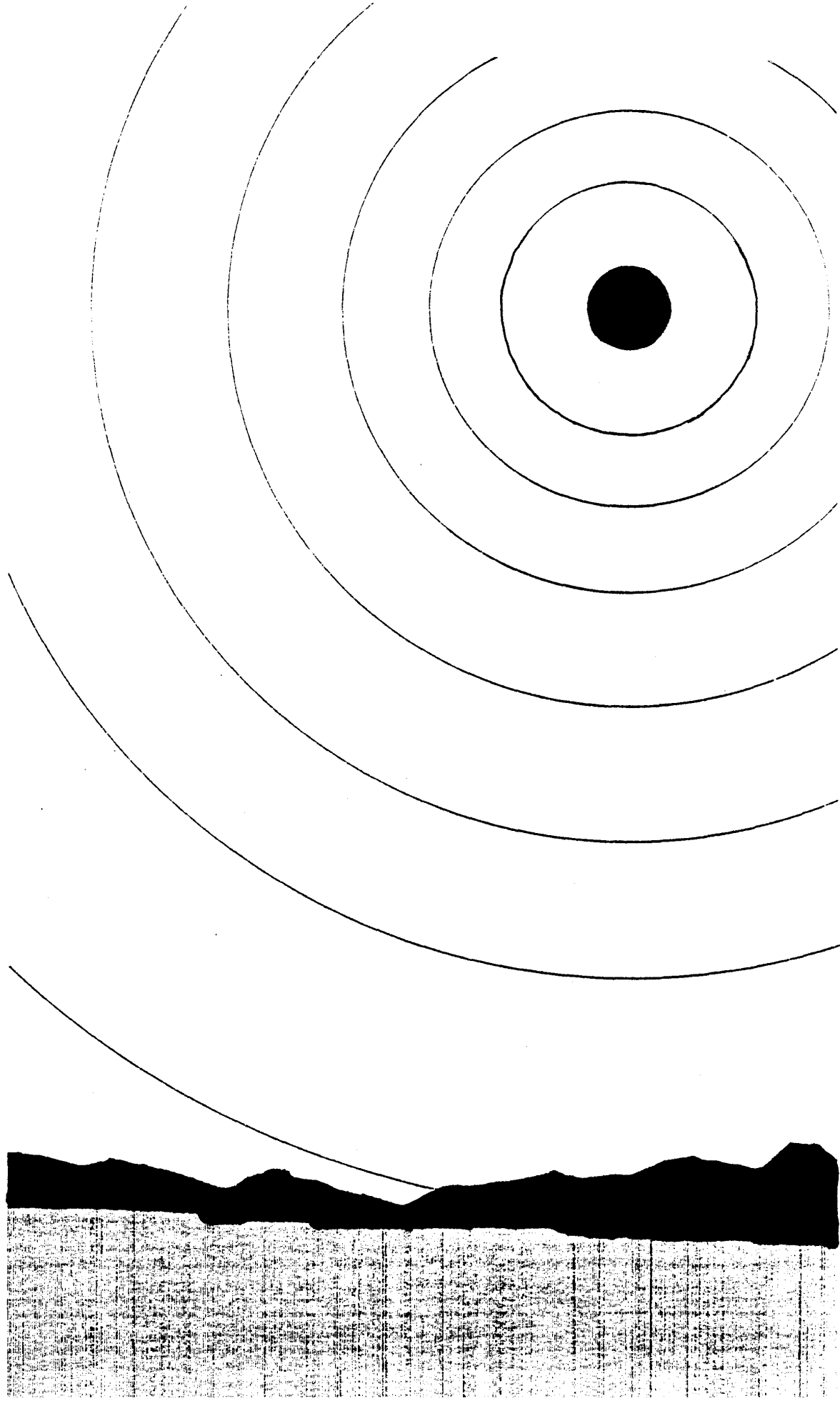


PLANNING GUIDELINES

WEST FOUR HILLS / SOUTH EUBANK



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PLANNING GUIDELINES

Adopted by the Environmental Planning Commission,
July 31, 1980

For further information, contact the Planning Division, Municipal Development
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These Planning Guidelines are established to provide direction for planning efforts in the West Four Hills / South Eubank area bounded by Kirtland Air Force Base on the south and west, and the City to the north and east. This land is mostly vacant and facing significant development pressure. The approximately 900 acres can be divided into three areas. The parcels north and south of the Tijeras Arroyo, which are designated by the Comprehensive Plan as Developing Urban Area, and the Tijeras Arroyo itself which is designated as an area proposed for "public easement or rights," to be used for "Drainage, access, protection of public from hazard, etc."

I. The property south of the Arroyo is characterized by rolling hills, with especially significant slopes adjacent to the Tijeras Arroyo. The property has been somewhat scarred with trails caused by off-road vehicles and motorcycles. However, the general natural character of the land has not been altered. The land east of this area, Four Hills Subdivision, has been primarily developed with low density single-family homes. A townhouse development at the northeast corner of the area has begun construction. On the south and west is Kirtland Air Force Base.

