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***WEST SIDE STRATEGIC PLAN***



***SECTION B  
STRATEGIC PLAN ELEMENTS & DEVELOPMENT  
STRATEGIES***

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## 1. THE COMMUNITY CONCEPT

West Side residents want ample personal space, recreational and visual open space, adequate roads and schools, commercial services, job opportunities, and transit. This is consistent with expectations of most Albuquerqueans. The West Side Strategic Plan establishes a community-based urban form which will define areas for low density and open spaces, as well as nodes of higher density development to support services and transit. The West Side urban form will become a multi-node pattern of low-density and high-density forms.

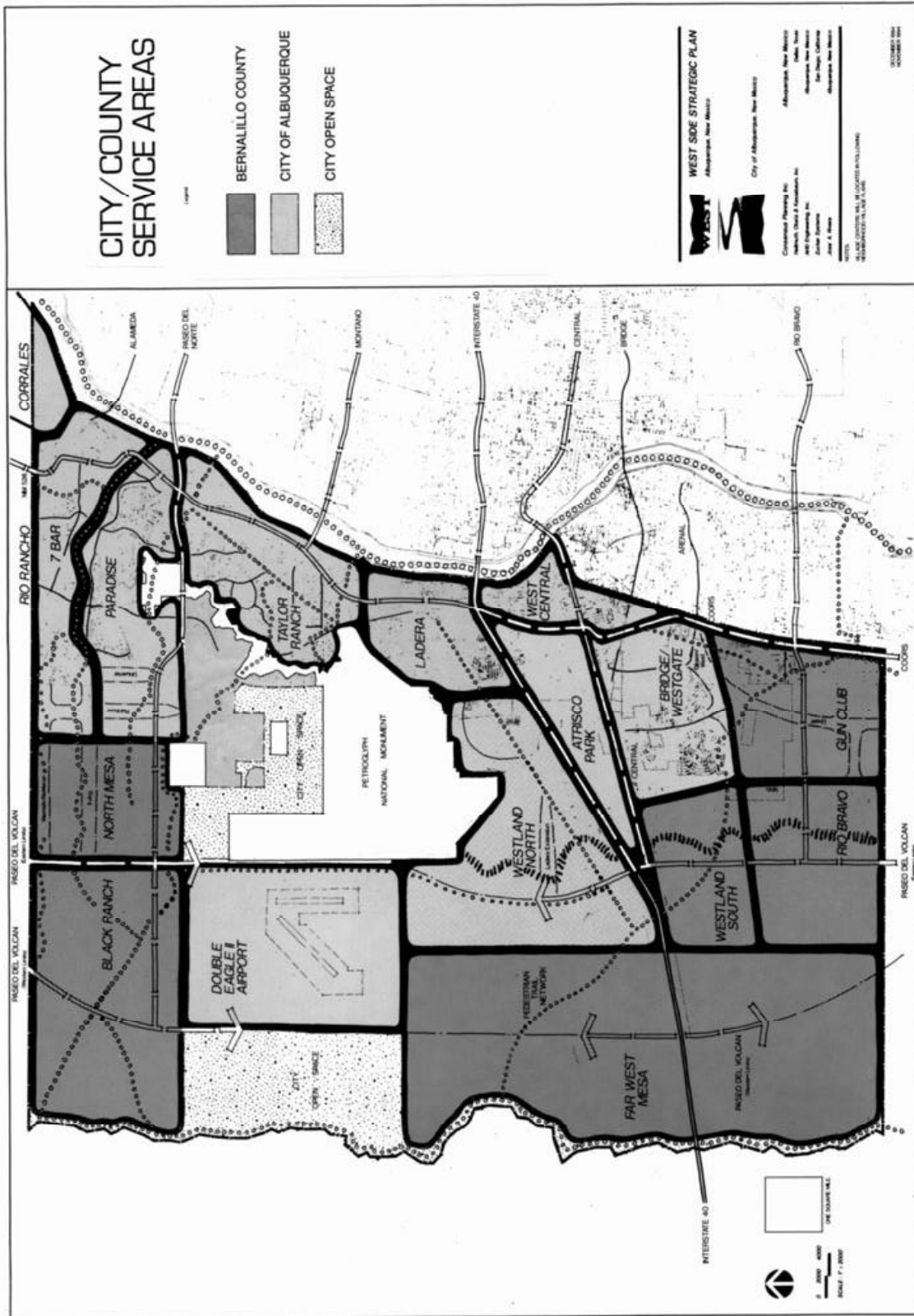
In this Plan, "communities" can be defined as separate areas with their own character and focal points. Distinct community areas have already emerged throughout the West Side, a trend that is likely to continue. Community character is an important issue. Each area has a unique identity, specific characteristics that the residents call "home". These aspects must be preserved.

The 13 Communities shown on the Community Plan Map range in size from 1,100 acres (West Central) to 17,029 acres (Far West Mesa), with most communities in the 3,000-7,000 acre size range. **Designated areas of higher density provide the focal point or nucleus for each Community. They are designed adjacent to a major transportation route and provide the greatest concentration of jobs, public services, and private services to residents of the Community.** Density gets lower farther away from these focal points in a radial fashion from the Community nucleus.

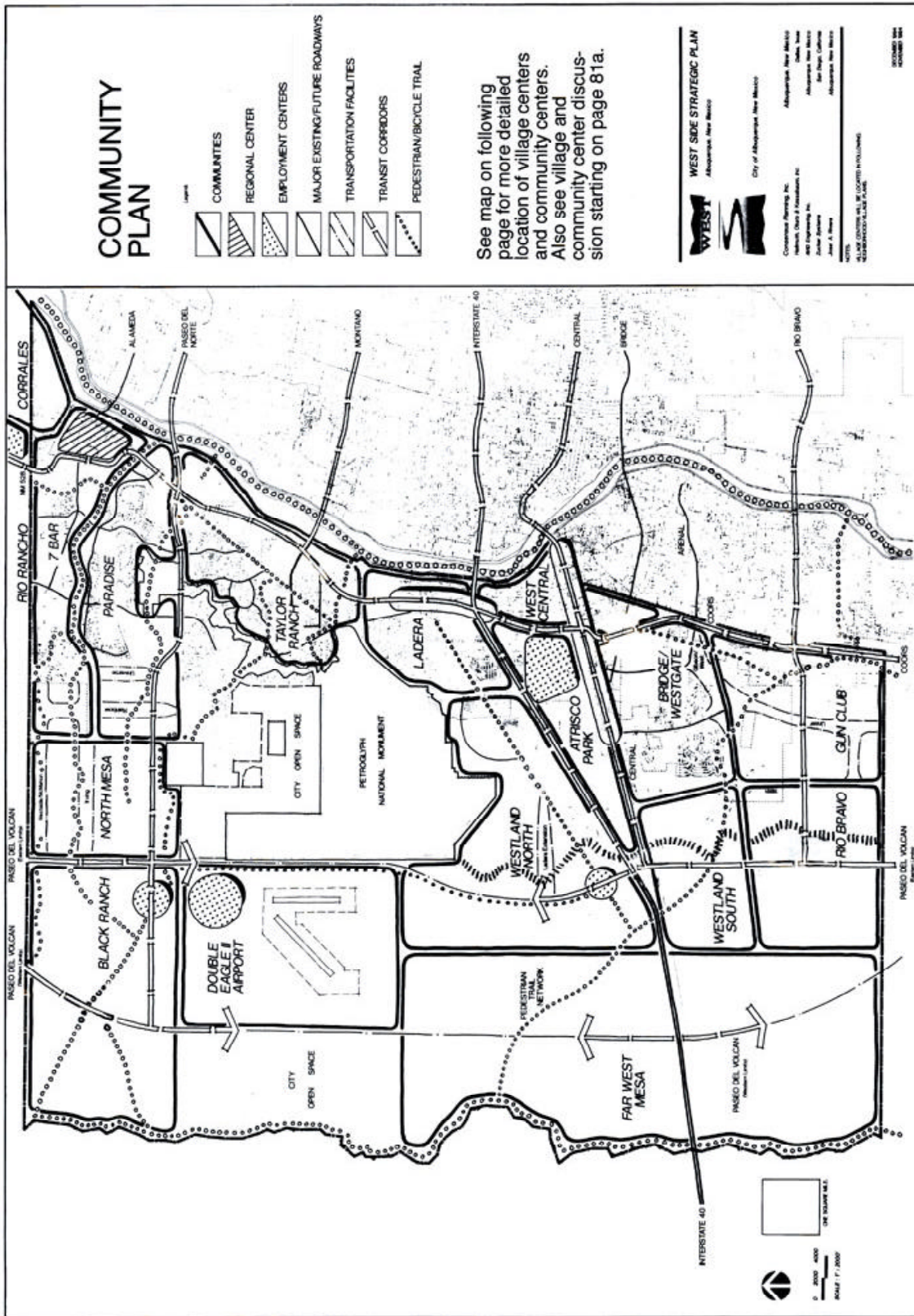
*General Principles/ Summary of Objectives*

*Community character is an important value. Each area has a unique identity, certain characteristics that the residents call "home".*

# WEST SIDE STRATEGIC PLAN

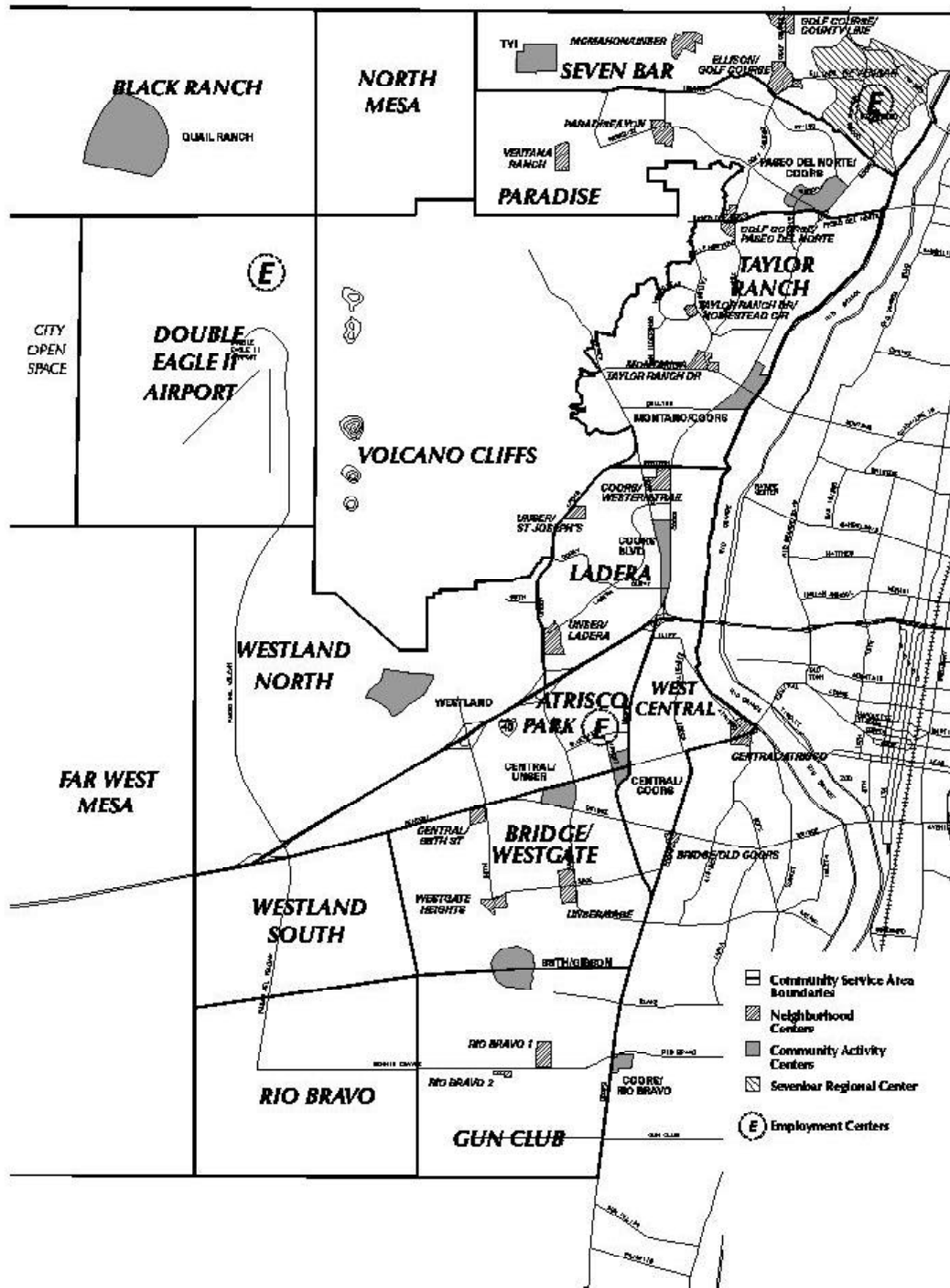


# WEST SIDE STRATEGIC PLAN



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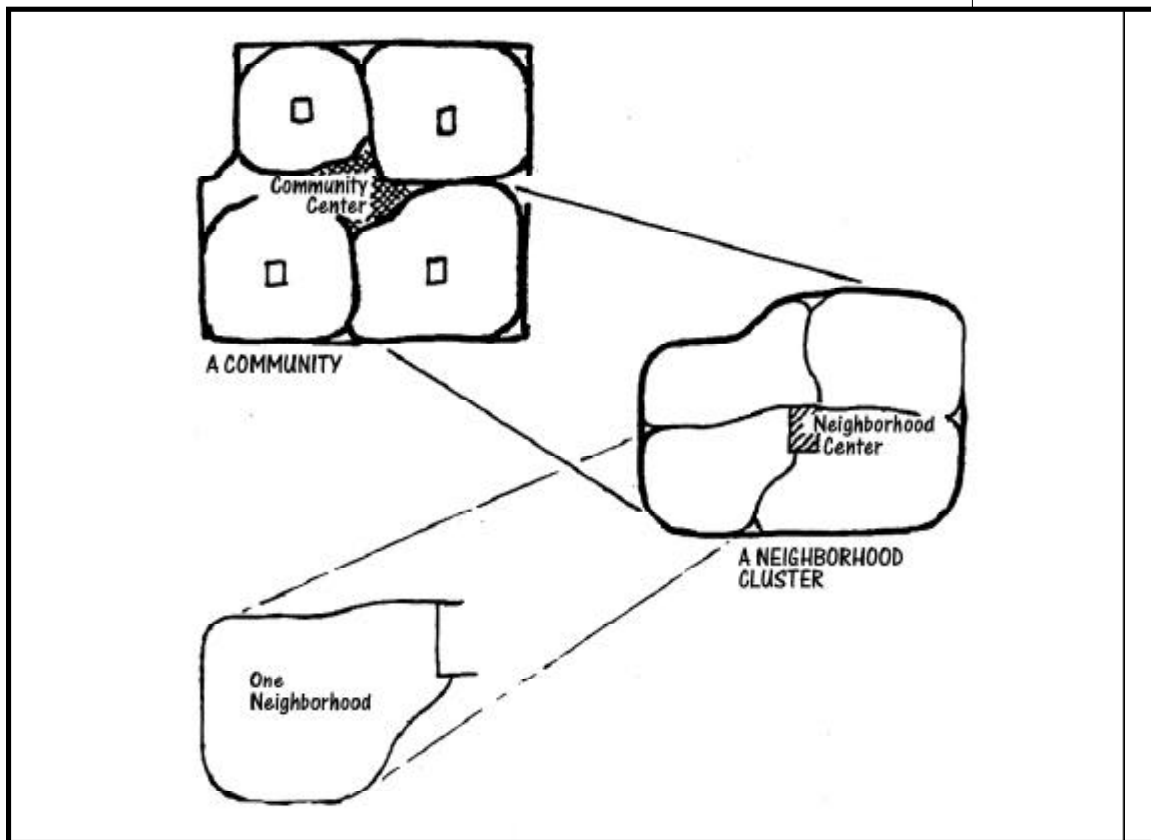
## Community Service Areas and Neighborhood & Community Activity Centers



## WEST SIDE STRATEGIC PLAN

The Community concept for the West Side is generally consistent with the Community/Village/Neighborhood concept already being implemented for new Planned Communities in the City and County, where each Community is made up of several clusters of smaller Neighborhoods. Several Neighborhoods combined would form a cluster, and several neighborhood clusters form a Community, which is an area typically thousands of acres in size. Additional description on this type of urban form follows this section, is shown below and is available in the *Planned Communities Criteria: Policy Element, 1991* which has been approved by Bernalillo County and the City of Albuquerque as an amendment to the Rank 1 Comprehensive Plan. **Planned Communities criteria apply to all proposed developments in the reserve and rural areas as defined by the Comprehensive Plan.** The Community concept is also consistent with recent efforts to establish community-based policing and planning efforts.

*It is intended for the West Side to develop in the community/neighborhood center concept. Strip commercial development is not allowed.*



Typical Community Structure

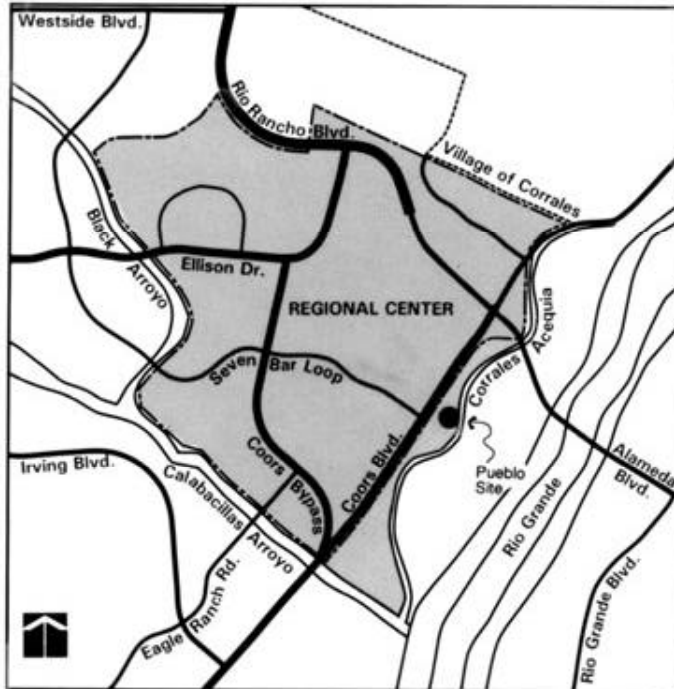
# WEST SIDE STRATEGIC PLAN

## Strategies and Policies

Seven Bar Ranch contains the West Side's only Regional Center.

## Regional Center

There is one Regional Center on the West Side, and it is located at Seven Bar Ranch. It is roughly bounded by the Calabacillas Arroyo on the south, the Seven Bar Ranch Sector Plan boundary on the north, the Corrales Acequia on the east, and Blacks Arroyo to a parcel boundary between Cibola Loop and Seven Bar Loop on the northwest (see map below).



