

PUBLIC PROJECT DESIGN POLICIES

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The Sawmill/Wells Park Sector Plan establishes street design policies for the plan area that are in addition to those in the City of Albuquerque Development Process Manual. These recommendations may be re-evaluated as part of a city-wide technical analysis that will refine the street classification system, develop a corresponding land use classification system, and revise standard right-of-way cross sections for each street category. The following policies are established:

- To conserve the historic character of the Sawmill/Wells Park area
- To improve street appearance and safety for people walking, bicycling, or using wheelchairs

1. PROCESS

1.a. All construction plans for public projects in the Sawmill/Wells Park Sector Plan area shall proceed through the normal review process (The DRC Design Review Committee). However, the City Planning Director shall be included in all design review and shall be added to all sector plan area project signature blocks to ensure compliance with sector plan policies.

1.b. During each phase of the normal City design review process, proposed tree species, bench design, lighting fixture design and other design details shall be reviewed by the Plan Implementation Committee and adjacent property owners. A representative of the committee shall attend the Design Review Committee (DRC) meetings to ensure Committee inclusion in design decisions.

City contracts for public project design and development shall specify that contractors are required to notify and include community representatives (the Plan Implementation Committee and others) in all phases of project design review from concept to final design and construction.

1.c. The City shall present to the Urban Transportation Policy and Planning Board (UTPPB) the following street classification changes and right-of-way width exceptions to the Long Range Major Street Plan General Standards. If adopted, the right-of-way exceptions shall be published in the Addendum to the Long Range Major Street Plan and the streets will be reclassified on the Long Range Major Street Plan.

2. RIGHT-OF-WAY AND STREET CLASSIFICATION

NOTES AND ILLUSTRATIONS

2.a. The following street rights-of-way shall not exceed their existing maximum width of 56 feet:

•Mountain Road (between Fifteenth and Fourth Streets),

•Twelfth Street (between Mountain Road and Sawmill/Bellamah Road)

•Sawmill/ Bellamah Road (between Twelfth and Fourth Streets)

Mountain Road (between Fifteenth and Fourth Streets) is designated a Collector Street in the Long Range Major Street Plan. The standard right-of-way width for Albuquerque's collector streets is 68 feet.

Mountain Road field measurements indicate that the street pavement (curb to curb) is approximately 32 feet. Along the road, there is from 8 to 24 feet that is or could be developed for sidewalk and other features. Sometimes the additional space is only on one side of the road.

**RIGHT-OF-WAY AND STREET
CLASSIFICATION (continued)**

NOTES AND ILLUSTRATIONS

- 2.b. The City shall propose to the Urban Transportation Policy and Planning Board (UTPPB) that Sawmill/Bellamah Road be reclassified as a collector street.

- 2.c. The right-of-way width of new industrial area collector and major local streets in the Sawmill/Wells Park Sector Plan area shall not exceed 60 feet. (See policy 3 on the next page for proposed street section design.)

- 2.d. The right-of-way width for new local streets in residential areas shall not exceed 50 feet.

- 2.e. Sawmill Road (between Mountain Road and Twelfth Street) shall **not** be widened to accommodate additional paving for vehicular use, however, additional space may be obtained for a public sidewalk and landscaping between Arias and Twelfth Street.

12th Street is designated a minor arterial in the Long Range Major Street Plan. The standard right-of-way width for Albuquerque's Minor Arterial streets is 86 feet.

12th Street field measurements indicate that the street pavement is approximately 32 feet wide and that sidewalk and landscape areas are approximately 11 - 12 feet wide on each side of the street.

Sawmill/Bellamah Road (between Fourth and Twelfth streets) is designated a minor arterial street in the Long Range Major Street Plan. The standard right-of-way width for Albuquerque's minor arterial streets is 86 feet. The road now functions as a local collector. The Sector Plan recommends that it continue to function that way.

The normal right-of-width for local streets is 50 feet, however, sector development plans or site development plans approved under the terms of the Zoning Code, may specify different right-of-way widths.
(City of Albuquerque Subdivision Ordinance, Public Right of Way Standards, Section E.)

Historic Sawmill Road is 16 - 20 feet wide between Mountain Road and Twelfth Street. Continued low density zoning supports maintaining historic road dimensions.

3. STREET DESIGN

The City shall strongly consider the following recommended street corridor sections for street corridor renovation projects and for new street construction.

3.a. Mountain Road (between Fifteenth and Fourth Streets).

A 56 feet wide section shall contain two 11 feet driving lanes, two 5 feet wide bicycle lanes, two 12 feet wide areas for sidewalk and landscaping.

3.b. Twelfth Street (between Mountain and Sawmill/Bellamah roads) shall continue to contain its 4 feet wide sidewalks and approximately 7 feet wide landscape strips between the curb and sidewalk.

3.c. Sawmill/ Bellamah Road (between Twelfth and Fourth Streets) shall include two 4 feet wide sidewalks and 6 feet wide planting strips for street trees, signs and utility poles.