The majority of this area should be developed with lower density residential development, comparable to the existing development to the east, a neighborhood center, and medium density housing immediately adjacent to this center. The overall density for this area should be no greater than 4 du/ac with a maximum of 12 du/ac for any one site.

The exact size and location of the neighborhood center should be determined through the sector plan process. However, This center should be generally located near the 40 acre park dedicated in this area and the following Urban Land Institute standards should be used as a guide to the size of the center. The Urban Land Institute indicates the usual site area for a neighborhood center as 3 to 10 acres, the general range of gross leasable retail area as 30,000 to 100,000 square feet, and the typical gross leasable retail area as 50,000 square feet. In addition to commercial uses, appropriate office development and public facilities should be located near the neighborhood center. The elementary school site now located to the southeast should be shifted to a site immediately adjacent to the dedicated park and near the neighborhood center, but away from any major traffic routes. The present school site should be developed with lower density residential uses comparable to the adjacent existing development.

The neighborhood center and residential uses should be located on the relatively flat ground above the Tijeras Arroyo. If the design of the commercial, office, and medium density residential uses shows minimal changes to the natural character of the area, respecting its topography, floodplains, and vegetation, then these uses could be located in the major tributary

valleys of the Tijeras Arroyo adjacent to the Juan Tabo Boulevard extension. Residential uses could also be located on slopes of more than 9% if their design shows minimal changes to the natural character of the area. The amount of square footage for commercial and office uses, as well as the number of units proposed for a residential development shall be directly related to how well the project respects the natural character of the area, in terms of its topography, floodplains, and vegetation.

It is not appropriate at this time to designate a definite road pattern for this area until the final location of the extension of Juan Tabo Boulevard across the Tijeras Arroyo to this property has been determined. Such a road pattern should tie in to the existing Four Hills street network, however, it is not appropriate for any development to occur in this area until at least a temporary Juan Tabo Boulevard extension has been constructed.

II. The Tijeras Arroyo is a major physical feature in the Albuquerque region, at points in this area it is over 1,000 feet wide. The expected 100 year flood in the Arroyo would carry approximately half the water of the Rio Grande at flood stage. It has been heavily scarred with off-road vehicles and motorcycles. Significant dumping and landfill operations have occurred in the Arroyo bottom and along its northern rim.

The Juan Tabo Boulevard Extension, the Gibson Boulevard Extension, and the design of the Arroyo channel are major facilities under design in this area. The design studies for these facilities should be coordinated into one planning effort, however until these plans are completed it is premature to designate any appropriate land uses in the Tijeras Arroyo.

The site location for the Juan Tabo Boulevard Extension across the Arroyo is planned to take six months, with construction expected to start within three to five years. It is not appropriate to designate a specific street pattern south of the Arroyo until this design is completed.

The corridor of the Gibson Boulevard Extension has been tightly defined, however, resources have not been provided to begin the site location, engineering or construction of this facility.

The treatment for the Tijeras Arroyo is being studied and conceptually designed by the City and AMAFCA with an expected completion date of September.

Once these facilities have been designed, land use planning for this area should proceed. However, using the Arroyo to meet the Open Space requirements of the R-D zoning proposed for the area and placing the drainage way in a stabilized natural channel seems the most reasonable and appropriate proposal for the area, considering the area's unique character, and more importantly the significant costs involved in developing such a channel. The costs of a major hard lined channel in the Arroyo when compared to the relatively few number of units such a project would benefit, in addition the costs of the Juan Tabo Boulevard Extension, indicates that only minimal improvements in the Arroyo bottom would be appropriate.

III. The area north of the Arroyo is relatively flat and contains the Speedway Park race track, the 26-acre Eubank Substation, and a large landfill covering approximately 60 acres along the north rim of the Arroyo. Four Hills Mobile Home Park and Shaw Mobile Home Park are located to the northeast of the area with Manzano Mesa, a large vacant tract owned by Albuquerque Public Schools, to the north. On the west is Eubank Boulevard and Kirtland Air Force Base.

The area north of the Public Service Company of New Mexico facility and adjacent to the intersection of Eubank Boulevard and the east entrance to Kirtland Air Force Base is an appropriate location for a neighborhood center. The size and exact location of such a center should be determined through the sector plan process, however the Urban Land Institute standards should serve as a guide.