Regional Center Boundary Map

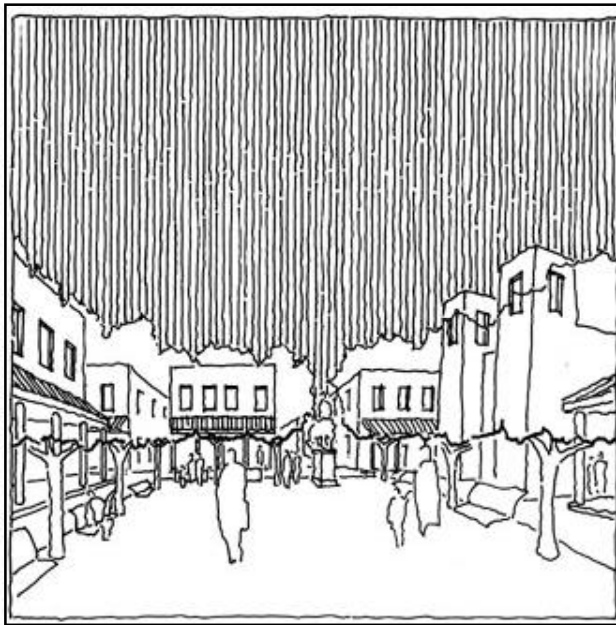
The Regional Center will develop with a greater density and larger amount of commercial services than anywhere else on the West Side. The Regional Center serves the entire region, not just the West Side, and is characterized by a major concentration of a full mixture of the most intensive activities needed to service metropolitan populations. Typical uses include: regional shopping centers, regional commercial activities, corporate offices, large public and quasi-public uses, cultural and entertainment facilities, high-density residential uses, and transit access facilities or stations. These uses are discouraged outside of designated Regional Centers and Community Centers.

Urban Centers on the West Side were previously designated near St. Pius High School and Westgate Heights. These areas have not, and will not, develop as Urban Centers and the designations will be removed from those areas in the appropriate plans and the Seven Bar location will be designated as a Regional Center.

## *Community Activity Centers*

Each Community on the West Side will have a Community Activity Center or, simply, "Community Center." The Community Center provides the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community. Its service area may be approximately three miles (radius) and a population of approximately 30,000.

*Community Activity Centers provide focus, identity, and a sense of character.*

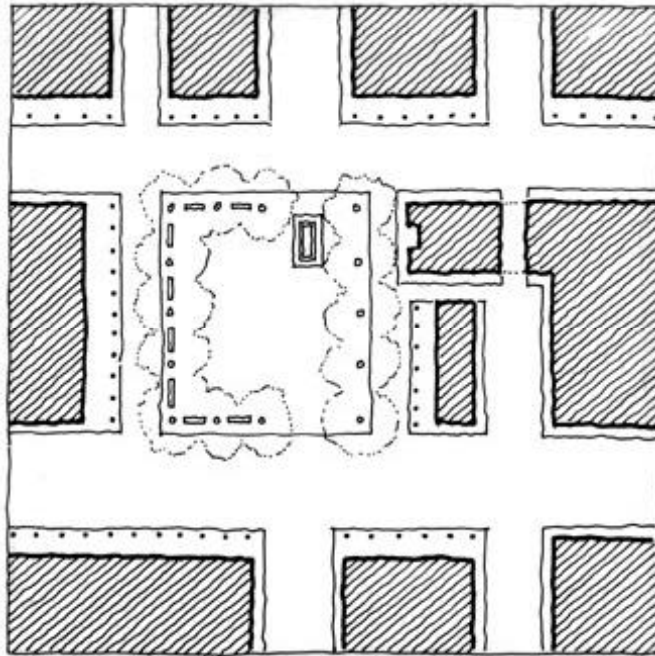


New Mexico Plaza Style Development

The typical Community Center is accessible by a major street or parkway, provides a hub for the regional transit system, and is accessible by pedestrians and bicyclists. Even off-street parking areas are very accommodating to the pedestrian. The community-wide trail network should provide access to the center. The plaza model of development, with services enclosing a pedestrian-oriented public space, is the desirable form for Community and Neighborhood Centers. This model is traditional to New Mexico and applicable to a community-based urban form.

The ideal community activity center of 35 to 60 acres would have parcels and buildings in scale with pedestrians, small enough to encourage parking once and walking to more than one destination. Off-street parking is often shared, and on-street parking helps contribute to the intimate scale typical of well functioning pedestrian areas. Parking located between and behind buildings permits people





Typical Community Center

to walk more safely and comfortably between uses that front on sidewalks rather than parking lots. Seating and shade along pedestrian routes also promote walking and informal gathering. The successful multi use activity center is a vibrant people place.

Design principles for creating community centers as well as neighborhood centers will be established through amendments to the Comprehensive City Zoning Code. Such amendments should work to create activity centers at locations designated by policy throughout Albuquerque and Bernalillo County.

### ***Employment Centers***

The purpose of Employment Centers is to provide mixed-use areas predominantly devoted to employment which can be places of work for residents of the surrounding communities with convenient access by all modes of transportation. Typical land uses in Employment Centers include: light manufacturing and supporting facilities, production facilities, warehousing, sale of industrial products, multipurpose retail, technical service and research companies, heavy commercial activities, corporate offices, supporting service commercial uses, and employee services (day care, dry cleaning, postal services, banking, etc.). Employment Centers are accessible from major roadways and freeways, are located on major transit routes, and also provide pedestrian and bicycle access into adjacent neighborhoods. These areas service the entire metropolitan region.

*Significant Employment Centers must be preserved.*

## ***WEST SIDE STRATEGIC PLAN***

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It is imperative that the West Side preserve adequate space located in appropriate places for major future employment. Commuting problems will only be lessened when major employment opportunities exist on the West Side, and a viable mixed-use area can only result when jobs are located near residential areas. The West Side is typical of developing areas in that residential development usually occurs first, with commercial services and employment development following. As this shift toward nonresidential development occurs on the West Side, significant Employment Centers must be preserved and new ones encouraged.

Three major Employment Centers have been identified in the Strategic Plan. These are: the Regional Center at Seven Bar Ranch where the primary commercial and professional services employment will occur, the Atrisco Business Park in the Atrisco Park Community, and the north end of Double Eagle II Airport (DEII). The Airport Employment Center is envisioned to relate to airport services and the potential for future freight operations typically associated with reliever airports. A well-designed campus-style office park is an appropriate employment center for this area. High-technology manufacturing firms may also find this a desirable location.

The Atrisco Business Park is a full-service business park with existing utilities, several existing manufacturing and research facilities, and excellent access. It is destined to become a major Employment Center for both the Southwest and Northwest Mesas, and will include manufacturing/distribution facilities and high technology/research and development firms. The Atrisco Business Park is pre-approved for development based on approval of the Master Development Plan and Atrisco Business Park Design Guidelines. Applications for new employment facilities which are consistent with the Master Development Plan and Design Guidelines will be administratively approved by the City Planning Director within six days without a public hearing.

Additional smaller employment areas will also occur along major regional transportation facilities. An employment area north of DEII near Paseo del Volcan is planned, and another one near the Paseo del Volcan and I-40 intersection is expected.

### ***Employment Training Facilities***

Job training facilities and programs are envisioned at or near the Atrisco Business Park in order to train local residents for the jobs which will be available in the 21st century. APS already operates a “Tech Prep” program in some local High Schools to begin to train students for technology-based employment in the future. If this program were to be expanded at West Mesa High School, and worked into a cooperative agreement with local businesses at the Park, it would be very

*Creation of a skills/training center will assist the Atrisco Business Park in becoming a key employment center for the metropolitan area.*

beneficial to residents of communities both north and south of I-40. Additionally, negotiations should begin with T-VI and the State of New Mexico in sponsoring a "skills center" job-training facility at or near the Atrisco Business Park. This facility could be temporary until the Business Park builds out, but used as an economic development tool, it could greatly enhance the desirability of new employers locating within the Atrisco Business Park. Important community and employee services (such as day care, transit centers, etc.) should be co-located with the "skills center". This Employment Center is the most central to all West Side residents and has the best transportation system in place of any local employment area.

### ***Neighborhoods and Centers***

There is an entire layer of sub-areas to each of the communities noted in this Plan. These are the clusters of neighborhoods each with an Activity Center, which together comprise a Community. The organizing structure of this type of urban form is represented in the Typical Community Structure Diagram (p 31).

It must be remembered that some higher density land uses will and should occur within Neighborhood Centers. They are the focal points for the surrounding neighborhood, providing for their daily convenience goods and service needs. Their market area would serve up to 15,000 people within about a one mile radius of the center. Services should cluster within the Centers, discouraging strip commercial development elsewhere. Several Neighborhood Clusters (typically 3 to 8) may occur in each Community. Neighborhood Centers should be located on local collector and sometimes arterial streets. Their primary access may be by auto, but pedestrian and bicycle connections should be provided to all adjacent neighborhoods and to the larger planned community open space system; Major Public Open Space and links, and neighborhood parks. Trail connections are more informal, and convenient transit services should be connected with community-wide and regional transit development.

While the Community Center provides the highest density uses in the Community, Neighborhood Centers will also be areas of greater density and more mixed-uses than the surrounding residential development in the neighborhoods. Therefore, commercial services and higher-density residential will not just be located in the Community Centers identified in this Plan, they are also desirable in Neighborhood Centers. These areas must also provide bicycle and pedestrian linkages between the Centers and the rest of the Neighborhoods.

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Smaller in scale than Community Activity Centers, Neighborhood Centers of 15 to 35 acres are to contain generally smaller parcels and buildings, on-street parking is permitted and smaller off-street parking areas shared among businesses and institutions, and a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gathering. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school are located central to surrounding neighborhoods.

Neighborhood Centers are shown on maps later in this section for each of the West Side Communities. In the existing developed area, these Neighborhoods have already formed or started to form. In the new Planned Communities, Neighborhoods and Neighborhood Centers will be indicated on the Planned Community Master Plan and subsequent smaller area Plans. Policies to enforce the establishment and continuation of this type of urban form follow.

The design and location of future commercial/mixed-use developments will be important to the overall character of each area. The intent of strip commercial policies within the Plan is to concentrate commercial development in clusters within Community and Neighborhood Centers, rather than in long strips along roadways. There are more opportunities for commercial development beyond the Centers, so zone changes to non-residential use outside the centers identified in this Plan should only be allowed through careful consideration as outlined in policy 1.9. Zone changes from non-residential to residential uses outside the centers should be encouraged.

It is not the intent of the Plan to change any of the existing zoning on the West Side. Future commercial areas, however, should occur in concentrated clusters rather than in new strip centers. Standards for all West Side commercial development will focus on design rather than on land use or zoning. Through design of the commercial site, the development should integrate with existing neighborhoods, provide safe, convenient pedestrian and bicycle access, not turn its back on the neighborhoods or focus solely on arterial traffic, and avoid long expanses of parking lots at their street frontages.

Design guidelines to be proposed as amendments to the Comprehensive City Zoning Code will look at criteria for commercial development which integrates with its surroundings and adjacent service area through better access connections, reorientation of parking lots, and focus on a centralized cluster of similar uses. The guidelines will also consider combining entrances between adjacent users to limit driveways, combining public and private service providers in centralized locations, recognizing the need for convenient pedestrian and bicycle access. The guidelines should provide for administrative review as part of the Plan check process, and not institute another level of design review. Until these guidelines

## ***WEST SIDE STRATEGIC PLAN***

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are developed, it will be the task of staff and Commissions to insure that commercial developments are approved in accordance with the centers principles.

*Policy 1.1: Thirteen distinct Communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low-density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.*

*Policy 1.2: A transit feasibility and access plan shall be provided with each development plan located within the Regional Center, Employment Centers, Community Centers, and developments elsewhere adjacent to designated transit corridors. The plan shall state proposed densities, and demonstrate how the proposed development meets "transit friendly" design guidelines found in the design guidelines herein. The plan shall include information on access through larger commercial and residential developments for shuttle for full-size buses, with planned linkages between on-site uses; and access to existing and planned transit facilities such as park-and-ride lots, bike-and-ride programs, bus routes, pedestrian trails and pedestrian linkages. The plan shall include the proposed development's role in area Transportation Management Associations, and/or other incentive programs to promote alternative transportation, such as employee commute passes, carpool/vanpool programs, etc.*

*Policy 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.*

*Policy 1.4: The previously designated Urban Centers in the vicinity of St. Pius High School and near Westgate Heights/Blake Road shall be deleted from existing plans. The Seven Bar Ranch Regional Center is presently the only Regional Center on the West Side.*

## ***WEST SIDE STRATEGIC PLAN***

*Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.*

*Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.*

*Policy 1.7: The City of Albuquerque Office of Economic Development in conjunction with T-VI and the business community shall seek location of a technology skills center at or near Atrisco Business Park.*

*Policy 1.8: Specific design policies for non-residential buildings locating in Centers shall be developed as part of the design principles to be prepared as amendments to the Comprehensive City Zoning Code.*

*Policy 1.9: In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:*

- **Market Area** - Community Centers should be located to serve a primary service area of about 30,000 people within approximately a three mile radius of the center; neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of community centers would likely be accessed on a weekly basis, whereas those in a neighborhood center might be used almost daily.
- **Access/Connections** - Community centers shall be easily accessible by automobile, located at the intersections of at least one major and one minor arterial street, and connected to public transit service as well as the community-wide trail/bikeway network. Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collect or streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Both community and neighborhood centers shall be very accommodating to the pedestrian even within predominantly off-street parking areas.

### ***Implementation***

# WEST SIDE STRATEGIC PLAN

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## **Lead Entity/Support Entities**

## **Functional Requirements**

## **Funding**

## **Timing**

- **Scale** - Community centers shall be composed of blocks with buildings well connected by sidewalks and public spaces like plazas. Shared parking, through mainly off-street, should be encouraged, and larger parking areas may be divided into smaller ones or used for structured parking and/or additional active land uses. Neighborhood centers should also have small blocks, but with small clusters of shared parking as well as on-street parking. Both community and neighborhood centers shall have outdoor areas that encourage gathering; both shall include bicycle parking and both shall provide safe pedestrian connections among buildings and between buildings and parking areas. In the Reserve Area mapped by the Comprehensive Plan, neighborhood and center Plans for new Planned Communities must be provided by the developer/owner according to the Planned Communities Criteria.

- **Location** - a major facility or employer located in a manner which creates a focus and stimulus to economic and social activity may also be a reason for designating a new center.

*Policy 1.10: Designated neighborhood and community centers shall be reviewed periodically for viability and appropriateness; if a center comes to exhibit characteristics which justify it, its designation may be amended from neighborhood to community or vice-versa. Similarly, new centers may be located/designated based upon the criteria outlined in Policy 1.9.*

*Policy 1.11: The City shall develop incentives encouraging the private sector to develop activity centers in line with the policies of this plan. Incentives for compliance could be regulatory (e.g. waiver of some impact study requirement on the proposed development) or provision of a special public facility or service (e.g. enhanced pedestrian crossings, transit stops or increased bus frequency within the affected center) by the City.*

*Policy 1.12: The ideal community activity center of 35 to 60 acres will have parcels and buildings in scale with pedestrians, small enough to encourage parking once and walking to more than one destination. Off-street parking should be shared; on-street parking will contribute to the intimate scale typical of well functioning pedestrian areas. Parking shall be located between uses that front on sidewalks rather than parking lots. Seating and shade will be provided along pedestrian routes to promote walking and informal gathering.*

*Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land*

## ***WEST SIDE STRATEGIC PLAN***

*uses within the community. Its service area may be approximately three miles (radius) and a population of up to 30,000.*

*Policy 1.14: The typical Community Center shall be accessible by a major street or parkway, provide a hub for transit service, and be accessible by pedestrians and bicyclists.*

*Policy 1.15: Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school should be located central to surrounding neighborhoods.*

*Policy 1.16: Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development.*

The strategies of the Community Concept section of the Plan shall be implemented through systematic follow-through on all policies requiring further action, and by enforcement of all policies stating intent. Uniform enforcement and consistency with stated intent is required in order to achieve the urban form envisioned herein which has been endorsed by the public.

The City of Albuquerque and Bernalillo County are the lead entities in establishing and enforcing Community based urban form. Support from MRGCOG, AMAFCA, APS, landowners/developers and neighborhood associations will be needed.

The City of Albuquerque and Bernalillo County will need the resources necessary for staff and/or consulting fees to prepare the West Side Plan for Community and Neighborhood Centers and undertake the economic development tasks required by the policies of this section. The Planning Commissions will bear the primary responsibility of enforcing the Community and Neighborhood Center intent of the Plan through rigorous review of pending applications relative to Strategic Plan policies.

***General Principles/  
Summary of Objectives***

***Implementation***

***Lead Entity/Support Entities***



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***Funding***

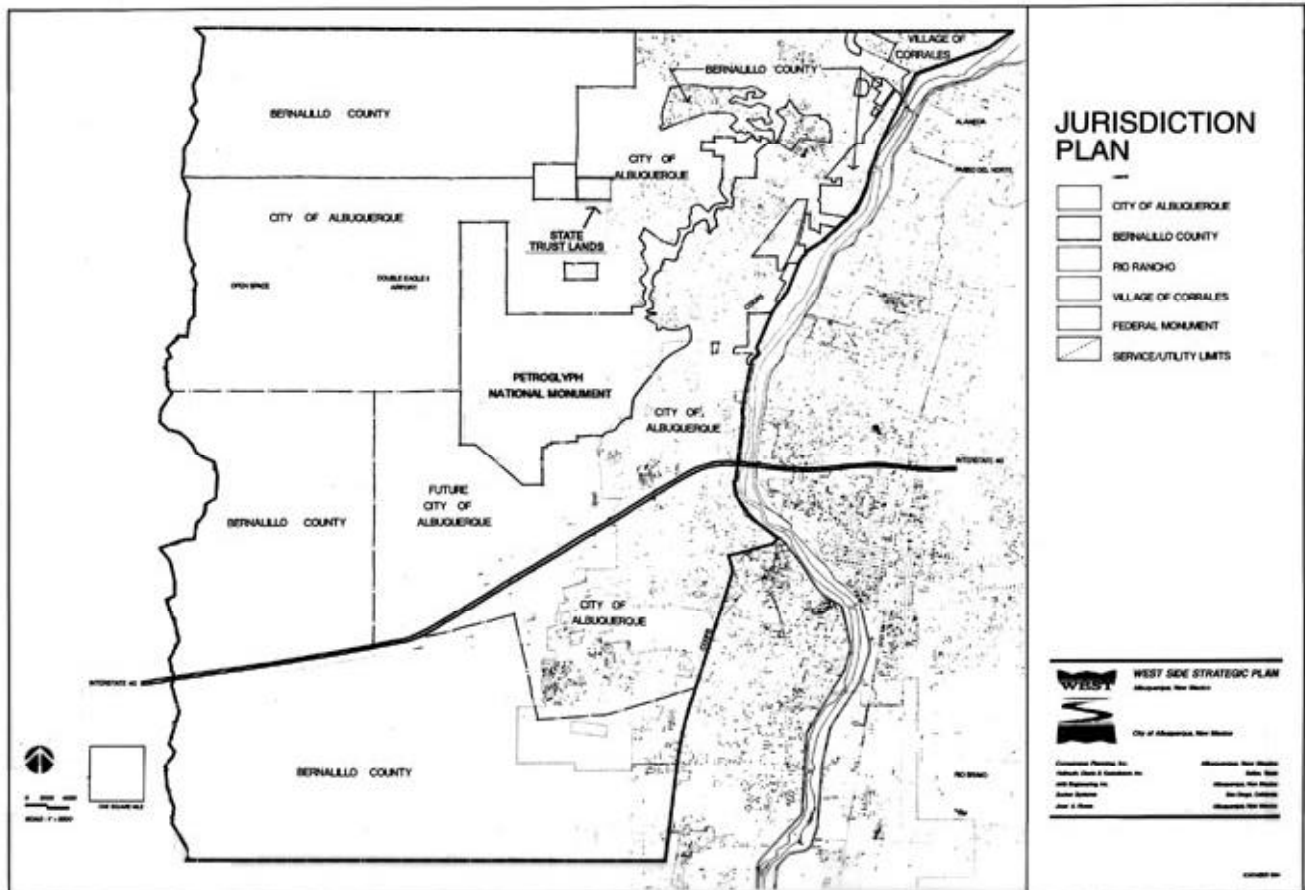
- City of Albuquerque operating funds
- Bernalillo County operating funds
- Developer costs for planning private lands

***Timing***

- Continuing - Proposed amendments to the Zoning Code establishing design requirements for creating activity centers areawide should begin in FY 2000.

