Consult the Transit Department to discuss specific bus by locations on Alameda Boulevard. Streetscape improvements should focus on improving convenience and safety for pedestrians. A good start would be to provide better sidewalks, and slowing speeds/increasing signalization times, pedestrian pavements or highly visible striping at pedestrian crossings. (comments from Transit Department)



Legend  
Zoning Districts  
Designated Areas  
Other

**Alameda Blvd Corridor Study Area - Land Use with Zoning**

SCALE: 1" = 500'

North Arrow





C. Regulations/ Guidelines

**C. ALAMEDA BOULEVARD DOZ REGULATIONS & GUIDELINES**

The design regulations are considered a portion of the Zoning Code and are enforceable as such. Where there is a conflict between code and regulations, the more restrictive will apply. Compliance with these design regulations does not supersede the necessity of compliance with the Uniform Building Code, National Electric Code, Uniform Fire Code, or any other codes. All building projects must conform to any applicable codes as well as to the zoning and to the design regulations for the DOZ. The DOZ applies to new development, streetscape and redevelopment projects. Any development approved prior to adoption of this DOZ shall not be affected by the adoption of this DOZ unless there is a request for site plan amendment.

**1. Administration:**

A DOZ is established for all properties and public right-of-way within the plan area as shown in Figure 2, DOZ boundary. Regulations have the force of law. Guidelines are advisory.

No building or zoning permit pertaining to the use of land or buildings shall be issued unless the City or County Planner indicates that the proposed building, structure or use complies with all of the regulations of the DOZ.

Site development plans, plot plans, building elevations, and other items are required to obtain building permits. These will be reviewed by the City and County Planner to ensure compliance with the DOZ requirements.

Site development plans for SU-1 zoned properties shall continue to be approved by the Environmental Planning Commission (EPC). Site development plans for properties in the County with Special Use Permits (SUP) shall be approved by the Extraterritorial Land Use Authority (ELUA).

Construction plans for public right-of-way projects in the DOZ shall be reviewed by the City and County Planner to ensure compliance with the DOZ requirements.

**2. Regulations and Guidelines Governing the Public Right of Way**

The following design regulations and guidelines are intended to reflect a rural character in the western portions, a village center at 4<sup>th</sup> Street, and a unified high quality residential/commercial industrial campus character to the portion east of the North Diversion Channel.

Alameda Boulevard Design Overlay Zone

**A. SIDEWALKS, BIKEWAYS AND TRAILS**

- Sidewalks shall be designed to improve pedestrian movement as well as the overall visual quality of the corridor.

Regulations

1. Sidewalks shall be developed as a continuous system. Vehicle-free connections must be provided from all primary entries to the right-of-way as well as providing sidewalks along the right-of-way.
2. Sidewalk treatments shall be used in new construction to accentuate the basic characteristics of each Character Zone:  
Character Zones 1, 3, and 4 - standard per zoning ordinance  
Character Zone 2 - to accentuate the Village Center, colored concrete will be used throughout.
3. Where right-of-way is adequate, new sidewalks shall be set back a minimum of three to five feet from the curb. The setback shall be landscaped.
4. All sidewalks will comply with ADA standards.
5. In Character Zone 2 on 4<sup>th</sup> Street south of Alameda Boulevard; enhance pedestrian crosswalks with textured and colored paving to create a pleasant, safe pedestrian system which links the community services.
6. In Character Zone 2 provide bicycle links between the multi-use trail located on the south side of Alameda Boulevard and the Village Center. Include bicycle parking conveniently located to community and commercial uses.
7. Provide bridle paths wherever possible.
8. Continue the Alameda Boulevard multi-use trail (off-street) to the North Diversion Channel trail and Balloon Park.

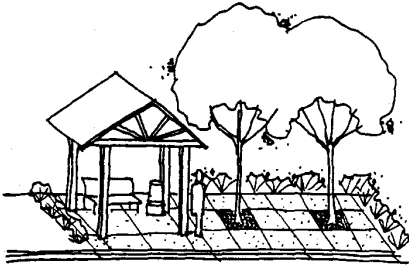
**B. STREET FURNITURE/BUS STOPS/PUBLIC SIGNAGE AND LIGHTING**

-Introducing street furniture in the public right-of-way will give the corridor visual coherence and enhance the pedestrian environment, particularly in the 4<sup>th</sup> Street Village Center.

Regulations

1. Alameda Boulevard public right-of-way seating, bus shelter, lamp fixtures and signs shall be similar to those shown in this ordinance and shall be located to provide greater safety and convenience to pedestrians and transit riders.
2. Combine landscaping, street furniture, public information signs, utilities and street lighting to eliminate visual clutter and to free sidewalk areas of impediments.

Alameda Boulevard Design Overlay Zone



Bus Stop



Welcome Sign at I-25 and Rio Grande

3. Small public art that can be appreciated at close range by pedestrians may be incorporated where space is adequate.
4. Bus Stops - All bus stops shall have seating and trash receptacles. New shelters shall be located in the 4<sup>th</sup> Street Village Center area.
5. Materials for benches, shelters, and trash receptacles shall be made of steel and vinyl-coated steel mesh.
6. Bus benches are only permitted on approved transit routes. Bus benches shall not contain signage and shall be located at least 6 feet from the curb. Stuccoed adobe seats built into walls may be used as an alternative to benches.
7. In Character Zone 2 pedestrian area lighting – 12’-15’ foot high lighting fixtures shall be installed on Alameda Boulevard between Alameda Elementary School and 2<sup>nd</sup> Street, and on 4<sup>th</sup> Street near the intersection.
8. Information signs identifying historic areas, ditches or other landmarks shall be made of varnished and/or painted wood or metal.
9. Apply welcome statement signs to the Alameda Corridor: one at Interstate 25 and the other at Rio Grande Boulevard.
10. In Character Zone 2 the County shall consider whether overhead utilities should be removed and placed underground in the 4<sup>th</sup> Street Village Center area.