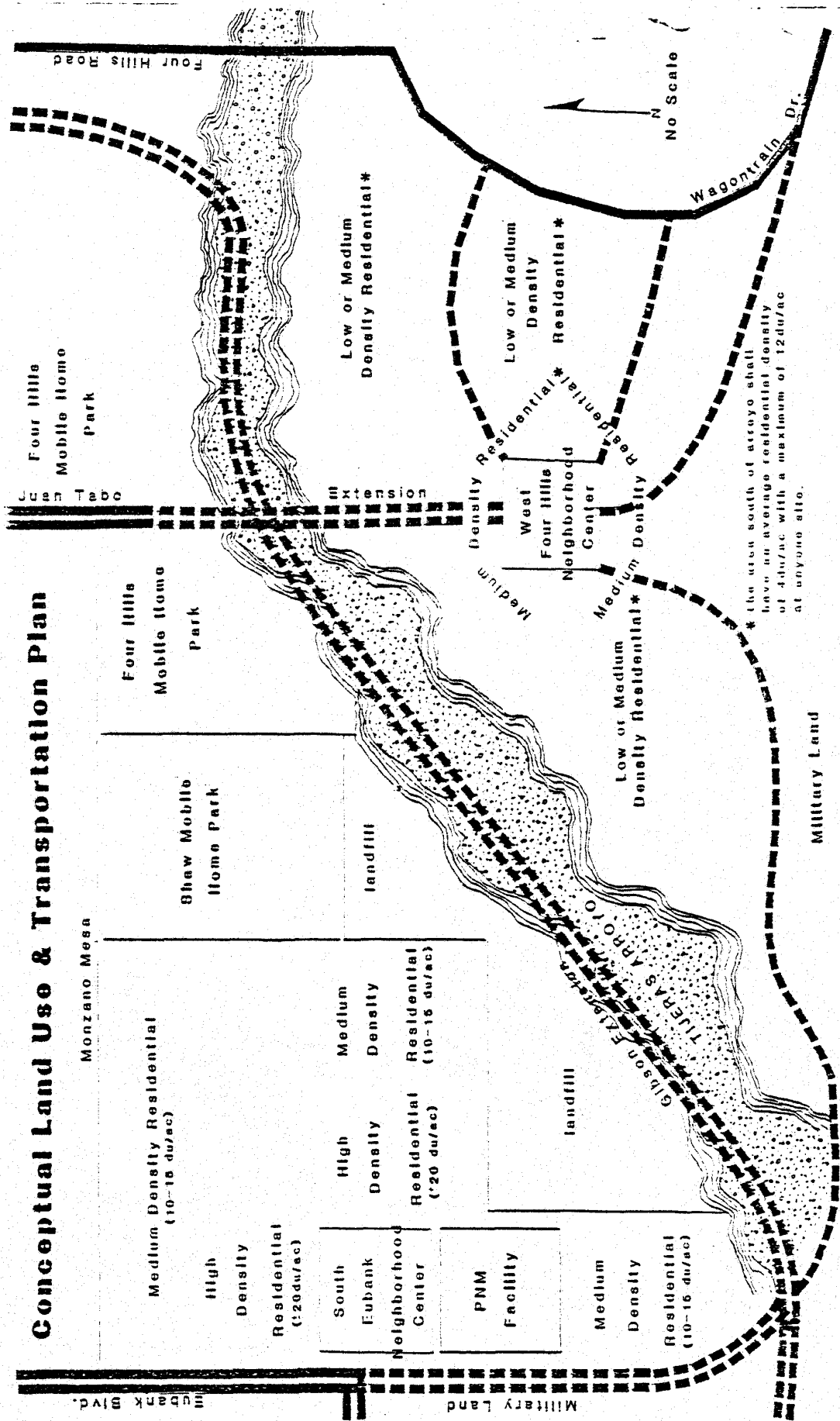
Property adjacent to this center should be developed with higher density residential uses (approximately 20 du/ac). Land to the north and east of the higher density residential uses should be developed with medium density residential uses (10-15 du/ac). The landfill area along the north rim of the arroyo could be developed with mobile homes at medium residential densities. However, there could be potentially significant environmental and health problems resulting from the generation of gases, odors, and shifts in the fill. The developer must show on the site development plans that these problems can be significantly lessened.

Finally, mobile homes should not be the main housing type in the area covered by these Planning Guidelines because of the significant amount of such development already in the vicinity.

Eubank Boulevard should be extended to Gibson Boulevard as an arterial street and cross Gibson Boulevard, through the Tijeras Arroyo, to the land south of the Arroyo as a collector street.

The attached schematic shows the location of the proposed uses.

Conceptual Land Use & Transportation Plan



Four Hills Mobile Home Park

Shaw Mobile Home Park

Four Hills Mobile Home Park

Monzano Mesa

Medium Density Residential (10-15 du/ac)

High Density Residential (20 du/ac)

South Eubank Neighborhood Center

PNM Facility

Medium Density Residential (10-15 du/ac)

High Density Residential (20 du/ac)

Medium Density Residential (10-15 du/ac)

landfill

landfill

Medium Density Residential (10-15 du/ac)

Low or Medium Density Residential*

Medium Density Residential*

West Four Hills Neighborhood Center

Low or Medium Density Residential*

Low or Medium Density Residential*

Medium Density Residential (10-15 du/ac)

Military Land

No Scale

* the area south of acreage shall have an average residential density of 4du/ac with a maximum of 12du/ac at anyone site.

N

Wagontrain Dr.

Four Hills Road