## 2. JURISDICTIONAL, DENSITY, AND CHARACTER ISSUES

### Jurisdictional Issues



City/County Jurisdiction Plan

The Jurisdictional Plan above illustrates the intent between the City of Albuquerque and Bernalillo County with regards to the long-term annexation boundary between the two entities. The City of Albuquerque intends to annex and control those areas which it finds most efficient to service with City utilities and City services (with the exception of Seven Bar and the Paradise Community which are served by a private water utility, but receive other City services). The remaining part of the Plan area will be under the jurisdiction of Bernalillo County. The County would prefer that the City not annex any new territory, so the proposed annexation intent for the Westland North and Bridge/Westgate area remain uncertain until the elected officials of both entities approve the Plan. Services in the County

## ***WEST SIDE STRATEGIC PLAN***

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areas will be provided by: the County, private utility companies, a regional entity, or the City (through long-term cooperative agreements). County revenue bonding capacity may be utilized to front the costs of some of the Planned Community utility systems with payback over time, and operations and maintenance agreements spelled out in development agreements.

Other municipalities or new jurisdictional entities may believe it is desirable to expand into Bernalillo County to service future development areas not currently shown as part of the City of Albuquerque's future annexation area. The City of Albuquerque and Bernalillo County strongly oppose any expansion of other municipalities by annexation into Bernalillo County and will resist their expansion efforts through changes to the annexation and service boundaries included in this Plan, when appropriate. This is the only exception foreseen to the annexation boundaries generally shown on the Jurisdiction Plan. The City intends to annex to the Jurisdiction Plan boundaries and not go beyond that point in the 20 year planning period, unless annexation actions are needed to preclude the expansion of other municipalities in the area.

The City of Albuquerque's first preference is to seek the cooperation of other communities to not expand their jurisdictional control within Bernalillo County. If cooperation is not forthcoming on this issue, the City may wish to seek annexation all the way to the Rio Puerco (through the Boundary Commission) to preclude annexation by others into the area. Bernalillo County may also wish to preclude expansion of other municipalities into the County by seeking legislation to specifically prevent such actions, or by seeking "home rule" status from the State. Even if annexation boundaries shown in this Plan are amended in the future and in order to preclude expansion by others, other planning policies of this Plan will still apply.

A unified City/County metropolitan area government is another way to prevent further splintering of the metropolitan area into separate jurisdictions. This unification idea has been studied for many years and will continue to be discussed in the future. Again, if unification occurs, the annexation boundaries included in this Plan will be amended, but the remaining planning policies will still apply.

### ***Strategies and Policies***

One jurisdictional issue which has become clear during this planning process is that no one entity can provide growth management on the West Side alone, as long as multiple jurisdictions still exist. It is necessary for the City of Albuquerque and Bernalillo County to enhance communication and joint planning initiatives on West Side topics for implementation of this Plan. Both parties appear receptive to better joint management of the area. Annexations that are tied to water/sewer extensions create conflicts between the City and County throughout the metro area. A regional utility provider, or agreements to provide utility services regionally

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without annexation, must be studied to eliminate these conflicts. This is not just a West Side issue. It is a groundwater protection issue. Both the City and County agree to work on finding solutions to this recurring service and annexation issue.

Some changes to existing municipal boundary lines are shown on the Jurisdiction Plan above. As stated previously, this is to show intent for the future. The City and County intend to clarify confusing municipal boundary lines on the Southwest Mesa. This will result in a more regular and predictable boundary which should ease service delivery confusion in the area, particularly in the case of emergency services. The City would “de-annex” some territory in exchange for annexing other areas in the vicinity of the Westgate/Bridge Community in order to clarify this boundary.

In addition to the Far West Mesa Community, there are four new Planned Communities which extend beyond areas currently experiencing development today. Of these, the City of Albuquerque proposes to annex and service one: the Westland North Community which is located just south of the National Monument. The other three new Planned Communities, Westland South, Rio Bravo and Black Ranch, will remain in the County. The Far West Mesa is a future capacity area which would ultimately develop as several Planned Communities (according to Comprehensive Plan requirements for the area). The North Mesa Community is also expected to remain in the County, unless City annexation must occur to preclude other municipalities from moving into Bernalillo County.

Existing islands of County development on the Northwest Mesa such as Alban Hills subdivision, various parcels of land east of Coors Boulevard, and the existing subdivisions in Paradise Hills will all remain in the County without City of Albuquerque annexation. The City and County will work closely together to ensure that uniform development policies are utilized which are consistent with the intent of this Plan.

*Policy 2.1: Bernalillo County and City of Albuquerque elected officials and Managers/Administrative Officers shall continue to work closely together to prevent the expansion of other municipalities within the Plan area. Strategies to prevent further annexations by others include: cooperative agreements, boundary commission actions, annexation by ordinance, regional coordination, and State legislative actions.*

*Policy 2.2: Bernalillo County and the City of Albuquerque shall work to develop consistent and uniform development policies to jointly manage the areas within this Plan boundary.*

*No one entity alone can provide growth management on the West Side*

*Uniform City and County development policies are required.*

# ***WEST SIDE STRATEGIC PLAN***

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*Policy 2.3: Bernalillo County and the City of Albuquerque shall work together to modify boundaries throughout the West Side to resolve conflicts and ease the delivery of emergency services.*

*Policy 2.4: The City of Albuquerque and Bernalillo County shall establish a task force to examine and propose amendments to water and sewer extension policies. The task force shall consider current annexation policies and the potential for providing regional utility service without forced annexation, while also protecting existing capital investments and service provision costs. This is a high priority of the Plan and work shall begin on this project immediately after Plan adoption. The task force would include members appointed by the County Commission, Mayor, and City Council, with members given the directive of reviewing annexation policies to determine the most appropriate method of protecting ground water resources while respecting desired neighborhood and community characteristics.*

*Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.*

## ***Density and Character Issues***

*Varying densities and character in each Community is viewed as desirable.*

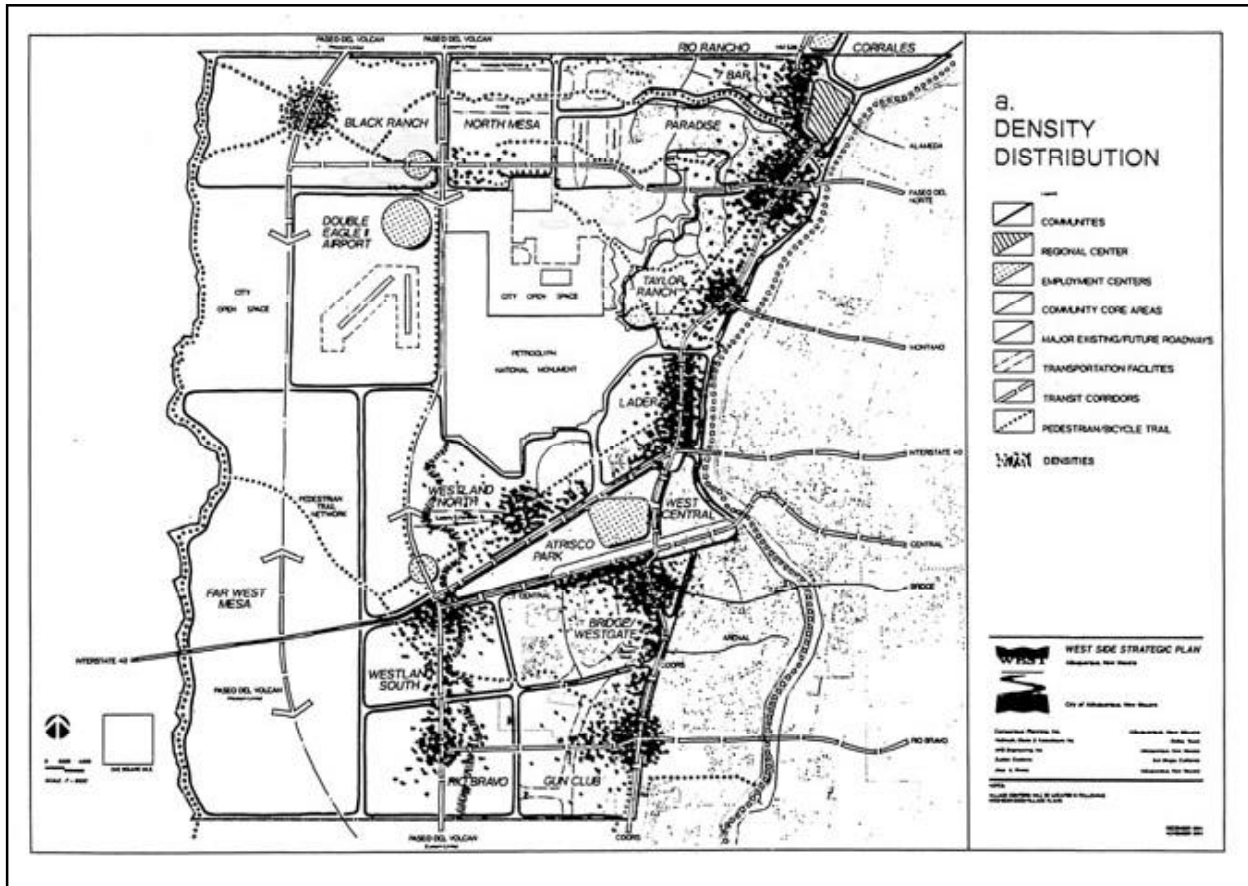
Densities and character will vary with each Community or sub-area discussed in the Plan. This is intentional, and is viewed as desirable by the public. However, each community will have a distinct urban pattern of integrated land uses and transportation. The building blocks of each community will include commercial, office, recreational, residential, and open spaces linked by various transportation modes. The descriptions of individual Communities which follow will elaborate on density and character issues as applicable.

***Gross Density*** is calculated by dividing the total number of dwelling units in a defined area by the total number of acres in the area. Albuquerque's Citywide gross density, and the gross density of most developed sub-areas of the City, is currently less than 3 dwelling units (du) per acre.

It should be noted that the boundaries between Communities and the acreage and buildout estimates contained within them as well as the density and character issues are general guides and not hard lines. These guides suggest what the Communities could contain at some point in the future reflecting suggested development patterns and urban form. In many cases this could be 100 years or more. Buildout does not assume that densities could not continue to increase and the character of communities continue to change even after no vacant developable land is available.

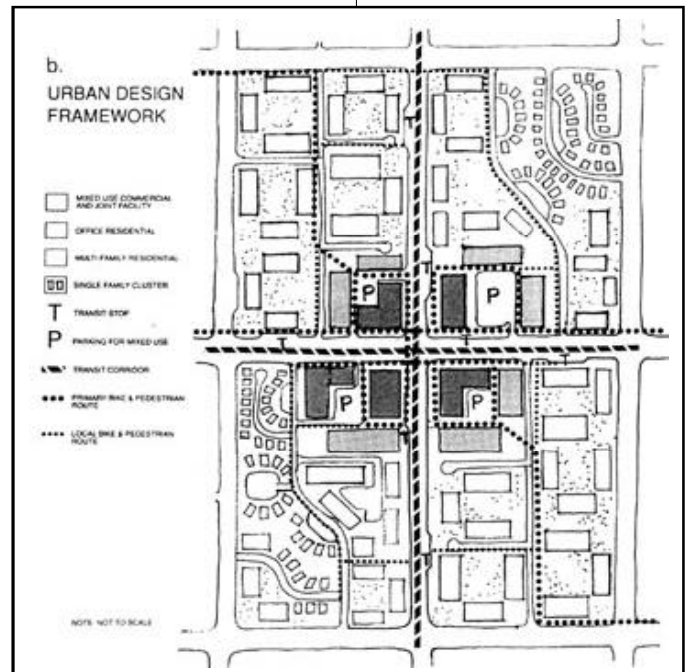
This Plan does not limit residential densities. More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The

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*a. Higher density around community and neighborhood centers and along transit corridors. The densities gradually decrease away from the cores.*

*b. Urban design concept depicting transit, pedestrian, bicycle and automobile linkages integrated into mixed use commercial core, employment center, and residential neighborhoods.*



# ***WEST SIDE STRATEGIC PLAN***

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*Net Density is always higher than Gross Density. It is calculated by dividing the total number of dwelling units by only the buildable acreage in the defined area.*

higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors. Performance and design criteria for these areas will reflect the goals and spirit of the Plan. Growth will be guided by development patterns rather than a specific density to be met. Densities and boundaries may differ among communities, yet meet overall objectives.

Specific locational criteria and standards for high density development, disincentives for low density development along high density transit corridors and within Activity Centers, and other clear criteria describing development patterns will be addressed in the design guidelines and performance standards and at the community plan level.

The boundaries shown on the Community Plan Map are general and the Community descriptions are approximate. This is appropriate for a Rank 2 plan and minor generalizations should not cause concern for the reader as long as the intent of the Plan remains clear. The number of jobs noted for each community in Section 3, *Specific West Side Communities*, is the total workforce potential of that community, based on the community's population. This was figured for each community within the Plan area at a ratio of one job for every three residents. While some of these jobs would be located within the community, many residents could seek jobs outside of the immediate area.

## ***Implementation***

The jurisdictional issues and Community density and character intent shall be implemented largely by elected officials, City and County management, and the two Planning Commissions through joint work efforts on annexation boundaries and enforcement of Plan policies. Long term sustainability of these policies is intended. Consistent implementation is necessary in order to achieve the desired urban form described in this section.

## ***Lead Entity/ Support Entities***

The City of Albuquerque and Bernalillo County are the lead entities. Voluntary support from adjacent municipalities will be sought to achieve the jurisdictional intent of the Plan. Support from the State may be needed.

## ***Functional Requirements***

The Planning Department staff for both Bernalillo County and the City of Albuquerque will need time and budget support to work on annexation and jurisdictional issues. Elected officials and management of both entities must work closely with adjacent municipalities to seek voluntary cooperation on jurisdictional issues.

## ***Funding***

- City of Albuquerque operating funds
- Bernalillo County operating funds

## ***Timing***

- Immediate, 1996

## ***3. SPECIFIC WEST SIDE COMMUNITIES***

*General Principals/  
Summary of Objectives*

This section of the Plan provides descriptions and policies unique to each Community identified on the West Side. The general intent for future development of each Community is described in order to provide a strategic framework for decision-making in the area. Gross densities are averaged over an entire community and are not representative of any individual subdivision. Gross densities also reflect considerable open space and rural development representative of parts of the West Side. Higher densities of 20 dus/acre or more will be evident in the Community and Neighborhood Centers, and along transit corridors in order to decrease sprawl and promote transit use. As higher densities support the transit corridors, lower densities will be evident in areas away from the Community and Neighborhood Centers. Efficient mobility will be marked by compatible mixed land uses and careful design of development, roadways, pedestrian ways, and bike trails. Performance criteria will encourage clustered development and other efficient forms of land use.

This Plan does not limit densities. It sets no minimum or maximum density requirement in any community. Rather, through design and performance, development will reflect the urban form described herein.

It is recognized that more specific plans (Rank 3 or equivalent) will also exist for certain areas on the West Side. This Rank 2 Plan provides an overview and the intent of the Community based planning principles.

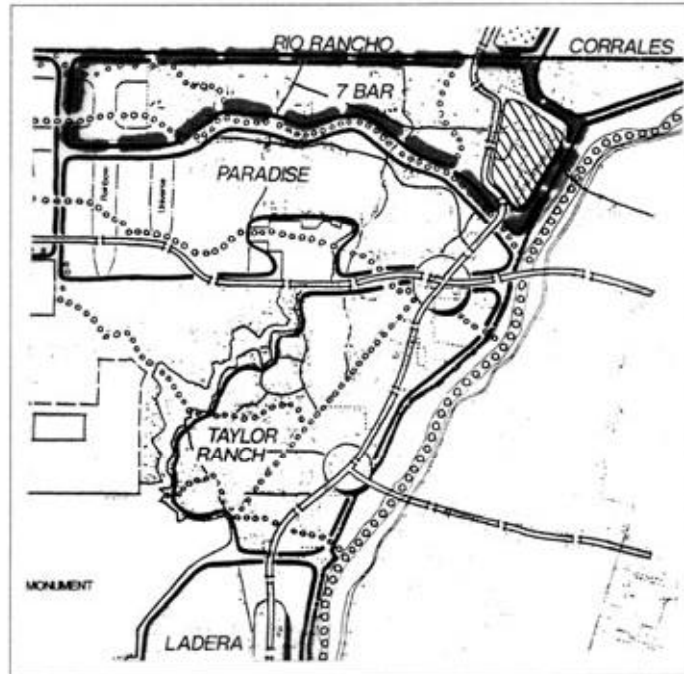


# ***WEST SIDE STRATEGIC PLAN***

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## *Strategies and Policies*

## *Seven Bar Ranch Community*



The Seven Bar Ranch Community lies between the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. For planning purposes, this area is estimated to contain 2,400 acres. At full buildout, it is estimated to include a population of approximately 18,700 with 7,500 housing units and 6,200 jobs. The population of this community was approximately 3,200 in 1994.