**C. RIGHT-OF-WAY LANDSCAPING**

Landscaping in the public right-of-way can help protect pedestrians from the confusion and traffic danger in the street while visually reinforcing the corridor’s location. The North Valley area has a shallow water table and ditch network which crosses Alameda Boulevard and supports an abundance of vegetation lending a great deal to the beauty of the roadway. The eastern bench/mesa area requires plantings that are more drought tolerant. Properly designed, the roadway landscaping can provide shade and beauty.

## Alameda Boulevard Design Overlay Zone

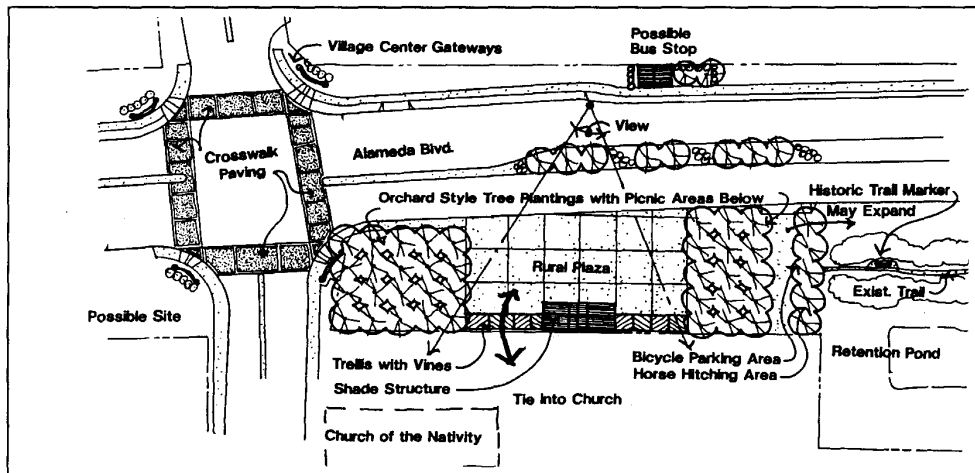
### Regulations

1. Public landscaping projects shall be planted and maintained through a multi-agency memorandum of understanding. Other landscaping in the public right-of-way shall be planted and maintained by either the developer or property owner.

All landscaping plans for public projects in the public right-of-way and on other publicly owned lands shall be reviewed by a landscape architect employed by the City and/or County to ensure compliance with the DOZ regulations.

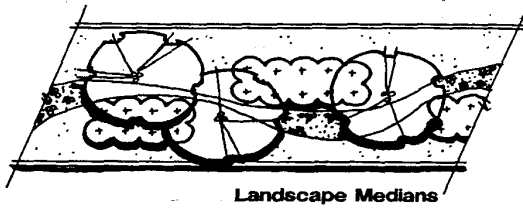
2. Character Zones 1,2, and 3 shall be landscaped with plants that imitate the forms, colors and textures of existing North Valley landscapes. Acequias and their entries shall be planted with additional trees as well. The appropriate species are identified in Appendix A.
3. To emphasize the 4<sup>th</sup> Street Village Center a more formal planting scheme shall be applied.
4. To reinforce the informal quality of plantings found in neighborhoods adjacent to the corridor, groupings of asymmetrical trees and shrubs that can filter light shall be planted in the public right-of-way in Segments 1 and 3.
5. In Character Zone 3 and the western portion of Character Zone 4, plants, trees and erosion-controlling ground cover shall be planted on the existing slopes of the channel and the windrow tree plantings shall be increased adjacent to Alameda Boulevard (north and south sides).

### **SAMPLE OF A VILLAGE CENTER**



6. In Character Zone 4 drought resistant plant materials that can withstand reflected heat from asphalt and pavement and that can thrive in constrained spaces with little maintenance shall be used. The appropriate species are identified in Appendix A.

Alameda Boulevard Design Overlay Zone

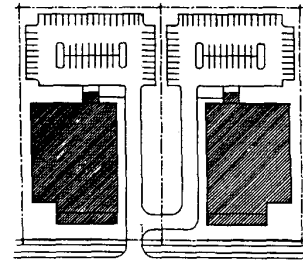


7. Enhance existing native grass areas with plantings of annual wildflowers in all Character Zones.
8. Landscaping shall not obstruct traffic. Clear-sight triangles shall be maintained where required. Branches under 7 feet may not overhang the sidewalk.

9. Where right-of-way is sufficient, shrubs shall be planted between sidewalks and the boulevard to guide pedestrian movement.
10. Existing and proposed medians shall be landscaped per the above stated concepts. In areas where landscaping exists, some thinning of plants may be required.
11. When right-of-way reconstruction is programmed, water lines shall be extended to sidewalk areas, lands adjacent to highway ramps and existing medians to allow eventual landscape irrigation.

**D. ACCESS**

1. Consolidate curb cuts and require cross access and parking agreements for lots of 1.5 acres or less.
2. Provide pedestrian-only trails connecting Alameda Boulevard and neighborhoods along the acequias, and multi-use trails along acequia rights-of-way that are no longer used.
3. Median cuts shall be kept to a minimum.



Shared Curb Cut with Parking Behind Buildings

**3. Regulations and Guidelines Governing Adjacent Private Development**

The following regulations pertain to site design, signs and site lighting. The intent is to ensure that new development, redevelopment, and additions to existing structures reinforce the existing and desired attributes of the various Character Zones. Site designs shall ensure visual and functional connection to the public right-of-way while reinforcing streetscape and elements of the character zones.