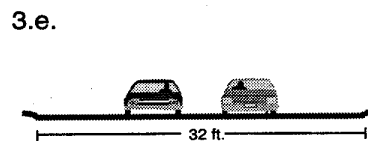
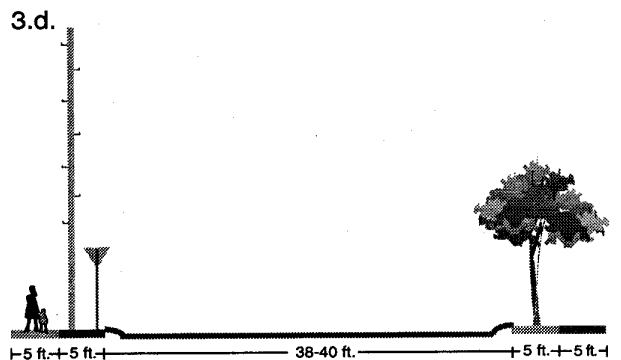
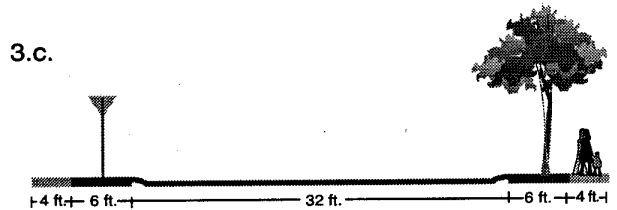
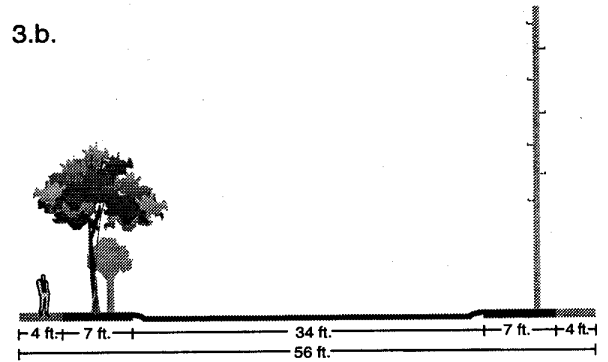
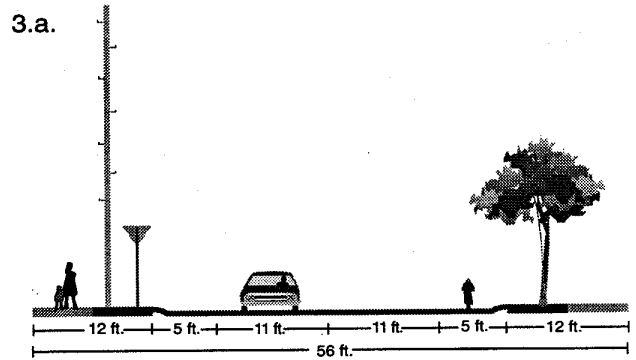
3.d. New industrial/commercial area collector and major local streets shall contain two 10 feet wide sidewalk and landscaping areas and a 38 to 40 feet wide section for driving and parking.

3.e. On new residential streets, no more than a 32 feet wide section shall be provided for driving and parking.

4. LIGHTING

Public light fixtures along Twelfth Street, Mountain Road, Sawmill/Bellamah Road, Fifth Street, Sixth Street, new collectors, and public trails shall be capable of lighting all pedestrian areas in the public right-of-way. The fixtures shall be designed to minimize casting light on private properties.

NOTES AND ILLUSTRATIONS



5. LANDSCAPING

5.a. Public landscaping shall consist primarily of drought tolerant deciduous shade and ornamental trees.

5.b. Street trees shall be planted by the City in existing and new landscaping strips between the curb and sidewalk on Twelfth Street, Sawmill/Bellamah Road, and Fifth and Sixth streets and shall be maintained either by the City or by contract with private property owners.

Utility poles, signs and other items that often obstruct sidewalks shall be placed within landscape strips when possible.

5.c. Trees and other drought tolerant landscaping shall be planted in medians and in traffic diverters when appropriate.

NOTES AND ILLUSTRATIONS

Street trees have historically been used to unify the appearance of streets. Their importance was appreciated in the 1920s when much of the newly subdivided Wells Park neighborhood was provided with landscaping strips along the streets. They should continue to be used to provide a pleasant, shaded environment for pedestrians and drivers. When trees are a dominant feature on streets, they can be calming to both drivers and pedestrians.

The City has developed tree maintenance contracts with property owners on Fourth Street.

6. SIDEWALKS

6.a. New sidewalks shall range from 4 to 6 feet wide on Mountain Road. Sidewalks on new collectors shall be at least 6 feet wide.

6.b. New sidewalks on Mountain Road shall match the color and design of those installed in 1992 from Eighteenth to Fifteenth Streets.

6.c. Where right-of-way is adequate or can be acquired, new sidewalks shall be set back a minimum of 4 feet from the curb. The area between the curb and sidewalk shall be landscaped.

Sidewalks set back from the curb avoid the sloping portion of driveways. Flat sidewalks are easier to use and are wheelchair accessible.

7. WHEELCHAIR ACCESSIBILITY

A continuous system of wheelchair-accessible sidewalks and curb ramps shall be built on Mountain Road, Fifth, Sixth and Twelfth streets, Sawmill/Bellamah Road and all new streets and public sites.

NOTES AND ILLUSTRATIONS

Wheelchair curb ramps shall be constructed according to Americans with Disability Act Accessibility Guidelines at all street intersections.

The design and placement of all utilities, seating, signs and lighting shall comply with Americans with Disability Act Accessibility Guidelines.

8. SEATING

- 8.a. Seating shall be simple, sturdy, vandal-resistant, free-standing benches with backs.
- 8.b. Benches shall be provided along public trails as indicated in the City's adopted trail standards.
- 8.c. Benches shall be located near museums and businesses to accommodate people who are unable to walk long distances without resting.

9. UTILITIES

Overhead telephone lines on Twelfth Street shall be buried.

Electric lines that cannot be buried due to extreme costs shall be consolidated to improve appearance if technically and economically feasible.

10. HISTORIC MARKERS

Historic markers shall be erected along collector and arterial streets and public trails, and on public properties.

11. DEMOLITION

Buildings on Mountain Road shall **not** be removed to increase the right-of-way for street paving, sidewalk, or other public improvements.