The West Side Regional Center (Cottonwood Mall area) is located in the Seven Bar Ranch Community. The Regional Center is also designated as one of the area's major Employment Centers. A significant amount of commercial and professional services employment is expected here. There are also large, single family residential areas at Seven Bar appropriately located outside of the Regional Center area. The Seven Bar Community is adjacent to Rio Rancho and Corrales and has significant interjurisdictional impacts.

Development has occurred in Seven Bar Ranch since the 1970s, and it has long been a magnet for area residents seeking services. There are significant transportation corridor issues in the area including: improvements to the Coors and Alameda intersection, construction of the Alameda bridge, future improvements to Highway 528, construction of the Coors Bypass Road, and the significant

infrastructure improvements constructed in the vicinity of Cottonwood Mall. Many of these improvements are being funded through a Special Assessment District. Cibola High School is also located in this Community, and a new elementary school is planned for the area. The City of Albuquerque is working on an affordable housing project in the area, and commercial businesses continue to find the Seven Bar Ranch Community desirable.

The City of Albuquerque also owns the old "Town Center" of the Seven Bar Ranch Sector Plan, an area near Cibola High School. This would be an excellent location for the City to cluster public services (fire or police station, library, park and ride facilities, etc.) in the future. It is also a good location for higher education or vocational-technical training.

*Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, will occur in this location.*

*Policy 3.2: Multifamily development and non-residential development are appropriate in or near the Regional Center. These uses shall develop consistent with the clustered concepts described in this Plan, rather than as strip commercial. Single-family residential development shall be prohibited in the Regional Center. These residential uses are appropriate within the Seven Bar Community but must be located outside the Regional Center.*

*Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.*

*Policy 3.4: Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged. The lowest density single family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them\*.*

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\*A more specific land use and transportation policy for a large portion of the Seven Bar Ranch Community was developed in the "Westside-McMahan Study" in 1999 and is included in City Council Enactment No. 117-1999 printed with the West Side Strategic Plan adopting resolutions at the front of this document.

## ***WEST SIDE STRATEGIC PLAN***

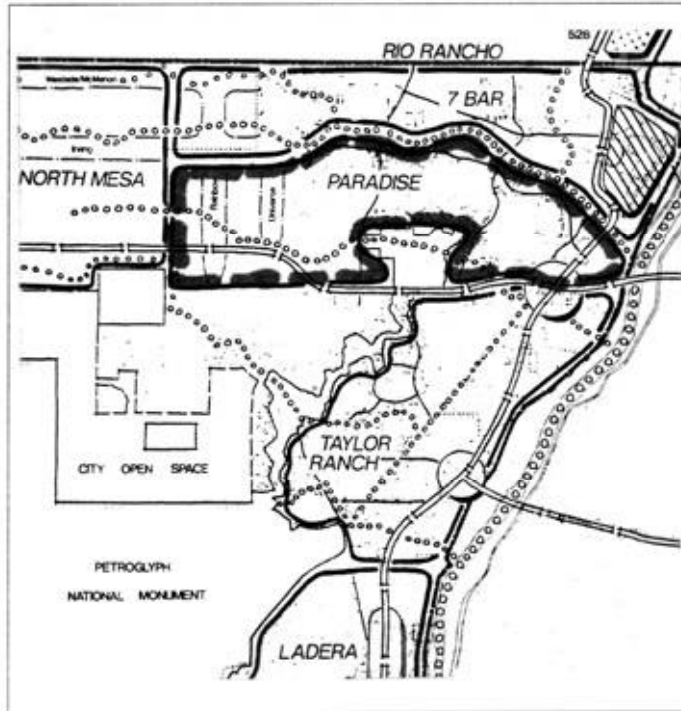
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*Policy 3.5: The Calabacillas Arroyo is one of the most defining natural features of the West Side. A setback for trails and public open space shall be required along the entire length of this arroyo. As a Major Open Space Arroyo and a Major Open Space Link, it is designated for trail and public open space uses in several other adopted plans. While much of the area near the arroyo has already been developed, there is still an opportunity for sensitive design and site planning to maintain connections to this feature. Performance-based criteria being developed as a follow-up to this Plan will include arroyo setback criteria to accompany this policy.*

*Policy 3.6: Bernalillo County, the City of Albuquerque, the NMSHTD, and the City of Rio Rancho shall continue to work cooperatively with the MRGCOG to define the rights-of-way, acquire said rights-of-way immediately, and finish design for the completion of Westside Boulevard, McMahan, Universe, Rainbow, Unser, Golf Course, the Coors Bypass, and NM 528. These roads are all critical to serving a Regional Center and the growing population on both sides of the Bernalillo/Sandoval County line. Additional transit opportunities associated with these transportation facilities must be incorporated in any road design or right-of-way acquisition.*

*Policy 3.7: The Calabacillas Pueblo is an important archeological site located within the Seven Bar Regional Center. The site is designated for public acquisition in the 'Bosque Action Plan.' The City and property owners shall carry out negotiations to determine the best method for protecting this parcel and identify appropriate funding sources. These negotiations shall recognize the City's agreement to add property east of Coors, including the pueblo site, to the Regional Center.*

## *PARADISE COMMUNITY*



The Paradise Community includes the existing County subdivisions of Paradise Hills, as well as the City's annexed areas in Ventana Ranch and those lands on both sides of Coors Boulevard to the Rio Grande. The northern boundary of the Paradise Community is the Calabacillas Arroyo, and the southern boundary is the Town of Alameda Grant line, currently consistent with the alignment of Paseo del Norte at its river crossing.

The Community includes approximately 3,100 acres, and is projected to have a full buildout population of 21,700. This population would require 8,700 housing units and could attract up to 7,200 jobs. The 1994 population of this Community was approximately 7,600. The Community Center for this Community is located generally near the Paseo del Norte and Coors intersection. Other smaller Neighborhood Centers, such as those already existing near Paradise Boulevard, will continue to develop. Both the City and County share jurisdiction in this Community and consistent enforcement of compatible policies will be critical.

There are significant regional transportation system impacts on this Community, due to road extension and capacity issues that are still unresolved. Resolution of these issues is critical to handling existing traffic in the area, and absolutely necessary to accommodate future growth in the area.

## ***WEST SIDE STRATEGIC PLAN***

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*Policy 3.8: The largest mix of land uses and the highest density shall develop in the Community and Neighborhood Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.*

*Policy 3.9: Bernalillo County and the City of Albuquerque shall continue to work closely with MRGCOG and the Petroglyph National Monument to resolve several critical road issues greatly impacting the Paradise Community. These include corridor studies, alignment issues, right-of-way acquisition, and the designs for Irving, Golf Course, Paradise Boulevard, Universe, Rainbow, and Paseo del Norte. North/south roads should be extended and widened through the Paradise Community as soon as the Paseo del Norte alignment issue has been resolved. The roadway analyses noted above shall consider the impacts of these improvements on the Paradise community.*

*Policy 3.10: The Calabacillas Arroyo is identified as a Major Public Open Space Arroyo and a Major Public Open Space Link in the 'Facility Plan for Arroyos', and its importance shall be considered as development occurs in the Paradise Community. While the trail system is proposed primarily for the north side of the arroyo, development on the south side must still respect its Major Open Space Arroyo and Major Open Space Link designations and not encroach upon the arroyo. A portion of the Calabacillas Arroyo trail is on the south side as well. Views toward the arroyo shall be preserved through open street pattern design, and special height and wall requirements for development adjacent to the arroyo. These requirements will be included in the West Side Design Guidelines.*

*Policy 3.11: The Piedras Marcadas Arroyo also traverses the Paradise Community and is designated as a Major Open Space Link. This arroyo shall also be preserved in its most naturalistic state, particularly west of the Petroglyph National Monument. Development will set back from its edge, and views toward the arroyo through open street patterns and other design criteria will be preserved. Additional discussion on naturalistic arroyos is included in Section 10.*

## TAYLOR RANCH COMMUNITY



The Taylor Ranch Community is located entirely below, or east of, the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trails on the south. The Taylor Ranch Community includes approximately 3,700 acres capable of supporting a population of 25,900. This would result in 10,400 housing units, and a potential employment of 8,600. The 1994 population of this Community was approximately 22,000. The Taylor Ranch Community includes rural County areas near the river, as well as established commercial services and built-out subdivisions in its central area. There are vacant parcels of land between Coors Boulevard and the river which, when developed, should be done sensitively, with consideration of Bosque/City views and for preservation of the woodland edge (see Section 76). The Bosque interface area will be regulated through Design Guidelines and an overlay zone.

The Taylor Ranch Community Center is located generally in the vicinity of the Coors Boulevard and Montaña Road intersection. Neighborhood Centers will also develop, or continue to buildout over time. One of these is expected in the vicinity of Montaña and Taylor Ranch Boulevard.

*Protection and preservation of the bosque is critical. Development east of Coors Boulevard should be sensitive to this community asset.*

## ***WEST SIDE STRATEGIC PLAN***

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*The Escarpment is a community resource that the public wishes to protect. Future development must consider visual impacts on the Escarpment.*

There are several housing developments in Taylor Ranch which have negatively impacted the views of the Volcanic Escarpment through insensitive setback and design. These types of development will be precluded in the future through design guidelines. Future development must consider the view impacts of their design in this vicinity, since views to and from the Escarpment are a community resource the public wishes to protect. See Design Guidelines and View Preservation discussion in Section Four. The rural area of Alban Hills is included in this Community. This area should be preserved with rural character, and not be allowed to redevelop with higher densities.

Taylor Ranch was designed with the Montaña Bridge concept in place. A river crossing is needed in this vicinity as more than seven miles separate bridges, from I-40 to Paseo del Norte. The West Side Strategic Plan supports the City's existing policy to build the Montaña Bridge as soon as legally feasible.

*Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.*

*Policy 3.13: The Montaña Bridge has been built. The City should continue consideration of multi-modal opportunities, operational alternatives such as limited directional traffic during peak hours, and environmental concerns for the bridge.*

*Policy 3.14: The rural character of the Alban Hills area is an important character aspect of the Coors corridor and Bosque transition zone. Any zone amendments in this area must be carefully analyzed regarding their consistency with the urban form objectives in this Plan and must be in compliance with the City's zone amendment policy (presently Resolution 270-1980).*

*Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.*

*Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.*

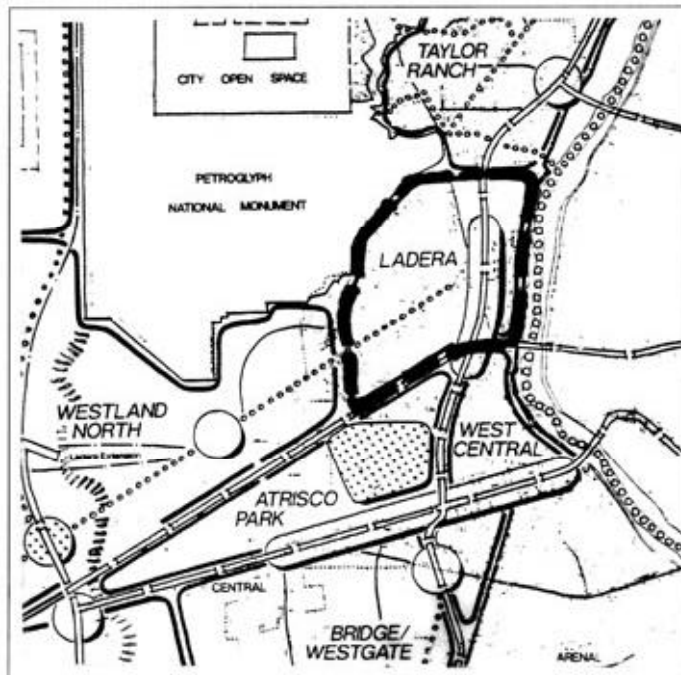
*Policy 3.17: The Boca Negra Arroyo is a major east-west natural feature on the West Side traversing the Taylor Ranch Community. Regional trail connections and designated public open space will occur along the Boca*

## ***WEST SIDE STRATEGIC PLAN***

*Negra, subject to restrictions within the Petroglyph National Monument. Development policies protecting other major arroyos shall also apply to the Boca Negra.*

*Policy 3.18: Protection and preservation of the bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.*

### **LADERA COMMUNITY**



The Ladera Community includes the area between the river on the east, roughly aligned with Western Trails on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south. It is 2,200 acres in size, completely within the City of Albuquerque's municipal limits, and could potentially support a population of 15,400. This would result in approximately 6,200 housing units with a potential for 5,100 jobs in the area. The 1994 population was approximately 10,500. The Ladera Community is continuing to build out, with vacant land only available in the northeast portion (near St. Pius High School) and in the southwest portion (near the electric facilities of PNM and Plains Electric).

The St. Pius High School area, currently referred to as the University of Albuquerque Sector Development Plan area, was formerly designated as the Urban Center for the West Side. This has never been realized, and a Regional



## ***WEST SIDE STRATEGIC PLAN***

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Center has been moved to the Cottonwood Mall area. Regional electric transmission lines cross the southwest portion of this Community which greatly impacts views. Local utilities need to comply with this Plan's policies and community/customer preference regarding relocation of transmission lines underground or into combined corridors. This will significantly reduce electromagnetic field (EMF) exposure potential and visual blight of the area.

An existing Activity Center is linear in shape in the Ladera Community. Many existing commercial and public services exist along Coors Boulevard extending from I-40 to St. Joseph's Drive. This is recognized as pre-existing in the Plan and is expected to continue to build out as a major corridor of services, higher density residential and employment generators. The Ladera Activity Center should not be allowed to extend north of St. Joseph's Drive. The Plan encourages additional mixed uses in the area between I-40 and St. Joseph's, with expansion of multifamily, public, institutional, and employment uses into this area.

Additional Neighborhood Center type development is expected in other parts of the Community as well. Services on the western edge or central to the Community will better serve all residents of the Community and will eliminate some trips on Coors Boulevard. Because development at Ladera has been separated from the Escarpment edge by a wide road corridor (Unser Boulevard), the negative visual impacts of adjacent development have not occurred here as in Taylor Ranch. Unser Boulevard will be the gateway to the Petroglyph National Monument. The National Park Service is encouraged to continue to discuss potential visitor impacts with the neighborhoods adjacent to Unser.

*Policy 3.19: The Ladera Neighborhood Association and the National Park Service shall continue discussions regarding potential visitor impacts on residential areas adjacent to Unser as well as potential impacts of surrounding development on the monument.*

*Policy 3.20: The City of Albuquerque and Bernalillo County shall jointly approach PNM and Plains Electric and begin the process of consolidating the many separate transmission corridors combined into common corridors or placed underground. This could be pursued through the State utility commissions, if necessary. These discussions shall occur in conjunction with the Facilities Plan for Electric Transmission Facilities that is scheduled for update in 1995.*

*Policy 3.21: Expanded strip commercial development north of St. Joseph's Drive on Coors Boulevard shall not be allowed within the Ladera Community, however neighborhood oriented commercial development consistent with design guidelines would be permitted.*

## **WEST SIDE STRATEGIC PLAN**

*Policy 3.22: The City of Albuquerque Public Works Department shall examine street lighting in the Ladera Community. The western portion of this Community is largely built-out with single-family residential development and is very dark. Adequate lighting to ensure safety must be provided, within the “dark sky” parameters described in Section 4.*

*Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.*

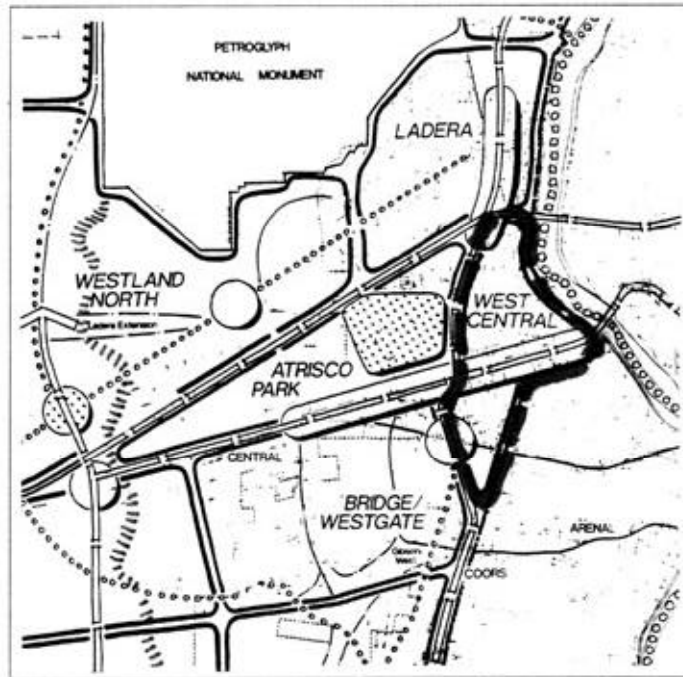
*Policy 3.24: The area just west of Coors and north of I-40 up to a point about 1000 feet south of Ladera Drive should be designed and developed as the Community Activity Center for Ladera.*

*Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.*

# ***WEST SIDE STRATEGIC PLAN***

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## ***WEST CENTRAL COMMUNITY***



This Community includes the largely established neighborhoods and businesses existing on both sides of Central Avenue between Coors Boulevard and the river. The north end of the West Central Community is the I-40 corridor, and the southern terminus is the intersection of Old Coors and Coors Boulevards. This Community is the smallest of the sub-areas identified in the Plan, but has a distinct character from neighboring areas and is deserving of its own Community designation. The West Central Community contains 1,100 acres with an expected full-buildout population of approximately 6,400. At full population, there would be 2,600 housing units and approximately 2,100 jobs in the area. The population in 1994 was approximately 13,800.

The housing is located primarily at the north and south ends of the Community, with the majority of employment opportunities located along Central Avenue. The neighborhoods located north of Central Avenue are oriented toward the river, which is overlooked by a steep bluff in this location. Views from these neighborhoods are among the best anywhere in the City. The neighborhoods located south of Central Avenue are further from the river due to its swerve eastward, and are oriented toward the rural South Valley neighborhoods east of Old Coors. No changes to the existing character of the residential neighborhoods in this area are being proposed.

## ***WEST SIDE STRATEGIC PLAN***

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West Central Avenue, which is historic Route 66, between the river and Coors Boulevard, is a very special part of the West Side which must be treasured and enhanced. As a stretch of the historic Route 66 highway and a critical piece of Albuquerque's history, the community can ill afford to let this street fall into further disrepair.

The streetscape itself is in need of improvements such as better lighting, new sidewalks, street trees, and curb/drainage improvements. The street's traffic patterns also need improvements through defined median cuts and turn lanes, better signage, improved signalization, and access improvements. Some of these improvements have already been prioritized in the next City bond cycle. Continued improvements for this critical traffic spine for the West Side will be sought with high priority.

The key to once again making West Central Avenue a thriving commercial area is successful businesses. Streetscape improvements alone will not revitalize Central Avenue. An aggressive revitalization program which brings together merchants and property owners along West Central Avenue is necessary. This group will need to discuss marketing, promotion, building renovation, lot improvements, and business retention and attraction. Once improved, West Central will become the major tourist route into Albuquerque from the west. It will provide a very direct connection to the botanic garden, aquarium, zoo, and Old Town.