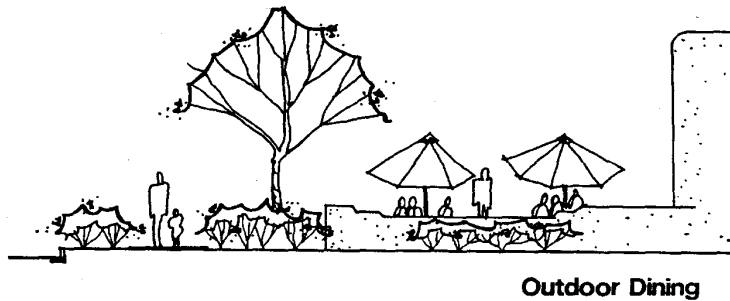
**A. ARCHITECTURE**

From Rio Grande to the North Diversion Channel (Character Zones 1, 2, and 3) the architecture should reflect the historic and rural character of the North Valley. This is especially true in the area that is designated the village center. For that reason the design overlay zone contains regulations that are unique. The architectural design regulations for the area east of the diversion channel are less restrictive and are directed at supporting quality development.

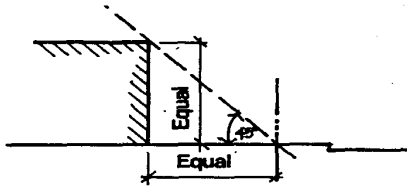
## Alameda Boulevard Design Overlay Zone

### Regulations

1. In Character Zones 1, 2, and 3 all facades shall be earth-toned stucco. Earth tones shall include a spectrum of browns, not white or off-white. Other colors will be allowed as accent colors. These shall not comprise more than 10 percent of the building surface.
2. In Character Zones 1, 2, and 3 glazed areas shall be limited to 30 percent of the building surfaces they occupy.
3. Generic franchise exterior design shall not be permitted. Building design and its related materials should be innovative and contextual. In Character Zones 1, 2, and 3 franchise architecture shall be altered to incorporate unique, historic and cultural elements.
4. In Character Zones 1, 2, and 3 all visible sloping roof surfaces shall be metal.
5. All illuminated, building mounted signage shall be channelized lettering. No exposed neon is allowed for signs or building accent lighting. Building mounted signage is limited to 10 percent of the building surface on which it is located.
6. Illuminated canopies are not allowed.
7. Outside storage and display of construction equipment and materials or trucks shall be located at least behind the required streetyard. All outside storage or display of construction equipment and materials must be enclosed on all sides by a minimum six-foot-high solid wall and may not exceed the height of the required wall. The design of the wall shall be consistent with the requirements listed in the section dealing with walls and fences.
8. In Character Zones 1, 2, 3, and 4 the front setback facing Alameda Boulevard shall be 30 feet (behind the landscaped streetyard). Sideyard setbacks shall be the same as underlying zones. In Character Zones 1, 2 and 3 the front setback requirements may be reduced per a site specific design that is exceptional in its rural design character. In no case may it be less than the underlying zone.



Alameda Boulevard Design Overlay Zone



9. In Character Zones 1, 2, and 3 building street facades shall be one story. If greater building height is desired, set back additional stories so that a line drawn from the first story roof line to the upper story roof line equals a 60 degree angle on sides of the building adjacent to the street or to residential properties. Building heights shall not exceed those allowed in underlying land use zones.

**B. SIDEWALK CONNECTIONS**

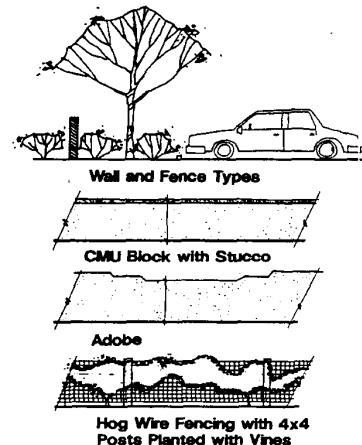
Regulations

1. Sidewalk regulations are the same as the Sidewalk Ordinance with the following additions: (1) Direct pedestrian access to commercial and office buildings must be possible from public sidewalks. (2) No driveways or parking lots paralleling Alameda Boulevard shall be located between new commercial and non-residential buildings and the public right-of-way.
2. Character Zones 2 and 3 develop distinctive connecting paths between the school, church, Alameda Community Center, new plaza area, and commercial areas.

**C. WALLS AND FENCES**

Regulations

1. Wall regulations in the County are as follows; within the city limits regulations are the same as Section 40C. of the Zoning Code with the following exceptions:
2. Three foot high solid walls, fences or a dense hedge located at least 6 feet from the public right-of-way shall be required on street sides of (a) off-street parking areas with five or more parking spaces, and (b) circulation areas on commercial, office and industrial sites.
3. Stuccoed walls are required for properties in Character Zones 1, 2, and 3 on Alameda Boulevard.
4. Standard unstuccoed 8-inch by 16-inch CMU block, untreated metal and chainlink fencing are not allowed as finish materials for site perimeter walls or fences.
5. Continuous solid site perimeter walls or fences over 3 feet high facing Alameda Boulevard shall contain at least one opening, recess or other form of horizontal relief every 25 feet or less to break the sense of barricade and monotony for pedestrians. Recessed areas shall be landscaped.





Alameda Boulevard Design Overlay Zone

6. In Character Zones 1, 2, and 3 the use 4x4" upright posts with hogwire fences planted 10' on-center with grapes/vines are permitted for residential and agricultural uses only.
7. Noise: Traffic and roadway noise is a nuisance to those who live and work near the corridor. Alameda Boulevard projects should be designed and constructed so that noise levels are controlled within acceptable standards.

Bernalillo County Zoning, Building and Planning Department shall review project submissions and analyze noise levels at the time of design. The department may recommend and/or coordinate noise mitigation measures that represent a reasonable balance between project expenditure and social, economical, and environmental values of the community. This can be addressed through means such as walls, fencing, landscaping or other buffering.

**D. LANDSCAPING**

Regulations

1. All yards facing Alameda Boulevard shall be referred to as landscaped streetyards. A thirty foot landscaped streetyard is required for all properties facing Alameda Boulevard. The streetyard is measured from the right-of-way line.
2. No vehicular circulation or parking areas other than entries may penetrate the required streetyard. Exceptions may be made for existing properties provided that there is no reasonable alternative.
3. The required patio space may be incorporated into the streetyard. The streetyard may also contain wide walkways in front of buildings, low walls, pedestrian scale lighting, bus benches and shelters, and outdoor seating for restaurants.
4. Unless designated as part of a public streetscape project, landscaping between the curb line and property line shall be the responsibility of the developer or property owner and shall contain live landscaping. Landscaping shall be maintained by the property owner.
5. On commercial and non-residential development sites the landscaped streetyards shall contain deciduous trees and any combination of plant materials listed in Appendix A of this booklet.
6. Development of mined areas shall include a plan for landscaping that addresses the edge of adjacent parcels, and views from roadway. Explanatory plaques that convey the importance of eastern Rio Grande bench quarries to the development of Albuquerque should be placed along the right-of-way.

Guideline: Highlight the Village Center with a more refined rural plaza (traditional plaza dimensions are 100' x 150') and low-water gardens. This will heighten the feeling that this is a special place. A 'churchyard' could be created by combining church land with adjacent Alameda Boulevard right-of-way on both sides of 4<sup>th</sup> Street.

Alameda Boulevard Design Overlay Zone

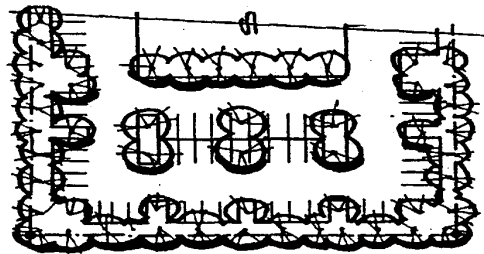
Guideline: Improve Alameda Elementary School frontage and parking lot landscaping. Provide three corners with similar landscape theme by landscaping the school in the same style as the Church and Southwestern corners.

**E. OFF-STREET PARKING**

Regulations

Off-street parking areas shall be designed and landscaped to minimize glare and reduce reflection and the visual impacts of cars. Parking regulations shall be the same as the Zoning Code and buffer landscaping regulations shall be the same as the Zoning Code with the following exceptions and additions:

1. A minimum of 15% of each off-street parking area's ground surface shall be landscaped. The landscaping must include shade trees whose canopies form a continuous canopy of shade over the parked vehicles. The required landscaped streetyard does not contribute toward this area requirement.



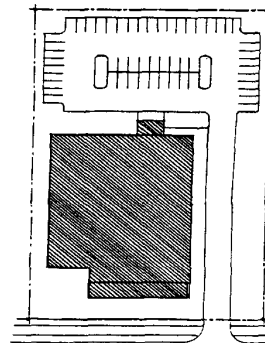
**Orchard Style Plantings at Parking**

2. Buildings shall be separated from off-street parking areas and accessory drives with landscaping and 6' wide sidewalks.
3. The location of off-street parking for new non-residential construction shall be behind buildings away from the street. On lots less than 200 feet deep, parking may be located behind or beside new or redeveloped non-residential construction.
4. All off-street parking areas must be screened from all rights-of-way, including but not limited to Alameda Boulevard, by low walls or a continuous dense hedge.

Guideline: The Alameda Elementary School parking lot may be used for a local farmers/crafts market, fair, or free parking during summers and weekends.

**F. SIGNS**

- signs shall be readable and attractive, but shall not dominate the Alameda Boulevard streetscape. Signs can be wall mounted and on-premise free standing, "monument type". No off-premise signs are allowed.

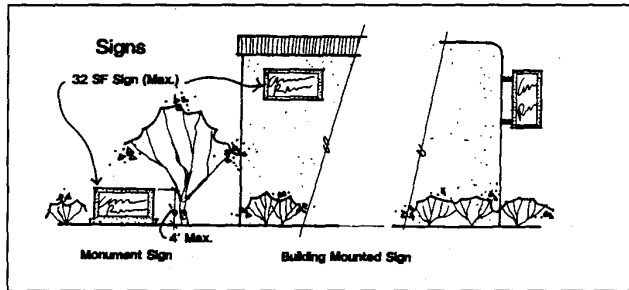


**Parking Behind Building**

Alameda Boulevard Design Overlay Zone

Regulations:

Sign regulations for commercial and manufacturing zones within the DOZ shall be the same as those in Zoning Code with the following exceptions:



1. All freestanding signs must be monument signs with a base design that is consistent with the architecture of the building. In Character Zones 1, 2, and 3 the sign area shall be a maximum of 32 square feet and sign height a maximum 4 feet. In Character Zone 4 the

sign area shall be a maximum of 48 square feet and sign height a maximum 8 feet. All heights are measured from an average along the frontage.

2. New off-premise signs are not permitted. When existing lots are developed or redeveloped existing signs shall be eliminated and the site shall come into compliance.
3. No on-premise freestanding signs containing reader-boards or changeable copy are permitted.
4. Signs which are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
5. Neither illuminated signs nor any illuminated elements of signs shall turn on and off or change in brightness. No sign or any part of a sign shall rotate. Except during approved Balloon Fiesta Events no temporary or permanent large inflatable signage is permitted.
6. All illuminated building mounted signage shall be channelized lettering. No exposed neon is allowed for signs or building accent lighting.
7. Awnings that contain signage or logos are considered building mounted wall signs. No internally lighted awnings are permitted, however, awnings may be lighted with pendant fixtures.
8. One wall signs permitted per facade per business provided it meets all other restrictions.
9. In Character Zones 1, 2, and 3 the maximum area for building mounted signs per sign is 50 square feet. Sign area in Character zone 4 shall not exceed 10% of the facade to which it is applied.
10. All sign designs are to be of a common, coordinated design complementing the building architecture.
11. No temporary or permanent banners are allowed.