Additional social improvements to the West Central corridor are also needed. The street currently has a number of problems including cruising, drug dealing, prostitution, and crime at night and on weekends. Many business owners along this corridor hire armed guards or night shift employees to protect their businesses. The West Central Merchant's Association has met with City Police and other City representatives to express concerns about these problems. These issues need to be addressed through crime prevention, increased patrols on weekends, and better enforcement of existing laws. Additional regulations and programs and increased enforcement of existing regulation to improve the area, such as curfews, minimum speed limits on weekends or in evenings, review of loitering, noise, and public nuisance laws, additional youth development programs and alternative intervention programs, or the creation of a clear lane for emergency service vehicles only on weekend evenings should be examined.

Additionally, some improvements to land use and zoning requirements in the area should be made. These may include incentive programs for property owners to enhance the appearance of their property through landscaping, building facade improvements, and better signage programs, as well as a West Side effort for Central Avenue businesses to post "No Loitering" signs which will allow better

## ***WEST SIDE STRATEGIC PLAN***

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police enforcement. The changes in zoning that occurred during the West Route 66 Sector Development Plan had an unintended effect of eliminating jewelry manufacturing in the area, which was a long-standing industry providing jobs and goods to the tourist trade in nearby Old Town. Most of the merchants in the area agree with the elimination of much of the old C-3 zoning because of the broad permissive uses considered undesirable, but they would like to see jewelry manufacturing specifically allowed along West Central Avenue once again. A similar change was recently approved for portions of Central Avenue between Old Town and Downtown.

*Policy 3.26: The City of Albuquerque Planning Department shall amend the zoning, or the allowable uses allowed within certain commercial zones, in order to again allow jewelry manufacturing along West Central Avenue.*

*Policy 3.27: The City of Albuquerque shall commit to making necessary streetscape and roadway travel improvements to West Central Avenue to enhance safety of vehicular and pedestrian travel, and to improve the appearance and image of this historic street.*

*Policy 3.28: The City of Albuquerque Police Department shall create a task force with representatives of its department, local neighborhood associations, the graffiti and gang prevention representatives for the area, and the West Central Merchant's Association to study methods of solving the social problems of West Central Avenue.*

*Policy 3.29: The residential areas south of West Central Avenue within this Community should remain rural in character and density. Zone changes to higher-density residential or for additional commercial services should not be supported in this area, except in areas along Bridge Street, or near the intersection of Bridge and Coors.*

*Policy 3.30: West Central Avenue is a linear Activity "corridor" for this Community and a full range of, mixed land uses should be supported along both sides of this corridor. Nodes should be emphasized at Central and Coors (Community Center in scale) and Atrisco Plaza (neighborhood center scale).*

*Policy 3.31: West Central Avenue merchants and property owners should organize themselves to strengthen existing businesses, attract new businesses, redevelop existing buildings and properties, and market West Central Avenue as a regional shopping and service destination. These efforts should extend to merchants and property owners in the Atrisco Park Community.*

## ***WEST SIDE STRATEGIC PLAN***

*Policy 3.32: Views to the east from the bluffs above the river in the residential area north of West Central Avenue shall be protected. No buildings above two stories will be allowed along the river's edge. An open street pattern which allows views out of the neighborhood toward the river valley will be required in developing areas. Wall height restrictions developed for Major Arroyos will apply to the river bluff in this Community also.*

### ***ATRISCO PARK COMMUNITY***



The Atrisco Park Community is the triangular wedge of land located between I-40 and Central Avenue and west of Coors Boulevard. It contains 1,700 acres of land, which includes the approximately 400 acre Atrisco Business Park. The population of this Community was approximately 1,600 in 1994. The Atrisco Business Park is one of the three major employment areas on the West Side and is the current home of several manufacturing facilities. This Business Park is a key strategic element in the future development of the West Side and will be promoted for additional job creation and expansion in the next decade and beyond. West Mesa High School, a police substation, a senior center, and a continuation of local businesses along West Central Avenue are also located here. The western portion of this Community has been platted into 5 acre tracts that are difficult to service with utilities and have poor access in their current configuration. These

*Atrisco Business Park has the potential to be a premiere employment center for the entire metropolitan area.*

## ***WEST SIDE STRATEGIC PLAN***

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tracts should be master planned and replatted to provide future land for residential and industrial/office development, and additional commercial and service development near Central Avenue.

The intersection of Central Avenue with I-40 at the western edge of the Atrisco Park Community has been identified by Shared Vision, the City's community visioning process, as a location for a "Gateway to Albuquerque" monument. This is envisioned as a place for tourists or local travellers to exit the freeway to Central Avenue, where by travelling historic Route 66, they can access the City on a more personal level, intersect the "Cultural Corridor" area near the new aquatic park, botanic garden, and zoo, and travel into the heart of Albuquerque. It is envisioned that the Gateway points (there are four, at the north, south, east, and west access points to the City) would be developed with signage, public art, tourist information, and tourist services. These uses are compatible with the Strategic Plan's intent for West Central improvements and recognition of the importance of this corridor to the West Side and the City as a whole.

As this area develops, there may be a need to look at continuing improvements along Central Avenue west of Coors Boulevard. It may be necessary to upgrade Central from its old rural highway design to an urban design, with proper drainage, curb-and-gutter, etc. The City and County Public Works Departments are currently working on similar improvements for Old South Coors.

*Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be encouraged.*

*Policy 3.34: The City of Albuquerque Planning Department and Economic Development Office shall work with AED, industrial real estate brokers, the State of New Mexico Economic Development Office, the landowners, and others to promote job growth within the Atrisco Business Park. Expansion of existing local businesses in this Park will be initiated*

*Policy 3.35: The City of Albuquerque Planning Department and Economic Development Office shall work with the landowners, T-VI, and APS to establish a "skills center" or "technical preparation course" facility developed in conjunction with existing and future manufacturing and research employers located in the Business Park and coordinate with local high schools, in order to provide job training for West Side residents seeking local employment. These agencies have not committed funds toward this concept at this time, but are encouraged to do so in the future.*

## ***WEST SIDE STRATEGIC PLAN***

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*Policy 3.36: The City of Albuquerque should support redevelopment efforts of the 5 acre tracts located west of the Business Park, and look for innovative ways to encourage redevelopment in this area.*

*Policy 3.37: Extension of West Central Avenue improvements, both physical and social, should be considered for that portion extending west of Coors Boulevard.*

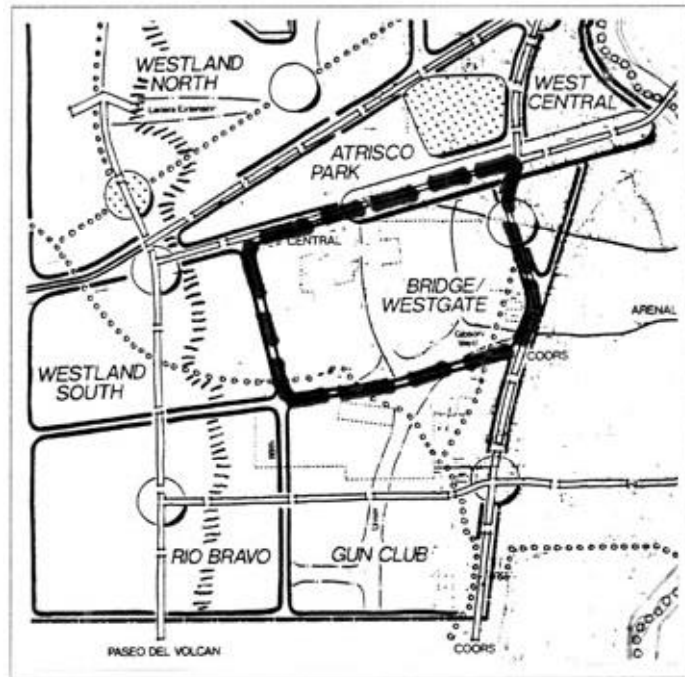
*Policy 3.38: Expansion of commercial services and public services, especially in the vicinity of the Coors Boulevard and Central Avenue intersection, should be encouraged.*

*Policy 3.39: Through the Shared Vision process, and continuing coordination with other City departments, the Planning Department shall support the creation of a “Gateway to Albuquerque” monument and assorted land uses at the intersection of Central Avenue and I-40. Public and private partnership and investment should be sought, and coordination provided with all local tourist-related agencies (Albuquerque Convention and Visitors Bureau, Chambers of Commerce, Petroglyph National Monument, Hotel and Merchants Associations, etc.).*



# ***WEST SIDE STRATEGIC PLAN***

## ***BRIDGE/WESTGATE COMMUNITY***



The Bridge/Westgate Community includes the already developed area within Westgate Heights, the existing subdivisions and businesses south of Central Avenue and along Bridge Street, and the vacant land between and around these areas. The boundaries of the Community roughly follow Central Avenue on the north, Coors Boulevard on the east, the 118th Street corridor on the west, and Blake Road on the south. The area contains approximately 4,900 acres and could someday include a population of 38,300; it would support 15,300 housing units and could provide as many as 12,700 jobs. The 1994 population of this area was approximately 10,700.

The Bridge/Westgate Community is planned to provide substantial growth capacity for Albuquerque at urban densities. It is well located near the I-40, Central, Bridge, and Rio Bravo river crossings, and is fairly easily serviced by City utilities. Growth will be encouraged in this area. The Center for this Community is at Coors Boulevard between Bridge and Central, and in a linear area along Central Avenue. Additional Neighborhood Centers, located more central to neighborhoods, have begun to develop in the area, and will continue to do so. The Westgate Heights Neighborhood area has an existing Neighborhood Center with an elementary school, park, new library, and small commercial service area. These types of co-location of facilities and mixed uses located centrally to neighborhoods are encouraged on the West Side.

Some of the irregular and confusing City limit boundaries mentioned earlier are located in this Community. This situation is intended to be clarified between the City and County soon. This Community has limited municipal services, capital facilities, and employment opportunities. The residents have worked very hard to improve neighborhood conditions in recent years and have succeeded in having new community facilities located here. New commercial uses are also desired. The entire Bridge/Westgate Community should be included within the City of Albuquerque's municipal limits with full City services provided there. Enforcement of existing ordinances relative to zoning, weeds, junkyards, signage, and outdoor storage is necessary along Coors Boulevard to enhance the visual appeal and property values of the eastern edge of the Community. Additional community service facilities and prioritized funding for street and utility improvements should be made in this Community. Opportunities to use public dollars to leverage private investment in the area should be investigated. This Community offers the best opportunity for providing urban infrastructure on the Southwest Mesa. Incentives for new development, such as waiver of impact fees, density bonuses, or tax credits/rebates should be studied for this Community.

*Policy 3.40: Urban style services are appropriate in the Community. This area shall receive a high priority for public infrastructure spending.*

*Policy 3.41: Study the potential means to achieve maximum leverage of public/private financing of new development in this Community, including incentives for new development, and cost-sharing between public and private facilities. Encourage employment growth in this Community.*

*Policy 3.42: Support the location of mixed-use higher density development within this Community in the Activity Centers internal to the Community.*

*Policy 3.43: Additional very low density, rural character development is not appropriate in this Community, and should be located in adjacent rural areas.*

*Policy 3.44: Consider locating new public service facilities for the West Side in this Community, i.e., transit facilities, fire/police stations, libraries, or other community services.*

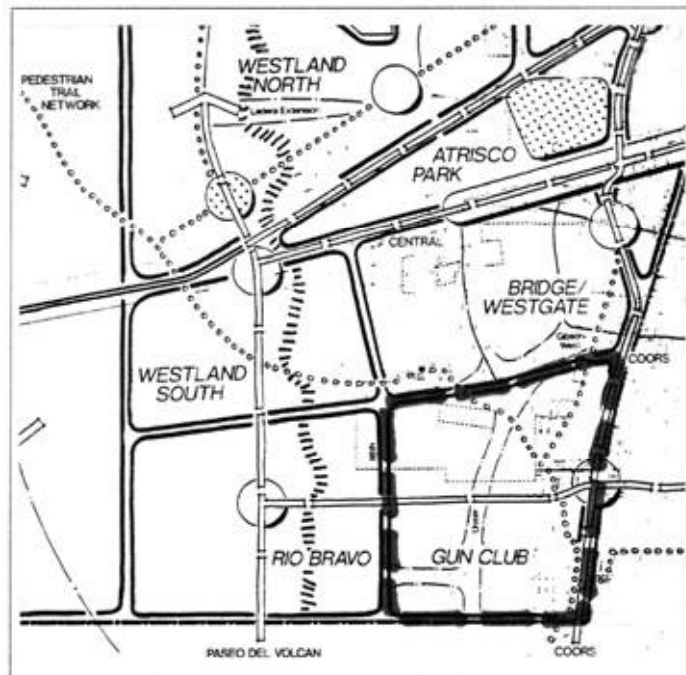
*Policy 3.45: Support enhancements (both physical and social) for Bridge Boulevard and Central Avenue.*

## ***WEST SIDE STRATEGIC PLAN***

*Policy 3.46: Bernalillo County and the City of Albuquerque shall give a high priority to enforcing existing ordinances relative to zoning, weeds, junkyards, abandoned vehicles, signage and outdoor storage especially along Coors Boulevard in order to enhance the visual impact of the community and improve property values of the area.*

*Policy 3.47: All existing plans, including the Rio Bravo Sector Plan, will be revisited and amended to reflect current priorities expressed in the West Side Strategic Planning process.*

### ***GUN CLUB COMMUNITY***



The Gun Club Community is that area south of Blake Road, west of Coors Boulevard, east of the 118th Street Corridor, and north of the southern Plan Boundary (just south of Gun Club Road). This Community is a transition zone between the rural South Valley and the more urbanized area to the north in Bridge/Westgate. The Community is currently partly in the City and partly in the County with very irregular boundaries between the two jurisdictions. This area should be “de-annexed” by the City to create a rural Community totally within the jurisdiction of Bernalillo County. Existing City utilities will remain in the area, and the City, County, and State will work together toward further expansion of water and wastewater facilities into the area without annexation.

## ***WEST SIDE STRATEGIC PLAN***

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The Gun Club Community is 4,085 acres in size and could accommodate 4,300 housing units, and a full buildout population of approximately 12,700. This is consistent with existing development in the area which is sparse, on large lots, with the greatest density located along Coors Boulevard (although several large mobile home parks also exist in the area). The 1994 population was approximately 4,500.

The Community Activity Center for the Gun Club Community is roughly located near the Coors and Rio Bravo intersection. With the extension of Rio Bravo to Paseo del Volcan for the formation of the Southwest loop of the metropolitan area, increased density is foreseen for this Center. Other higher-density development will also be appropriate along the Rio Bravo Corridor, especially at the Unser extension and 118th Street intersections, but the majority of this Community is expected to stay rural in character. High density developments are not appropriate in this Community, except at those locations previously mentioned.

The Gun Club Community relates very strongly in character to the rural South Valley, and should be reserved as expansion area for those area residents choosing a more rural lifestyle than other Communities can offer. Existing agricultural uses in the area should be preserved through zoning. Within the Gun Club Community are two major archaeological sites that are worthy of protection. They are the pothouse village (1000+ years old) and a pueblo ruin west of the Hubbel Oxbow. Private and public efforts should be made to protect and preserve these sites.

*Policy 3.48: Promote low-density development consistent with the rural character of the area within most of this Community. Exceptions to this are in activity centers along key locations of the Rio Bravo Corridor where mixed use commercial services, public facilities, high-density residential, and employment uses are appropriate.*

*Policy 3.49: Retain one-acre lot minimums for most of the residential development in the Community, but utilize the Groundwater Protection Action Plan and other wastewater policies to prevent the proliferation of septic tanks and individual wells in the area. Community systems that do not require City annexation and higher density should be encouraged. Public funding may be required in some areas.*

*Policy 3.50: Bernalillo County Public Works and Environmental Health Departments shall work with the City of Albuquerque and the State of New Mexico to investigate the feasibility of community water and wastewater systems, and/or the extension of City utilities into the area.*

## ***WEST SIDE STRATEGIC PLAN***

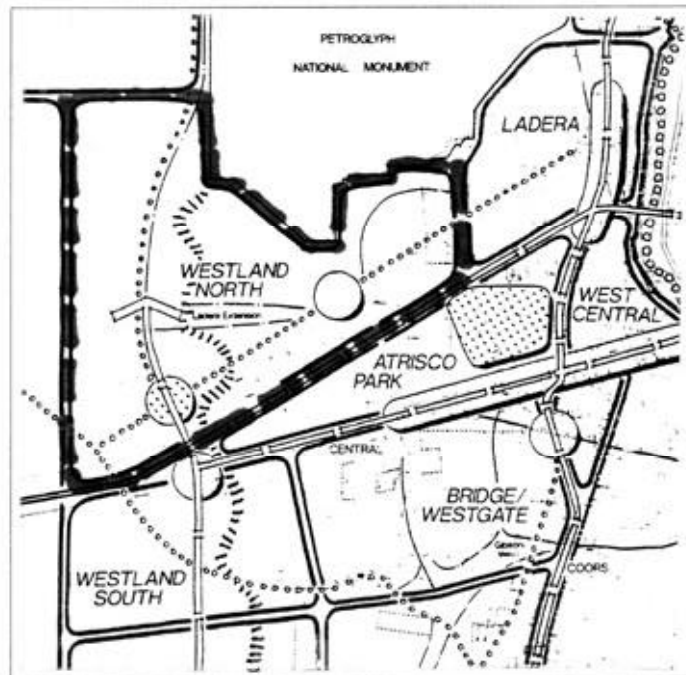
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*Policy 3.51: Rural development standards including gravel roads, no curbs, drainage swales, and the preservation of existing agricultural uses should be promoted within this Community.*

*Policy 3.52: Bernalillo County and the City of Albuquerque shall agree on annexation boundaries in the Gun Club Community which simplify the existing irregular municipal boundary.*

*Policy 3.53: The Hubbell Oxbow has been acquired as Major Public Open Space to preserve agricultural land and to provide open space near the Community Center.*

### ***WESTLAND NORTH COMMUNITY***



The Westland North Community is one of the largest in the Plan Area. It is roughly bounded by the Petroglyph National Monument to the north, Unser Boulevard to the east, I-40 to the south, and that area approximately 1/4 mile west of the DEII Airport Haul Road (eastern limit of the Paseo del Volcan corridor) on the west. This Community encompasses 6,500 acres and could support a population of approximately 56,200 requiring 22,500 housing units and approximately 18,700 new jobs.

## ***WEST SIDE STRATEGIC PLAN***

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This Community underwent a master planning process which was approved by the City Council in September 1999 with annexation and establishment of zoning for the first phase. The City of Albuquerque agreed annex this area for future growth capacity for the City. Annexation signals expectations that it develop with full urban-style services and densities.