**G. SITE LIGHTING**

- Site lighting shall provide adequate light for safety, but shall not shine onto adjacent properties.

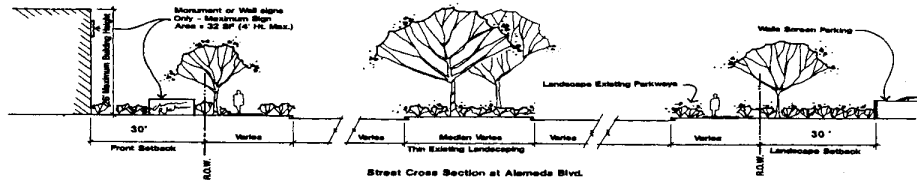
Regulations

Site lighting regulations shall be the same as the Zoning Code with the following exceptions:

1. Light sources shall be limited to a maximum off-site luminance of 1000 foot lamberts from any point and 200 foot lamberts from any residential property line; light sources shall be shielded so they are not visible from any point on residentially zoned property within 200 feet of the site property line.
2. Maximum mounting height of luminaries shall be 35 feet except in Character Zones 1, 2 and 3 and within 200 feet of a residential zone in Character Zone 4 where the height of lights on site can be no higher than the building height or 16 feet, whichever is lower. Public streetlight poles and standards are exempt from this height requirement.
3. Accent lighting is permitted, however surface lighting is limited to an average of 2 foot-candle measured 4 feet from the surface level of any point on the building surface being lighted.
4. Average light levels shall be limited to 2 foot-candle with maximum levels limited to 16 foot-candle as measured from 4 feet above the surface level of any point on the site. Such outdoor lighting fixtures shall be equipped with automatic timing devices and shall be turned off no later than 11:00 p.m.
5. Luminaries with glare cut off angles of a maximum of 75 degrees are required and these fixtures shall be equipped with automatic timing devices.
6. All outdoor light fixtures installed and maintained on property within commercial and industrial zones or under the provisions of a special use permit shall remain off between 11:00 p.m. and sunrise except for illuminating walkways, driveways and employee parking lots during operational hours.
7. All outdoor light fixtures used to illuminate walkways or driveways shall be designed, installed, and operated as cutoff light fixtures and be equipped with or their circuits controlled by light and motion sensors or automatic timing devices.
8. All outdoor light fixtures used to illuminate recreation facilities, such as ball fields, shall be equipped with automatic timing devices and shall be cutoff and focused to minimize light pollution. Such outdoor lighting fixtures shall be turned off no later than 11:00 p.m.
9. Sites which are legally non-conforming as to exterior lighting shall be required to conform to these regulations within one year.

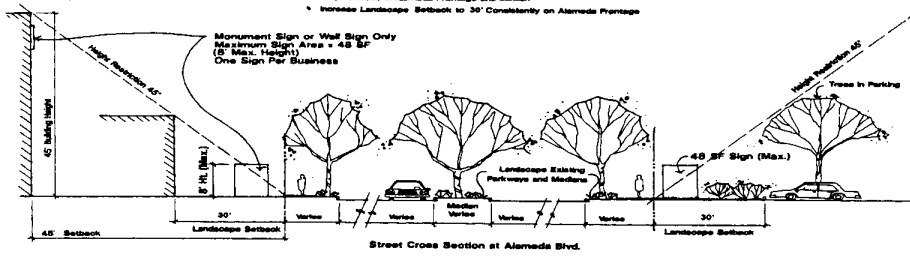
# Alameda Boulevard Design Overlay Zone

- Increase Landscape setback to 30' Consistently on Alameda
- Allow Only Building Mounted Signs and Monument Signs
- Maximum Sign Size = 225 SF (4' height max.)
- Require Parking to be Designed with a Maximum of 60' of Parking (2 Rows/1 Drive Aisle) Between Alameda and Building and Encourage Less/None. Most Parking on Side/Rear of Lots.
- Screen Parking Areas with 3' H. Walls and Landscaping
- Require Trees in Parking Areas (1 Tree/6 Spaces)



Recommended D.O.Z. Features  
Character Zone 2

- No Off-Premise or Temporary Signs
- Maximum Sign Size of 75 SF
- Require Trees in Parking Areas (1 Tree/6 Spaces)
- Require Trees in Alameda Frontage and Median
- Increase Landscape Setback to 30' Consistently on Alameda Frontage



Recommended D.O.Z. Features  
Character Zone 4



D. Appendices

**APPENDICES :**

**Appendix A Plant List**

**Appendix B Site Plan Example**

## PLANT LIST

### TREES

#### Deciduous Shade, Street, and Specialty Trees

Arizona alder - *Alnus oblongifolia*

Ash

- a. Arizona ash - *Fraxinus velutina*
  - b. Modesto ash - *Fraxinus velutina* 'Modesto'
  - c. Green ash - *Fraxinus pennsylvanica* and varieties
  - d. Raywood ash - *Fraxinus oxycarpa* 'Raywood'
- Western chokecherry - *Prunus virginiana*

Cottonwood, Trees of the Genus - *Populus*

- a. Plains cottonwood - *Populus sargentii*
- b. Rio Grande cottonwood - *Populus fremontii* 'Wislizeni'

c. White (silver) poplar - *Populus alba*

Ginkgo (Maidenhair tree) - *Ginkgo biloba*

Hackberry

- a. Common hackberry - *Celtis occidentalis*
- b. Netleaf hackberry - *Celtis reticulata*

Honey locust - *Gleditsia triacanthos inermis* var.

- a. 'Moraine'
- b. 'Shademaster'
- c. 'Sunburst'

Locust

- a. Black locust - *Robinia pseudoacacia*
- b. New Mexico locust - *Robinia neomexicana*

Maple and Box elder

- a. Bigtooth maple - *Acer grandidentatum*
- b. Rocky Mountain maple - *Acer glabrum*
- c. Silver maple - *Acer saccharinum*
- d. Sycamore-leaf maple - *Acer pseudoplatanus*

Mulberry (county only)

- a. Fruitless mulberry - *Morus alba*
- b. Weeping mulberry - *Morus alba* 'Pendula'

Osage orange - *Maclura pomifera*

Pecan - *Carya ilinoensis*

Chinese pistache - *Pistacia chinensis*

Sycamore (plane tree)

- a. London plane tree - *Platanus acerifolia*
- b. Oriental plane tree - *Platanus orientalis*

Walnut

- a. Arizona walnut - *Juglans major*
- b. English (Carpathian) walnut - *Juglans regia*

Willow

- a. Corkscrew willow - *Salix matsudana* 'Tortuosa'
- b. Globe Navajo willow - *Salix matsudana* 'Navajo'
- c. Peachleaf willow - *Salix amygdaloides*
- d. Weeping willow - *Salix babylonica*

#### Flowering Ornamental Trees

Flowering apricot - *Prunus armeniaca*

Flowering cherry - *Prunus serrulata*

Flowering crab - *Malus* 'Hopa'

Desert Willow - *Chilopsis linearis*

Mexican elder - *Sambucus caerulea neomexicana*

Hawthorn - *Crataegus* spp.

Flowering peach - *Prunus persica*

Bradford pear - *Pyrus calleryana*

Purpleleaf plum - *Prunus cerasifera*

Eastern redbud - *Cercis canadensis*

Golden rain tree - *Koelreuteria paniculata*

Smoke tree - *Cotinus coggygia*

#### Evergreen Trees

Cedar

a. Atlas cedar - *Cedrus atlantica*

b. Deodar cedar - *Cedrus deodara*

Leyland false cypress - *Cupressocyparis leylandii*

Pine

a. Afghan pine - *Pinus eldarica*

b. Austrian pine - *Pinus nigra*

c. Italian stone pine - *Pinus pinea*

d. Japanese black pine - *Pinus thunbergiana*

e. Limber pine - *Pinus flexilis*

f. Piñon Pine - *Pinus edulis*

g. Ponderosa pine - *Pinus ponderosa*

h. Scotch pine - *Pinus sylvestris*

Western red cedar - *Thuja plicata*

Yucca

a. Joshua tree - *Yucca brevifolia*

b. Palm yucca - *Yucca torreyi*

c. Soaptree yucca - *Yucca elata*

### SHRUBS

Deciduous

Glossy abelia - *Abelia grandiflora*

Flowering almond - *Prunus glandulosa*

Althea (Rose of Sharon) - *Hibiscus syriacus*

Apache plume - *Fallugia paradoxa*

Bird of paradise - *Caesalpinia gilliesii*

Common butterfly bush - *Buddleia davidii*

Shrubby cinquefoil - *Potentilla fruticosa*

Cotoneaster

a. Cranberry cotoneaster - *Cotoneaster apiculatus*

b. Rock cotoneaster - *Cotoneaster horizontalis*

c. Rockspray cotoneaster - *Cotoneaster microphyllus*

Currant and goosberry - *Ribes* spp.

Red osier dogwood - *Cornus stolonifera*

Edible fig - *Ficus carica*

Forsythia - *Forsythia* spp.

Common lilac - *Syringa vulgaris*

Mountain mahogany - *Cercocarpus montanus*

New Mexico olive - *Forestiera neomexicana*

Cistena plum - *Prunus cistena*

Sand Plum - *Prunus americana*

Privet - *Ligustrum* spp.

Flowering quince - *Chaenomeles speciosa*

Raspberry - *Rubus* spp.



Alameda Boulevard Design Overlay Zone

Rose - *Rosa* spp.

Snowball - *Viburnum opulus* 'Roseum'

Spirea

- a. Bridal - wreath - *Spiraea prunifolia*
- b. Van Houtte - *Spiraea vanhouttei*
- c. Anthony Waterer - *Spiraea bumalda*  
'Anthony Waterer'

Sumac

- a. Skunkbush - *Rhus trilobata*
- b. Smooth sumac - *Rhus glabra*
- c. Staghorn sumac - *Rhus typhina*

Weigela - *Weigela florida*

Coyote willow - *Salix exigua*

Winterfat - *Ceratoides lanata*

Evergreen

Agave (century plant, mescal)

- a. Century plant - *Agave americana*
- b. Parry agave - *Agave parryi*

Aucuba - *Aucuba japonica*

Barberry

- a. Japanese barberry - *Berberis thunbergii*
- b. Three-spine barberry - *Berberis wisleyensis*
- c. Wintergreen barberry - *Berberis julianae*

Beargrass - *Nolina microcarpa*

Cactus

- a. Prickly pear - *Opuntia chlorotica* or *O. engelmannii*
- b. Claret cup - *Echinocereus triglochidiatus*
- c. Common cholla - *Opuntia imbricata*

Parney cotoneaster - *Cotoneaster lacteus*

Holly

- a. Burford holly - *Ilex cornuta* 'Burfordii'
- b. Wilson holly - *Ilex altaclarensis* 'Wilsonii'
- c. Yaupon holly - *Ilex vomitoria*

India hawthorn - *Rhaphiolepis indica*

Chinese junipers

- a. Armstrong juniper - *Juniperus chinensis*  
'Armstrong'
- b. Pritzer juniper - *Juniperus chinensis* 'Pfitzerana'
- c. Sea Green juniper - *Juniperus chinensis* 'Sea Green'

Common juniper - *Juniperus communis*

Mormon tea - *Ephedra* spp.