Water delivery is one of the unique aspects of this Community. Others include: its relationship to the National Monument on the north, its dissection by power lines, its relationship to the 5 acre tracts on the north and south sides of I-40, the location of unique drainage facilities associated with the Ladera dam system, the unique historical relationships between Westland Development Company and the Atrisco Land Grant and its heirs, and the location of the Atrisco Terrace (part of an open space system following the soft sandhill edge, a geomorphic extension of the escarpment without the rock outcrop). Future developments must also consider the visual and physical impacts of their design in the vicinity of the Atrisco Terrace, since this is a natural and scenic resource that the Community wishes to protect. Policies governing the development of Planned Communities are required and will be utilized in the planning of this new Community.

Some residential development west of Unser and north of I-40 has already occurred within this Community's border. The remainder of the land is vacant and zoned Agricultural. The development of the Westland North Community will be phased over time and is expected to occur over a 20-40 year timeframe.

*Policy 3.54: Westland North is an appropriate Community to accommodate future growth for the City. This new Community will be developed consistent with the Planned Communities Guidelines criteria and shall be phased in a manner consistent with a future adopted city-wide Growth Management Strategy.*

*Policy 3.55: The City of Albuquerque and property owners shall work with the electric utility companies to minimize the visual and potential EMF exposure impacts of the many power line corridors crossing the property. These corridors should be combined into consolidated easements rather than in separate parallel easements.*

*Policy 3.56: The City of Albuquerque Open Space Division and the Open Space Advisory Board shall work with the property owner to define the areas of Atrisco Terrace which shall be acquired as Major Public Open Space as per the Comprehensive Plan. The City and property owner shall cooperatively determine how and when it will be acquired, dedicated, or preserved through other means so the planning and design of this Community can incorporate those decisions.*

*Future developments must consider the visual and physical impacts of their design in the vicinity of the Atrisco Terrace, since this is a natural and scenic resource that the community wishes to protect.*

## ***WEST SIDE STRATEGIC PLAN***

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*Policy 3.57: Allow and encourage appropriately designed development throughout the Westland North Community which will protect the visual and physical features of the Atrisco Terrace through design guidelines and consistent enforcement.*

*Policy 3.58: The City of Albuquerque Hydrology Department, Bernalillo County Public Works Department, and AMAFCA will work together with the property owner to define the location and scheduled improvements of regional drainage facilities within this Community.*

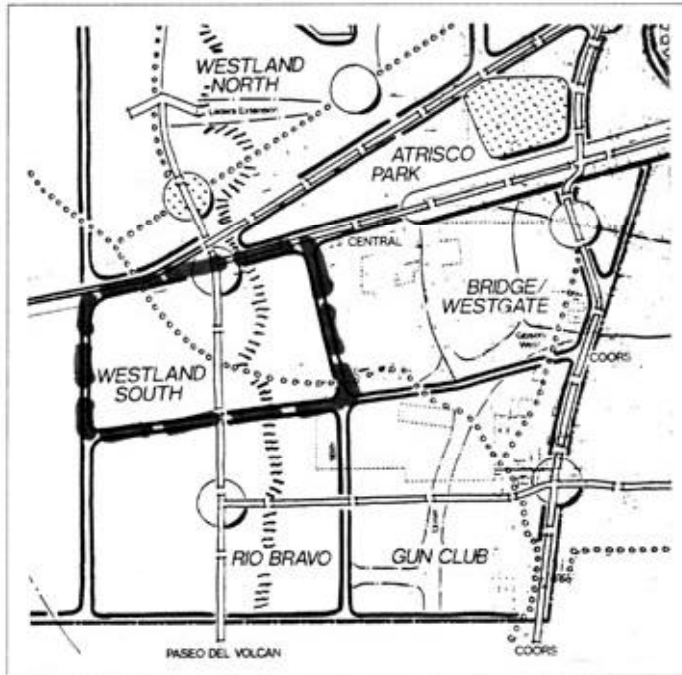
*Policy 3.59: The Westland North Community is included in City of Albuquerque territory. Annexation signals intent that it develop with urban-style development and densities. This area is a prime area for the expansion of future urban levels of development.*

*Policy 3.60: Design guidelines developed as a result of this Plan will guide future development in this Community along with all other existing plans and policies. Design should be sensitive to visual impacts on the National Monument, Atrisco Terrace, and regional views, and shall recognize significant cultural and environmental aspects of this area.*

*Policy 3.61: A Community Center, appropriate Employment Centers, and Neighborhood Centers are identified for this Community in accordance with the approved Master Plan for this area. The Community Center is expected to occur central to the Community, with employment near the Paseo del Volcan corridor; but refinement of these concepts will occur during the planning process for smaller sub-areas..*

*Policy 3.62: The City of Albuquerque Utilities Division shall immediately screen the large water storage facility located near the southern terminus of the Volcanic Escarpment within the Westland North Community by painting the tank a color designed to blend into the natural landscape, and by providing native or naturalized landscaping around the facility. This water tank is the most visually obtrusive object near the Escarpment when viewed from anywhere east or south of the facility. It can currently be seen all the way from the Northeast Heights. All other existing and future water tanks on the West Side shall also be painted and landscaped to screen them visually.*

## ***WESTLAND SOUTH COMMUNITY***



This new future Community will be developed in the County without City annexation as a separate Planned Community in conformance with the Planned Communities Criteria. The Community is roughly bounded by Central Avenue to the north, 118th Street on the east, the Gibson West Corridor or Blake Road alignment on the south, and an area approximately 1/4 mile west of the Paseo del Volcan (eastern alignment) corridor on the west. It is estimated to contain approximately 3,507 acres of land, resulting in an eventual population of approximately 21,700 and 7,400 housing units.

Two significant physical features cross this land, the Southwest Mesa Escarpment Sandhills (designated for Major Public Open Space) and the Amole Arroyo. The Amole Arroyo is a Major Open Space Link, providing potential open space and trail connection all the way from the Rio Grande to the Rio Puerco Escarpment. It should be preserved as Major Public Open Space along its entire length. The Westland South Community will be bisected by the Paseo del Volcan connection between I-40 and Rio Bravo, and is expected to develop a Community Center near the Paseo del Volcan and Central Avenue (“Gateway to Albuquerque”) intersection.



## ***WEST SIDE STRATEGIC PLAN***

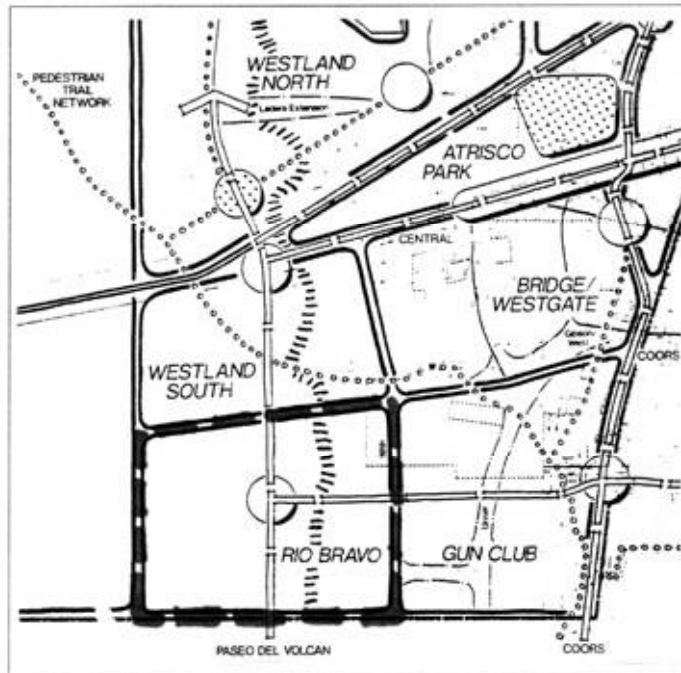
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*Policy 3.63: Bernalillo County and the City of Albuquerque will require development of the new Westland South Community consistent with the Planned Communities Guidelines.*

*Policy 3.64: The City of Albuquerque Open Space Division, Open Space Advisory Board, and the Bernalillo County Parks Department shall discuss with the landowner the method and timing of transferring the Southwest Mesa Escarpment Sandhills Open Space into public ownership.*

*Policy 3.65: It is the intent of this Plan that adequate acreage for open space and trails shall be preserved along the entire length of the Amole Arroyo. This arroyo has been designated as a Major Open Space Link in the Facilities Plan for Arroyos. The policies in the City and County adopted Amole Arroyo Corridor Plan (1991/92) shall be adhered to by any development adjacent to the Amole Arroyo. Specific additional criteria will be developed in the Performance Standards described on page 92. Joint use for park and drainage facilities should be considered at the dam along the Amole Arroyo just east of the sandhills.*

## RIO BRAVO COMMUNITY



The Rio Bravo Community is a future new Planned Community located south of the Westland South Community and west of the Gun Club rural area. The City of Albuquerque does not intend to pursue annexation of this area, but to allow it to develop as a separate Planned Community on the Southwest Mesa under the jurisdiction of Bernalillo County. This Community is estimated to contain approximately 4,163 acres. It is assumed that this area will develop at a lower overall density than the Westland South Community due to its distance south and its proximity to the rural Gun Club area. An initial estimate of 4,400 housing units resulting in a population of approximately 12,900 has been made for this area. The Rio Bravo Community is roughly bounded by Gibson West Corridor/Blake Road alignment to the north, the 118th Street corridor to the east, the Plan Boundary to the south (just south of Gun Club Road), and that area approximately 1/4 mile west of the Paseo del Volcan alignment (eastern limit of corridor). This Community includes the southern extension of the Southwest Mesa Escarpment Sandhills and the intersection of Paseo del Volcan and Rio Bravo.

The Paseo del Volcan and Rio Bravo intersection is expected to develop as the Activity Center of the Community and is ideally located to accommodate a number of community services, and mixed-use commercial, employment, and high-density

## ***WEST SIDE STRATEGIC PLAN***

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residential uses. Some additional mixed-use and high density uses may occur in Neighborhood Centers within the Community. Most of the Community will be devoted to low density residential uses, but in all cases, community water and wastewater services are envisioned for the area.

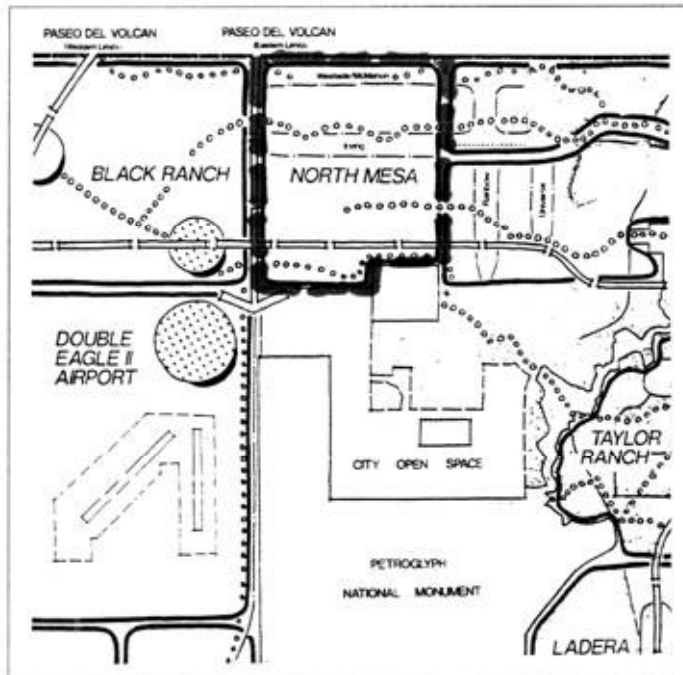
*Policy 3.66: Bernalillo County shall ensure that the Rio Bravo Community be developed within the framework of the Planned Communities Guidelines.*

*Policy 3.67: Community water and wastewater systems, approved alternative individual wastewater systems, or a City of Albuquerque extended wastewater system, shall be utilized within this Community.*

*Policy 3.68: The City of Albuquerque Open Space Division, Open Space Advisory Board, and Bernalillo County Parks and Recreation Department shall work with the landowners to define how, when, and what amount of the Southwest Mesa Escarpment Sandhills will be transferred into public ownership.*

*Policy 3.69: Mixed-use, high-density development is appropriate near the confluence of Paseo del Volcan and Rio Bravo, both regional transportation facilities. The exact location of the Community and Neighborhood Centers will be determined as the area moves through the Planned Communities planning process.*

## NORTH MESA COMMUNITY



The North Mesa area is a future Planned Community area that is currently platted into 5 acre tracts under an antiquated platting scheme. The current configuration will make the area very difficult to develop with usable roadway or utility systems. Many of the lots are in individual ownership similar to the situation in North Albuquerque Acres. There is a need for this area to be replanned and platted in order for reasonable development to occur. The North Mesa Community is approximately 4,516 acres in size which presents a considerable challenge for redevelopment of the area. For strategic planning purposes, the North Mesa area has been assumed to eventually build out as a new Planned Community which would result in a population of approximately 28,000 and 9,500 housing units at full buildout.

There are two primary methods for achieving redevelopment in this area. One is to allow the private sector (a motivated developer) to acquire a majority interest in the lots, or commitment from a majority of lot owners to participate, in a process of replanning, replatting, developing, and cost sharing. This method will result in a significant time delay for development, as no developer will be motivated to undertake this effort until all easily developed land (without splintered ownership constraints) has been developed. The second method is currently being utilized

## ***WEST SIDE STRATEGIC PLAN***

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by the City of Rio Rancho in one of their antiquated platting areas (Unit 16). By utilizing the powers of the New Mexico Metropolitan Redevelopment Code, the City of Rio Rancho is condemning and purchasing the land from individual lot owners, and soliciting proposals from developers to purchase the entire tract for development. This approach would be a quicker way to see development in the area, but would require significant capital resources from the condemnor.

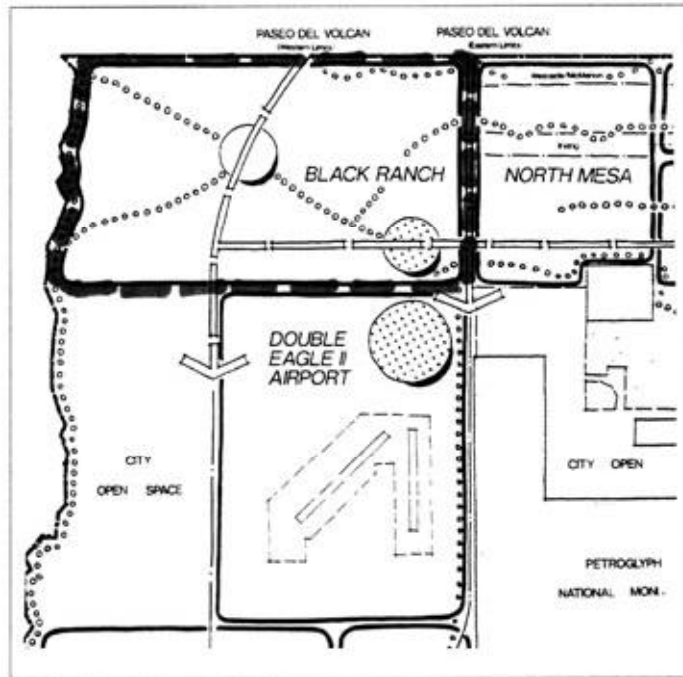
Because the North Mesa Community resides outside of the City of Albuquerque's water service area and adjacent to a private utility's service area, the City of Albuquerque has expressed an intent to not annex the area and leave it under control of Bernalillo County. This would mean that Bernalillo County would have to undertake the condemnation and redevelopment of this area if the second approach were utilized. No studies have been conducted to determine if this is legal or feasible. This Plan merely recognizes that a redevelopment scheme of some type would have to be utilized in order for this area to be adequately served by roads and utilities. Alternately, allowing this area to remain as it is currently platted would mean very limited development within the time frame of this Plan due to the difficulty of providing utilities and roadways. Sensitive zoning and design guidelines addressing development adjacent to the Northern Geologic Window and the Petroglyph National Monument will be considered. Management of the Calabacillas Arroyo as a Major Public Open space arroyo continues into the North Mesa and Black Ranch Communities.

Three significant east-west road corridors traverse this area: Westside Boulevard on the north, the Irving Corridor in the middle, and Paseo del Norte on the south. All three of these roadways have significant planning questions dealing with their final alignments and connections to the surrounding road system that must be answered to tie the regional network together. These road questions must be resolved as soon as possible by the MRGCOG, and all of its member participants.

*Policy 3.70: Bernalillo County shall develop a strategy for future development of the North Mesa Community. As a large area located on top of the mesa, it shall be developed within the framework of the Planned Communities Guidelines.*

*Policy 3.71: MRGCOG should undertake the necessary studies to define the corridors for Westside Boulevard, Irving, and Paseo del Norte. The residential development currently fronting on Irving Boulevard in Paradise Hills should be taken into consideration. The City, County, and/or NMSHTD should acquire the necessary rights-of-way for these roads as soon as the required studies are complete. Strategic planning purposes, the North Mesa area has been assumed to eventually build out as a new Planned Community which would result in a population of approximately 28,000 and 9,500 housing units at full buildout.*

## *Black Ranch*



The Black Ranch is the only Planned Community on the West Side, or in the County, to acquire Level A: Planned Community Master Plan approval from Bernalillo County. As such, it has a defined mix of land uses, approved densities and open space systems, and identified locations for its Community Centers, Neighborhood Centers, and Employment Areas. The Black Ranch is bordered by the Sandoval County line on the north, by the Rio Puerco Escarpment on the west, by the City's Shooting Range Park and DEII lands to the south, and by the North Mesa Community on the east. It is almost 7,000 acres in size (only slightly smaller than the Westland North Community) and is one of the largest Community areas on the West Side.

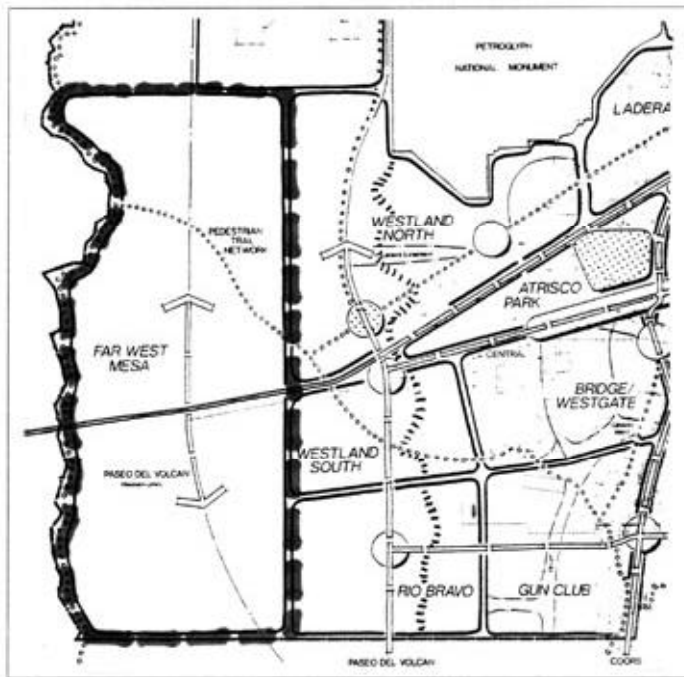
At full buildout (which is projected to take 30+ years), the Black Ranch will support a population of approximately 46,740 and over 19,000 housing units. The City of Albuquerque does not intend to provide service to the Black Ranch, and it is currently planned to develop under the jurisdiction of Bernalillo County as a separate Planned Community. The presence of the Calabacillas Arroyo and the Rio Puerco escarpment offer significant opportunities for meeting open space needs within this community.