Nandina (heavenly bamboo) - *Nandina domestica*

Ocotillo - *Fourquieria splendens*

Photinia

- a. Chinese photinia - *Photinia serrulata*
- b. Fraser's photinia - *Photinia fraseri*

Mugo pine - *Pinus mugo*

Rubber rabbitbrush - *Chrysothamnus nauseosus*

Sage

- a. Big sage (sagebrush) - *Artemisia tridentata*
- b. Sand sage - *Artemisia filifolia*

Fourwing saltbush - *Atriplex canescens*

Seepwillow - *Baccharis sarothroides*

Silverberry - *Elaeagnus pungens*

Sotol - *Dasyliirion wheeleri*

Alberta spruce - *Picea glauca* 'Conica' (*Picea albertiana*)

Yucca

- a. Softblade yucca - *Yucca recurvifolia* (*Yucca pendula*)
- b. Spanish bayonet - *Yucca baccata*
- c. Coral-flower yucca - *Hesperaloe parviflora*

### GROUNDCOVERS

Deciduous

Spring cinquefoil - *Potentilla tabernaemontani*

Clover - *Trifolium* spp.

Cranberry cotoneaster - *Cotoneaster apiculatus*

Crown vetch - *Coronilla varia*

Mint - *Mentha* spp.

Prairie sage - *Artemisia ludoviciana*

Memorial rose - (vine) - *Rosa wichuriana*

Snow-in summer - *Cerastium tomentosum*

Evergreen

Creeping euonymus - *Euonymus fortunei*

Horizontalis junipers

- a. Bar Harbor juniper - *Juniperus horizontalis* 'Bar Harbor'
- b. Wilton carpet juniper - *Juniperus horizontalis*  
'Wiltonii'

Sabina junipers

- a. Buffalo juniper - *Juniperus sabina* 'Buffalo'
- b. Tam (tammy) juniper - *Juniperus sabina*  
'Tamariscifolia'

San Jose juniper - *Juniperus chinensis* 'San Jose'

Blue leadwort - *Ceratostigma plumbaginoides*

Compact nandina - *Nandina domestica* 'Harbor dwarf'

Periwinkle - *Vinca major* and *Vinca minor*

Rosemary - *Rosmarinus officinalis*

Strawberry - *Fragaria* spp.

### GRASSES

Traditional Turf Species

Bluegrass - *Poa pratensis*

Fescue - *Festuca* spp.

Ryegrass - *Lolium* spp.

Native Turf and General-Use Species

Buffalo grass - *Buchloe dactyloides*

Galleta - *Hilaria jamesii*

Gramma

- a. Black grama - *Bouteloua eriopoda*
- b. Blue grama - *Bouteloua gracilis*
- c. Sideoats grama - *Bouteloua curtipendula*

Wheatgrass

- a. Western wheatgrass - *Agropyron smithii*
- b. Crested wheatgrass - *Agropyron desertorum*

Alameda Boulevard Design Overlay Zone

---

c. Pubescent wheatgrass - *Agropyron trichophorum*

Ornamental Species

Alkali sacaton - *Sporobolus airoides*  
Sand dropseed - *Sporobolus cryptandrus*  
Blue fescue - *Festuca caesia*  
Fountain grass - *Pennisetum* spp.  
Pampas grass - *Cortaderia selloana*  
Indian ricegrass - *Oryzopsis hymenoides*  
River cane - *Arundo donax*  
Purple threeawn - *Aristida longiseta*

VINES

Deciduous

Boston ivy - *Parthenocissus tricuspidata*  
Canyon grape - *Vitis arizonica*  
Carolina jessamine - *Gelsemium sempervirens*  
Clematis - *Clematis jackmanni*  
Morning glory - *Ipomoea tricolor*  
Trumpet vine - *Campsis radicans*  
Virginia creeper - *Parthenocissus quinquefolia*  
Wisteria - *Wisteria sinensis*

Evergreen

English ivy - *Hedera helix*  
Honeysuckle - *Lonicera* spp.

FLOWERS

Annuals

Ageratum - *Ageratum houstonianum*  
Purple aster - *Aster bigelovii*  
Cosmos - *Cosmos* spp.  
Four o'clock - *Mirabilis jalapa*  
Gaillardia (blanketflower, firewheel) - *Gaillardia pulchella*  
Geranium - *Pelargonium hortorum*  
Pansy - *Viola wittrockiana*  
Petunia - *Petunia* spp.  
Snapdragon - *Antirrhinum majus*  
Sunflower - *Helianthus annuus*  
Annual vinca (Madagascar periwinkle) - *Catharanthus roseus*  
Viola (Johnny jump-ups) - *Viola* spp.

Perennials

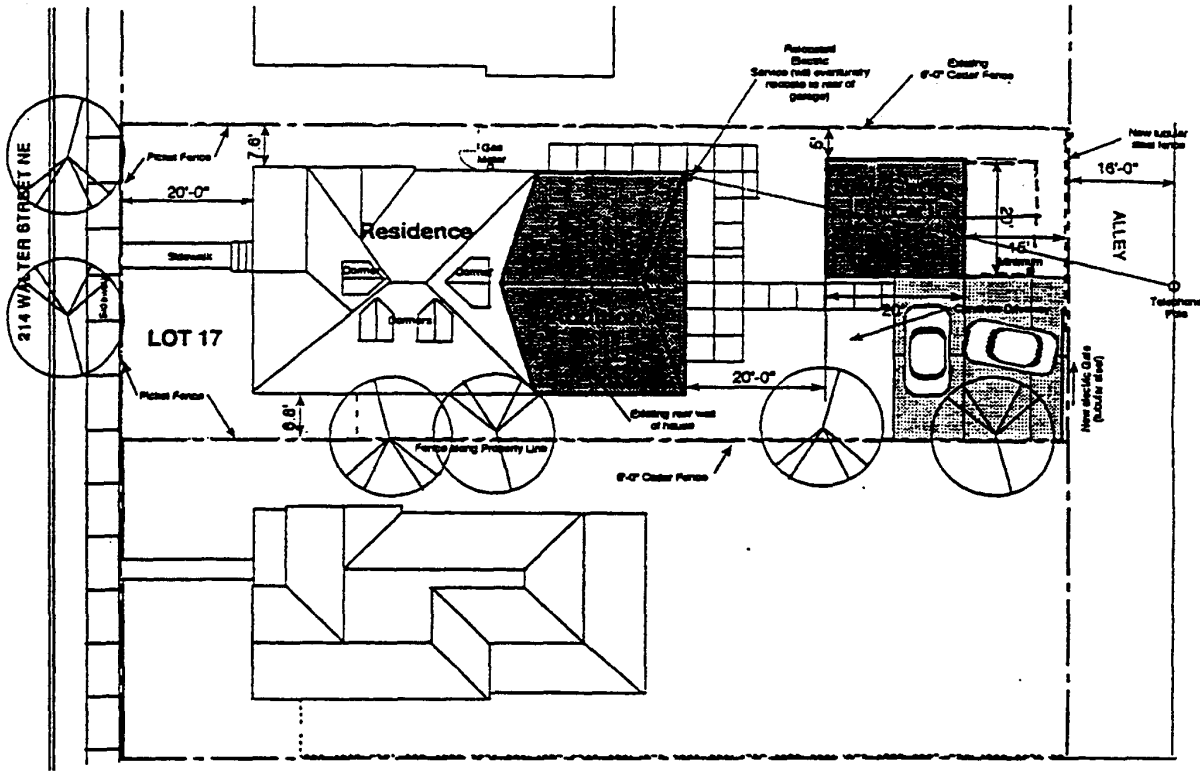
Desert baileya - *Baileya multiradiata*  
Bear's breech - *Acanthus mollis*  
Carnation - *Dianthus caryophyllus*  
Chrysanthemum - *Chrysanthemum mirifolium*  
Delphinium - *Delphinium belladonna*  
Blue flax - *Linum perenne*  
Jimsonweed (datura, sacred datura) - *Datura meteloides*  
Lobelia - *Lobelia erinus*  
Maximilian's daisy - *Helianthus maximiliani*

Penstemon - *Penstemon* spp.

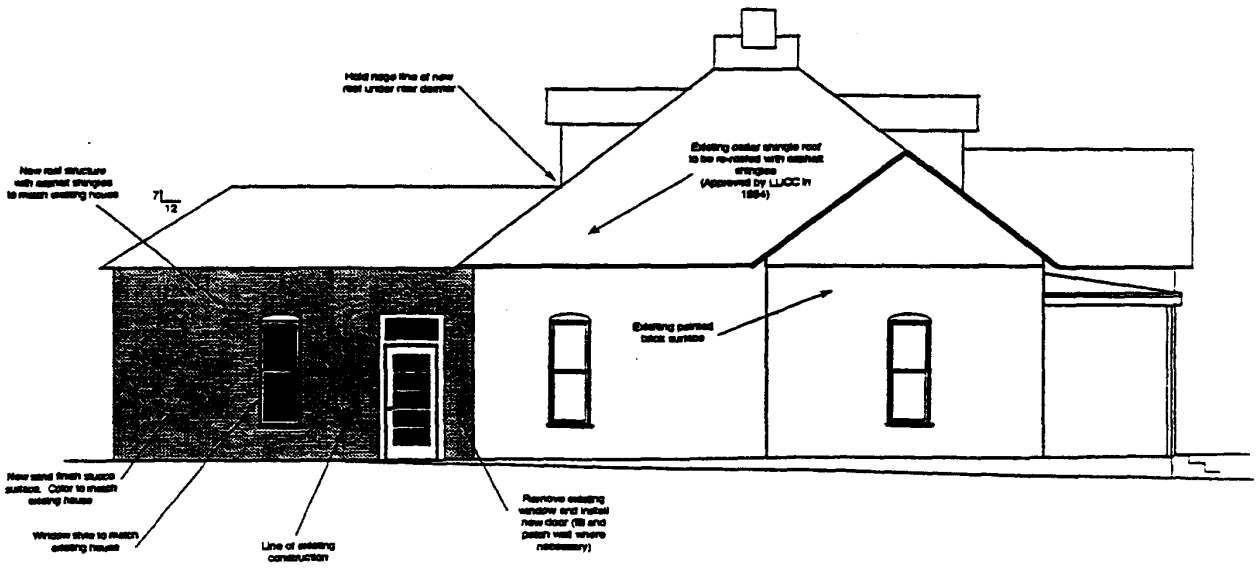
Primrose - *Primula vulgaris*  
Red rocket (scarlet gilia) - *Ipomopsis aggregata*  
Shasta daisy - *Chrysanthemum maximum*  
Violet - *Viola odorata*  
Woolly yarrow - *Achillea* spp.

BUBLS

Canna - *Canna* spp.  
Daffodil - *Narcissus* 'King Alfred'  
Garden gladiolus - *Gladiolus hortulanus*  
Iris - *Iris* spp.  
Ranunculus - *Ranunculus asiaticus*  
Tulip - *Tulipa* spp.



**New Site Plan**  
 Scale 1" = 20'-0"



**North Elevation - New Conditions**  
 Scale 1/8" = 1'-0"

# Appendix B: Site Plan