# ***WEST SIDE STRATEGIC PLAN***

*Policy 3.72: Black Ranch should continue to be planned and developed under the guidance of the Planned Community Guidelines.*

*Policy 3.73: Bernalillo County will provide County emergency services to the area and review all other service provision plans prepared by the landowners.*

## ***Far West Mesa Future Communities***



The Far West Mesa area encompasses 17,029 acres and is the largest sub-area within the Plan area. It is envisioned as a future growth area capable of developing as 3-5 separate planned communities, but its capacity is not needed in the next 50 years of growth in the metropolitan area. This area should be retained as agricultural land, and when appropriate, will be developed under the Planned Communities Guidelines. The County has the authority to preclude isolated one-acre lot development in this area due to the Planned Community policies amending the Comprehensive Plan, which requires any development in this area to be developed as a Planned Community. This Strategic Plan strongly supports the Planned Community intent and does not favor large-lot development for this area. It should be held for future long-term capacity for the metropolitan region.

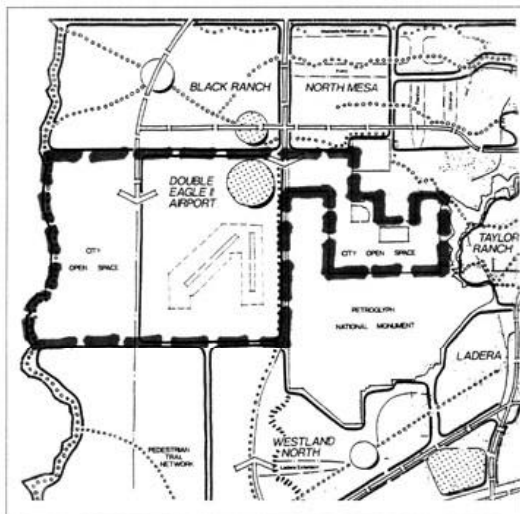
## ***WEST SIDE STRATEGIC PLAN***

The Rio Puerco Escarpment at the western edge of the Far West Mesa Community is an ecologically fragile area with a high potential for numerous archaeological resources. Bernalillo County should assess the resources of the area and develop policies protecting key environmental and cultural resources through a Rio Puerco planning process.

*Policy 3.74: Bernalillo County shall enforce the existing regulations requiring any development within the Far West Mesa area to be developed as Planned Communities. It is the intent of this Plan that this area not develop until all other Communities on the West Side are substantially built out, which may not be for more than 50 years.*

*Policy 3.75: Bernalillo County shall prepare a Rio Puerco plan which examines the resources of the area and develops policies to protect significant natural and cultural resources.*

### ***City Lands, Double Eagle II Airport, Shooting Range Park, Open Space Lands***



The City of Albuquerque owns substantial acreage on top of the Northwest Mesa at DEII, the Shooting Range Park, Open Space Lands, and the Soil Amendment Facility. All totalled, this area is 14,175 acres in size, making the City of Albuquerque the second largest land owner on the West Side (behind Westland Development Company). The City land varies in use from permanent open space, open space trust land, developed park facilities, to a general aviation



## ***WEST SIDE STRATEGIC PLAN***

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reliever airport. The City lands extend from the Black Ranch (old Town of Alameda Grant line) on the north, to the Rio Puerco escarpment on the west, to the Petroglyph National Monument on the east, and south to the top of the Westland North Community, and Far West Mesa area.

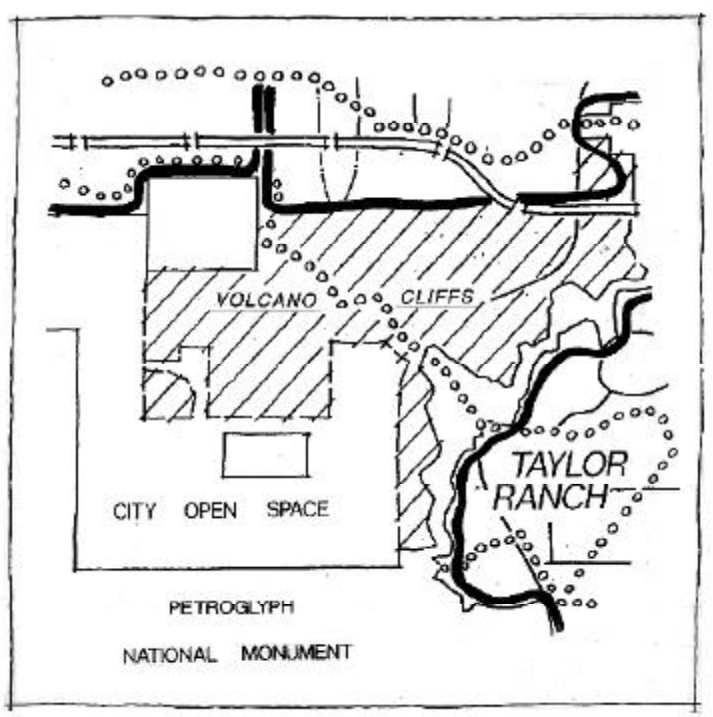
The most critical land use interfaces will occur adjacent to the airport, which is a general aviation reliever airport for Albuquerque International Sunport. There are still significant planning and research needs associated with DEII development, which have been waiting on resolution of key road issues (particularly Paseo del Norte and Paseo del Volcan). Once the roadway issues are clarified, additional planning with regard to airport development will occur. Paseo del Volcan faces potential difficulties in traversing this area. Environmental considerations and other land use restrictions may be a problem for Paseo del Volcan and other transportation facilities because of the Shooting Range and other recreation-related lands.

*Policy 3.76: The City of Albuquerque Aviation Department shall finish the studies and plans necessary to determine the future of DEII. This should be a broadly inclusive study, including topics such as roadway alignments, interface with the Petroglyph National Monument, economic development impacts, environmental impacts, and selection for other reliever airport sites on a regional basis.*

*Policy 3.77: The City of Albuquerque Open Space Division and Open Space Advisory Board, with input from all interested parties, shall clarify the future intent for the open space trust lands adjacent to DEII.*

*Policy 3.78: The City of Albuquerque Open Space Division, Open Space Advisory Board, Aviation Department, Parks and General Services Department, and Cultural and Recreational Services Department shall undertake a study of the best long-term management approaches for the public lands in this area. The study shall look at updating management plans for these lands, estimating projected levels of recreational activities, providing adequate protection for resources, and complementing future development in the vicinity as growth occurs on surrounding private lands.*

## *Petroglyph National Monument*



The Petroglyph National Monument was established through federal legislation after years of work by local agencies and individuals dedicated to the preservation of its unique cultural, historical, spiritual, and physical features. It is an area 7,244 acres in size and includes the volcanoes and basalt escarpment areas that functions as part of the Major Public Open Space system. The National Monument is of great national and local significance, and is both a unique asset and unusual constraint to the urban development planned around its boundaries.

Continued cooperation is needed in relations between various community groups, landowners, agencies, and the National Park Service. It is hoped that this Strategic Plan begins to define the framework for development adjacent to the Monument, and that a dialogue has begun between parties that will have sufficient momentum to continue beyond the planning effort. The NPS has been involved throughout the planning process, and will continue to participate in its implementation. Conversely, the local community and local agencies have had involvement with the Petroglyph National Monument General Management Plan process. All sides will benefit from improved communication and respect, and it is the intent of this Plan to foster that relationship.

## ***WEST SIDE STRATEGIC PLAN***

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Neighborhood access points along the edge of the Monument shall be designed to discourage use by the general public. These access points must not be shown in Monument brochures, maps, or other literature distributed to the public and must not be disclosed by Monument personnel or others providing tours or other information regarding the Monument. Permit parking systems shall be established for the neighborhoods adjacent to the Monument if deemed necessary by residents of the affected area and City traffic engineers in order to control nonresident parking.

*Policy 3.79: The National Park Service should continue to be invited to participate in future planning efforts on the West Side, including implementation strategies for this Plan.*

*Policy 3.80: Elected officials of the City and County shall try to foster an atmosphere of inclusion, respect, and attempts to find common ground among divergent values. The National Park Service shall do the same.*

*Policy 3.81: The City of Albuquerque and Bernalillo County shall, through their land use and design decisions, minimize negative impacts upon the National Monument. The Park Service shall, through their actions, attempt to minimize their negative impacts on the City, County, and adjacent neighborhoods and landowners.*

*Policy 3.82: The City of Albuquerque and Bernalillo County shall remain involved in the Park Service's General Management Plan process, and shall look out for the interests of the community as a whole when evaluating the Plan.*

*Policy 3.83: Design neighborhood access points to Petroglyph National Monument to discourage use by the general public; establish permit parking systems for neighborhoods adjacent to the monument if necessary to control non-resident parking.*

*Policy 3.84: The City of Albuquerque, Bernalillo County, AMAFCA, and the NPS shall continue to work together to study stormwater flows, character of the drainage basins which affect Petroglyph National Monument and the surrounding lands, and alternative management approaches. Crossings of the Petroglyph National Monument for utility and drainage purposes will be discussed.*

### ***NEIGHBORHOOD CENTERS, COMMUNITY CENTERS AND REGIONAL CENTERS IN ESTABLISHED AREAS OF THE WEST SIDE***

Partially developed communities on the West Side include Seven Bar, Paradise, Taylor Ranch, Ladera, Atrisco Park, West Central and Bridge Westgate. These communities are designated as Priority 1 city service areas in the phasing plan for Decade I and II (1995-2015). These communities have established patterns of residential neighborhoods and commercial, employment and public/institutional uses. Much of the transportation system in these communities is existing or planned. Approximately 55 percent of the developable land area is developed. This chapter describes how the community and neighborhood concepts of the West Side Strategic Plan can be applied in partially developed communities.

Significant population and employment growth is projected for these communities. West side employment in the Priority 1 areas is projected to grow from 16,110 in 1995 to 48,582 by 2020. In addition, new public and institutional services will be added to meet the needs of the West Side's growing population. Most of this employment, public facilities and new institutions will be accommodated within centers. The challenge of the West Side Strategic Plan is to determine how the concept of neighborhood, community and regional centers can best be fitted into the established and developing urban fabric of these communities.

For the most part, retail and service uses will locate on the West Side in response to population growth. The public role is to identify center locations, ensure that proper zoning is in place, direct higher intensity development to these locations and locate public facilities to support these centers.

Benchmark population for communities, typical center area sizes and typical uses in the centers and adjacent areas are taken from the City's Planned Communities Criteria and the community and Neighborhood center descriptions in this plan. Existing communities vary from the ideal in size and distribution of non-residential uses within the communities. According to plan criteria, communities and neighborhoods have the following characteristics:

**Community:**

*4 to 8 neighborhood clusters.* The build out population of existing communities ranges from two to four clusters of neighborhoods.

*5,000 to 10,000 acres.* Existing communities contain from 1,800 to 5,400 acres.

*30,000+ population.* New Planned Communities will have a population of 40,000 at build out.

*Community Activity center:* 35 to 60 acres

## ***WEST SIDE STRATEGIC PLAN***

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Community Center uses most appropriate: Retail, service commercial, offices, public and quasi-public uses (library, police, fire, etc.), entertainment (restaurants, theaters, etc.). A community is large enough to support a full-service grocery, discount retail and drug store.

*Adjacent uses (for example):* Recreation and open space (park, water features, amphitheater, etc.), medium to high density residential, middle or high school, large religious institutions.

### **Neighborhood Clusters:**

*650 to 1,200 acres.* Potential clusters range in size from 823 to 3,400 acres to reach population thresholds.

*5,000 to 15,000 population.* Potential clusters range in size from 5,785 to 13,753.

*Neighborhood Center:* 15 to 35 acres.

*Neighborhood Center Uses Most Appropriate:* Neighborhood commercial anchored by grocery and/or drug store, public and quasi-public uses (branch library, post office, police mini-substation, etc.), specialty retail, services, garden offices, recreation, community or senior center are called for in the plan. The population of a single neighborhood is too small to support a full-service grocery store. A convenience or specialty grocery store may be suitable for a Neighborhood Center, but most Neighborhood Centers will not have a grocery or a drug store. Convenience retail uses, such as a convenience store/gas station, specialty grocery, video rental, small restaurant or fast food, hair salon/barber, fitness center, etc., are appropriate for most Neighborhood Centers in the Priority 1 communities.

*Adjacent uses (for example):* Medium density residential, middle or high school, large neighborhood park/recreation complex, medium scale religious institutions, trail links to private and the larger Major Public Open Space system and neighborhood parks

### **Establishing Adjacency**

Neighborhood and community centers exert influence over nearby areas and draw users from them; future uses developed adjacent to any center should be designed and built to support the center and provide effective transition to surrounding neighborhoods. (See "Adjacent" defined in Glossary). Rather than

a mapped line for adjacent areas, determination of adjacency is based on specific context of each site proposed for development/redevelopment. Land use permitted by existing zoning of areas adjacent to centers in is not diminished or changed. Commercial and residential uses may develop adjacent to one another but must be buffered. The nature of the buffering should be determined by the uses within and scale of the activity center.

## **Summary of Findings**

In general, the Priority 1 communities are smaller than the 40,000 minimum population recommended for a community, and the average build-out population density of 5.3 persons per acre is substantially lower than the 8 persons per acre assumed in the community and neighborhood descriptions. As a result, communities will not support a community center on their own, and some community centers will serve more than one area. The communities will support fewer Neighborhood Centers than identified in the plan.

The Priority 1 areas have 2,222 acres of vacant land zoned for commercial, industrial and office uses. In most cases, zoned land is available for future centers, and additional commercial land is not needed.

Existing non-residential land in the Paradise and Seven Bar communities is concentrated along Coors Boulevard. Zoning for public/institutional uses and higher density housing may be needed to support the development of Neighborhood Centers in the western portions of these communities. Additional industrial and office zoning is recommended to allow expansion of Atrisco Business Park.

## **Bridge/Westgate Community**

The Bridge/Westgate community encompasses 4,900 total acres, of which 1,095 acres are developed and 64 percent is vacant. An estimated 3,038 acres are available for urban development, excluding streets and drainage easements. Major existing streets are Central Avenue and Coors Boulevard. In the future, 98th Street and Unser Boulevard will provide north/south connections.

	1995	2020	Build Out
Developed Land Area (acres)	1,095		3,038
Population	10,548	22,316	38,200
Housing	3,216	6,932	15,300
Employment	643	4,091	4,900
Basic	192	344	
Retail	128	943	
Service	323	1,971	

Source: Middle Rio Grande Council of Governments

## ***WEST SIDE STRATEGIC PLAN***

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Population is projected to increase from 10,548 to 22,316 from 1995 to 2020, with population at buildout projected to be 38,200. At buildout, this community's population will be just under the desired minimum population for a community.

Based on its geographic size and buildout population, the Bridge/Westgate community could ultimately have three to four clusters of Neighborhoods and support three to four Neighborhood Centers and one community center.

Employment growth from 643 to 4,091 is projected during the 1995 to 2020 time period, with a buildout employment of 4,900. Significant growth is projected in all employment sectors; however, service employment is projected to be 60 percent of total employment, and 29 percent of employment is projected to be retail.

Employment growth will be accommodated in new centers as well as in existing centers. The following describes future centers, building on existing commercial, public/ institutional and industrial development and vacant land that is zoned for these uses.

### **Central/Unser Community Center**

Community area: *6,456 acres (area to be served includes both the Bridge/Westgate and the Atrisco Park communities)*

2020 population served: *23,423*

2020 employment: *11,667*

Center area: *71 acres*

Potential uses: *Retail, business and personal services, higher density housing*

The area surrounding the Central/Unser intersection is substantially vacant and zoned for commercial and employment uses. The area available for development is large enough to accommodate an Activity Center geared to both the neighborhoods south of I-40 and the Atrisco Business Park. Zoning is in place for an adjacent area of higher density housing, offices and public/institutional uses. Because potential or existing Activity Centers at 98th Street and Coors are so close to this potential community center, care should be taken in its development not to undermine the established businesses in the Centers.

The development of this community center is a long-term effort unless growth in the area is accelerated. By 2020, the MRGCOG projects a population in both the Bridge/Westgate and Atrisco Park communities of 23,423, just over half of the minimum population needed to support community scale retail activity.

Projected employment of 11,667 will provide a market for business services. The roads in the vicinity of the center have not been constructed to current City standards and cannot accommodate the intensity of development that is desired in a community center. The following strategies are recommended to support the development of this center:

- 1. Infrastructure in the area should be completed to accommodate commercial and higher density residential development.*
- 2. Encourage the development of non-retail uses, including office and higher density housing adjacent to the center. Land that is zoned for offices and higher density housing should not be rezoned, and development of commercially zoned land surrounding the Community Center as uses other than retail should be encouraged.*

### ***Neighborhood Centers***

#### **Westgate Heights Neighborhood Center**

*Area of surrounding neighborhoods: 3,427 acres*

*2020 population served: 10,301*

*2020 employment: 1,671*

*Center area: 25 acres*

*Potential uses: Public/institutional (Truman Middle School, Westgate Community Center), convenience retail, higher density housing*

#### **Central/98th Neighborhood Center**

*Area of surrounding neighborhoods: 2,955 acres*

*2020 population served: 9,551*

*2020 employment: 4,233*

*Center area: 23 acres*

*Potential uses: Convenience retail, services, higher density housing.*

#### **Unser/Sage Neighborhood Center**

*Area of surrounding neighborhoods: 1,649 acres*

*2020 population served: 5,785*

*2020 employment: 1,187*

*Center area: 50 acres*

*Potential uses: Convenience retail and service, higher density housing, public/institutional*



# WEST SIDE STRATEGIC PLAN

## Bridge/Old Coors Neighborhood Center

This small center includes existing commercial, industrial and institutional uses. It's service area, which includes portions of the Bridge-Westgate, West Central and South Valley communities, overlaps areas served by the Coors/Central and Sage/Unser Neighborhood Centers.

*Center area:* 16 acres

*Potential uses:* Convenience retail, service, industrial, higher density housing, public/institutional

1. *Encourage residential infill of vacant land outside of centers in the Bridge/Westgate community to increase population to a level that will support conveniently located retail and service businesses.*
2. *Provide adequate transportation infrastructure for the higher intensity uses that are recommended in and adjacent to Neighborhood Centers.*
3. *If new public facilities are located in the Bridge/Westgate community, encourage co-location and location within or adjacent to the Neighborhood Centers.*

## West Central Community

The West Central community encompasses 1,800 acres, of which 17 percent is vacant. Major existing streets are Central Avenue and Coors Boulevard. Atrisco provides access through the community.

Population is projected to decline slightly, from 13,317 to 13,252 from 1995 to 2020. The West Central community is a mature area, with a stable population.

	1995	2020	Build Out
Developed Land Area (acres)	1,037		1,249
Population	13,317	13,252	N/A
Housing	3,216	6,932	N/A
Employment	2,038	2,492	2,100
Basic	434	492	
Retail	861	976	
Service	743	1,024	

Source: Middle Rio Grande Council of Governments

Based on its geographic size and buildout population, the West Central community could support two larger Neighborhood Centers. The existing development pattern is two Neighborhood Centers, with retail needs being met in the Central Avenue community center, and in the community center located north and south of Central Avenue on the west side of Coors.

Employment growth from 2,038 to 2,492 is projected during the 1995 to 2020 time period. Significant growth is projected the service sector.

### ***Community Centers***

The area's community center currently exists along Central Avenue -- a commercial and service oriented strip that serves both the West Central community and portions of the South Valley south of Central. The Central/Coors center actually serves portions of not only the West Central Community, but also of Atrisco Park and Bridge - Westgate.

#### **Central/Coors Community Center**

Community Area: 2,354 acres

2020 population served: 13,753

2020 employment: 7,783

Center Area: 49 acres

*Potential uses:* Grocery stores, retail, services, higher density housing.

1. Streetscape improvements are proposed along West Central. These improvements will help the appearance of the commercial strip.
2. The strip is characterized by older buildings and a marginal retail environment. Public policy to support this center should be geared to helping small businesses along the strip. Examples of small business support include assistance to the West Central Business Association, assistance with marketing, lending assistance for business expansion and facade renovations, assistance with business planning, etc.

### ***Neighborhood Centers***

Central/Atrisco, or both sides of Central Avenue at Atrisco Plaza, is a 58 acres commercial node with considerable redevelopment potential. It will require substantial investment, both public and private, to realize its potential and evolve a healthier mix of land uses.

This community has two small existing neighborhood centers. These are the area of John Adams Middle School, the West Mesa Community Center and West Mesa Park and the area of Lavaland Elementary School and Pat Hurley Park, including small office and commercial buildings within the neighborhood. Because of existing development patterns and a lack of vacant land, most retail and service needs of this community will be met in the community center and in the highway oriented retail area at I-40 and Coors.

# WEST SIDE STRATEGIC PLAN

## *Atrisco Park Community*

The Atrisco Park community encompasses 2,684 acres, of which 77 percent is vacant. I-40 forms the northern edge of this community. Major existing streets are Central Avenue and Coors Boulevard. In the future, 98th Street and Unser Boulevard will be completed to provide connections to the north and south.

	1995	2020	Build Out
Developed Land Area (acres)	481		2,115
Population	1,762	5,602	7,500
Housing	749	2,719	3,100
Employment	2,829	8,419	30,000
Basic	1,763	2,694	
Retail	506	1,788	
Service	560	3,937	

Source: Middle Rio Grande Council of Governments

Population is projected to increase from 1,762 in 1995 to 5,602 in 2020, with population at buildout projected to be 7,500. This community has an employment focus with a relatively small existing or projected population base. As a result, neighborhood serving community centers will be located to serve this community and adjacent communities.

Employment growth from 2,289 to 8,419 is projected during the same time period, with a buildout employment of 30,000. Significant growth is projected in all employment sectors, but the greatest growth is projected for services.

## *Atrisco Business Park - Regional Employment Center*

Atrisco Business Park is identified in the plan as one of the three major employment areas on the West Side and as a key strategic element in the future development of the West Side. The business park currently occupies approximately 400 acres. With expansion into vacant land and redevelopment along Central Avenue, the types of uses envisioned for the park could expand to nearly the full 2,700 acres of the community. To put perspective on this size, the activity area of North I-25 along Jefferson occupies approximately 4,000 acres. New Mexico Business Tech Center in Rio Rancho, which houses AMREP's office building, Lukens Corporation, US Cotton, Lectrosonics and the former Olympus plant, occupies about 90 acres; and the Business Tech Center in Rivers Edge occupies 44 acres. Olympus, which employed over 125 people, occupied a 10 acre site. Businesses with a similar or greater employee density should be encouraged in and adjacent to Atrisco Business Park over businesses, like warehousing, that use substantial land with few jobs.

## ***WEST SIDE STRATEGIC PLAN***

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*Community area: 2,700 acres*

*2020 population served: NA*

*Center area: 400 acres existing, with expansion potential to encompass most of the community's 2,700 acres and a portion of the Westland North community.*

*Potential uses: Manufacturing/industrial, office, public/institutional (West Mesa High School, Los Volcanes Senior Center, Shawn McWethy Police Substation), retail, higher density housing*

Development of Atrisco Business Park has been very slow, although, as land prices increase in other industrial areas in Albuquerque, Atrisco Business Park will become more competitive. Implementation of the policies contained in the plan (Policies 3.31 to 3.37) will require proactive involvement of both the public sector and private landowners in cleanup, provision of amenities, packaging of land for development and providing public infrastructure to support employment growth.

- 1. Target public resources to clean up and provide public amenities that make Atrisco Business Park competitive with other business parks in Albuquerque. Examples of public investments in the area may include graffiti removal, weed and litter cleanup, landscaping of arterial streets, and creation of a clearly defined park entrance at the Unser/I-40 interchange.*
- 2. Focus business recruitment efforts on companies that export goods or services, bringing wealth into the Albuquerque area, and business that will employ a minimum of twelve to fifteen people per acre. The location of high quality firms within the park will help spur other related development.*
- 3. Establish a non-profit development agency that can put together packages for potential businesses, including financial incentives, assistance with land acquisition, development approvals, job training, and construction, if necessary. This entity can develop industrial sites.*
- 4. Provide institutional support to business development in the park. Current plan policies discuss Atrisco Business Park as a potential location for a TVI Skill Center. This site should be selected to allow future expansion into a West Side TVI campus. Another potential use is a business incubator for small businesses, providing affordable space and technical support. The incubator could be managed by the non profit development corporation discussed above. Both of these institutions would benefit business development and could set a new standard for quality of development in the park.*

## ***WEST SIDE STRATEGIC PLAN***

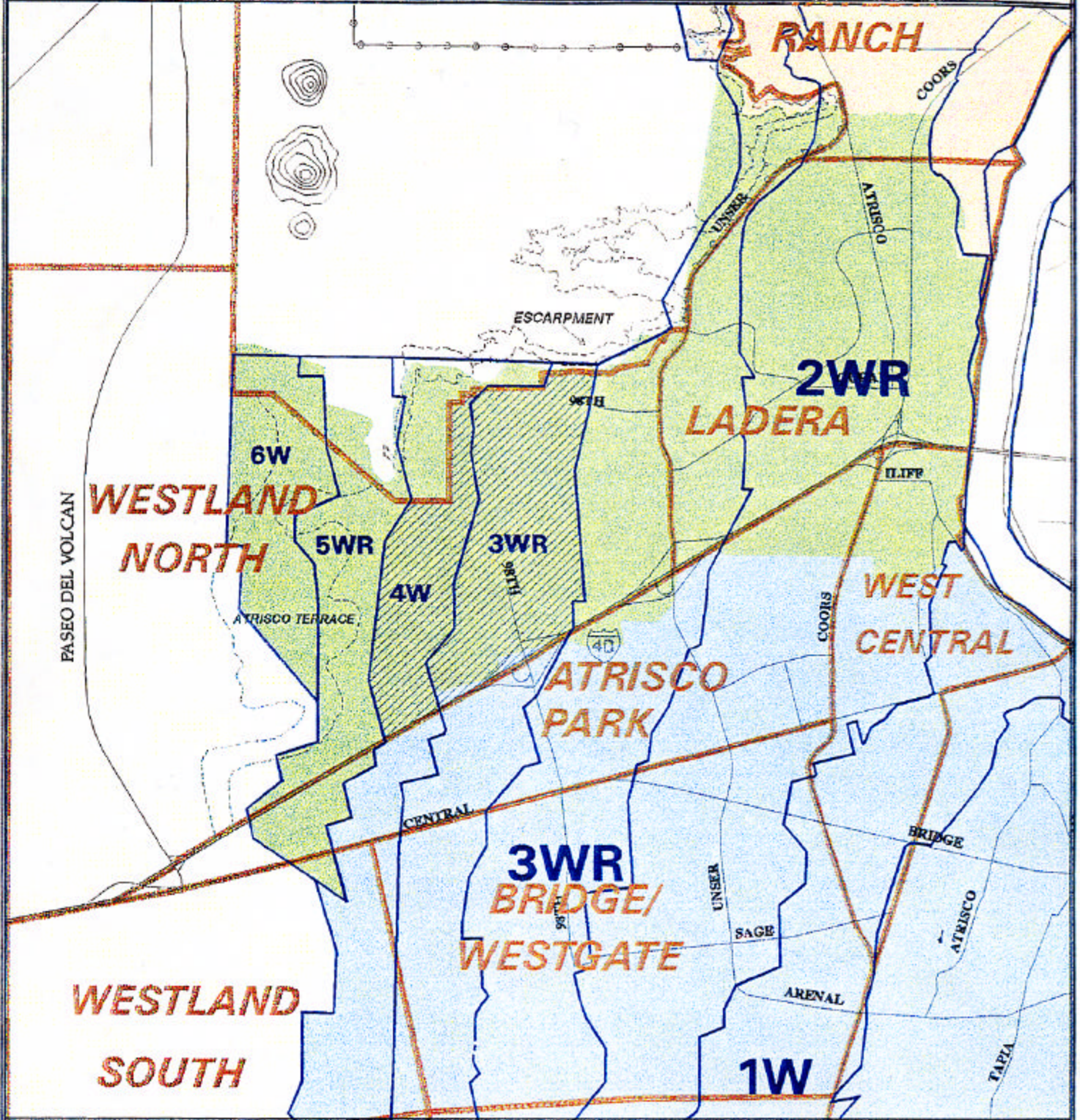
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*5. Allow expansion of the employment center to the west, consistent with water and sewer availability.*

Evaluate the potential for expanding the employment center north of I-40 into the eastern portion of Westland North, along 98th Street. The area north of I-40 provide a location for an office park. If the business park uses are expanded, the portion of the Westland North community east of Atrisco Terrace should be brought into the Priority 1 area.

Such development shall protect the visual and physical features of the Atrisco Terrace and the Petroglyph National Monument including preservation of the view area of the Monument as specified in the North West Mesa Escarpment Plan. This protection shall be accomplished through the development and strict enforcement of design guidelines, open space dedications, and, if necessary, low density residential development. The attached map, titled Business Park Area, shows an area identified as a potential business park. The area shown conforms to water pressure zones 4W and 3WR in the College Trunk. Providing suitable visual and physical feature protection of the Terrace and Petroglyph National Monument (zones 4W and 3WR) will restrict the area of the possible business park and may result in the reconfiguration of the water pressure zones.

# BUSINESS PARK AREA



- COLLEGE TRUNK
- VOLCANO TRUNK
- ATRISCO TRUNK
- COMMUNITY SERVICE AREA
- PRESSURE ZONES
- POTENTIAL BUSINESS PARK



Scale: 1 inch = 5000 feet  
 Map Prepared by Frank Roth  
 Map Printed March 31, 1997

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***Community Center***

A community center is proposed at the Central Avenue/Unser Boulevard intersection to serve both the businesses in the business park and residential communities south of I-40. Zoning for commercial, office and higher density residential use has been established at this intersection. The community center is discussed in more detail in the description of the Bridge/Westgate community.

***Neighborhood Centers***

Proposed Neighborhood Center location is the major intersection of Central/ 98th Street described in more detail in the Bridge/Westgate community description.

***Ladera Community***

The Ladera community encompasses 2,926 acres, of which 40 percent is vacant. Major existing streets are Coors Boulevard and Atrisco. Ladera and Ouray provide east/west access through the community.

	1995	2020	Build Out
Developed Land Area (acres)	1,239		2,059
Population	10,730	19,283	N/A
Housing	4,612	9,241	N/A
Employment	3,458	9,482	N/A
Basic	336	907	
Retail	557	1,877	
Service	2,714	6,698	

Source: Middle Rio Grande Council of Governments

Population is projected to increase substantially in the

Ladera community -- from 10,730 in 1995 to 19,283 in 2020. Based on its geographic size and buildout population, the Ladera community could support two Neighborhood Centers. Its projected population in 2020 is less than the minimum population required to support a community retail center.

Employment growth from 3,458 to 9,482 is projected during the 1995 to 2020 time period. Significant growth is projected for all sectors, with over 70 percent of total employment in 2020 in the service sector.

***Coors Boulevard Community Center***

Substantial community scale development currently exists in a strip along Coors Boulevard -- a commercial and service oriented strip that, because of its location, serves the entire northwest mesa. Because of the substantial retail development in place along Coors, functions that would be located in a Neighborhood Center



## ***WEST SIDE STRATEGIC PLAN***

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are provided in this area at a Community scale. Therefore, this community center should focus on other types of activities and minimize new retail development.

A significant portion of existing retail space in shopping centers is occupied by service businesses. This trend would be expected to continue as retail opportunities are provided in other communities and as traffic patterns change in response to transportation improvements.

*Community area: 2,926 acres*

*2020 population served: 19,283*

*2020 Employment: 9,482*

*Center area: 91*

*Potential uses: Retail, service, higher density housing*

- 1. Encourage higher density housing on vacant parcels along Coors to provide a mix of land uses and increase the residential base of the Ladera community.*
- 2. Provide pedestrian amenities to improve the pedestrian environment along this section of Coors.*

### ***Neighborhood Centers***

Three potential Neighborhood Centers were identified. One is Coors/Redlands, a 15 acre along the west side of Coors between Redlands and Sequoia. The second center is at Western Trail and Coors, where a mixed use retail/office complex has recently been approved. The third is an emerging 45 acre center along the east side of Unser Blvd. on both sides of Ladera.

#### **Coors/Western Trail**

(proposed development south of Western Trail on Coors)

*Area of surrounding neighborhoods: 1,226 acres*

*2020 population served: 8,901*

*2020 employment: 7,407*

*Center area: 44 acres*

*Potential uses: Convenience retail, service; fringe area will contain public/institutional (St. Pius X High School), medium and high density housing, and services*

The population east of Coors Boulevard will obtain neighborhood scale services from the Montañó/Coors community center in Taylor Ranch.

1. Encourage convenience retail, office and higher density residential uses in the neighborhood centers in the Ladera community. Limited retail development is recommended in these centers because of the existing supply of retail space along Coors.

2. Improve pedestrian and bikeway access to the proposed neighborhood centers.

**Taylor Ranch Community**

The Taylor Ranch community encompasses 5,404 acres, of which 26 percent is vacant. Major existing streets are Coors Boulevard, Unser Boulevard and Montañó Road. Taylor Ranch Drive and Golf Course Road provide north/south access through the community.

Population is projected to increase from 23,693 in 1995 to 32,143 in 2020. Based on its geographic size and buildout population, the Taylor Ranch community could support three to four centers. Four existing and potential centers were identified. The projected population in 2020 is less than the minimum population required to support a community retail center.

	1995	2020	Build Out
Developed Land Area (acres)			2,059
Population	23,693	32,143	N/A
Housing	7,858	13,473	N/A
Employment	2,209	4,530	N/A
Basic	714	882	
Retail	572	998	
Service	923	2,350	

Source: Middle Rio Grande Council of Governments

Employment growth from 2,209 to 4,530 is projected during the 1995 to 2020 time period. Significant growth is projected the service sector, which is projected to account for 58 percent of total employment in 2020 in the service sector.

**Montañó/Coors Community Center**

A community center for the Taylor Ranch community is partially in place at the intersection of Coors Boulevard and Montañó. This center will contain a mix of retail service and higher density housing. Because of its location, it will serve residents throughout the northwest mesa.

*Community area: 5,404 acres*  
*2020 population served: 32,143*  
*2020 employment: 4,530*

# ***WEST SIDE STRATEGIC PLAN***

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*Center area: 97 acres*

*Potential uses: Retail, service, higher density housing*

A second community center is located at the Paseo del Norte/Golf Course Road intersection. This center will serve the northern portion of the Taylor Ranch community and a portion of the Paradise community. This area is described in the Paradise community.

## ***Neighborhood Centers***

Two Neighborhood Centers have been identified to the north and south of Mariposa Park. These centers are approximately one-half mile apart, with pedestrian connections along the Mariposa channel. Even though these centers are linked, they can function as two separate centers -- one serving the northern portion of the community and one serving the southern portion of the community. These centers illustrate how Neighborhood Centers could develop in other parts of the West Side.

Most uses in existing retail space are service oriented, including health clubs, dry cleaners, insurance offices, etc. Retail needs are met in the community center.

Trail connections along the Mariposa channel provide pedestrian and bikeway access.

The areas adjacent to these Neighborhood Centers are fully developed single family neighborhoods, limiting the possibility of intense uses adjacent to the center.

## **Montaño/Taylor Ranch Drive**

*Area of surrounding neighborhoods: 1,179 acres*

*2020 population served: 10,645*

*2020 employment: 1,409*

*Center area: 41 acres*

*Potential uses: Services, convenience retail*

## **Taylor Ranch Drive/Homestead Circle**

*Area of surrounding neighborhoods: 823 acres*

*2020 population served: 6,539*

*2020 employment: 383*

*Center area: 11 acres*

*Potential uses: Services, convenience retail*

The Taylor Ranch Branch Library, park and associated trails form a neighborhood center near Unser and Montañó. Given the distribution of population within Taylor Ranch, there does not appear to be a need for a Neighborhood Center in this location. The population east of Coors is very small and will be served by the community center.

- 1. Encourage the location of community-scale retail, larger offices and higher density housing near the intersection of Coors and Montañó. Provide pedestrian improvements to this area and bikeway linkages to nearby neighborhoods.*
  
- 2. Encourage convenience retail, services, higher density housing and public/institutional uses in the Neighborhood Centers in the Taylor Ranch community. Provide pedestrian and bikeway linkages between neighborhoods and the centers along Coors.*

### ***Paradise Community***

The Paradise community encompasses 4,707 acres, of which 56 percent is vacant. Major existing streets are Coors Boulevard and Paradise Boulevard. Unser and Golf Course Road provide north/south access through the community.

Population is projected to increase from 8,126 in 1995 to 19,557 in 2020. Based on its geographic size and buildout population, the Paradise community could support two to three Neighborhood Centers. However, its population in 2020 is half the minimum population required to support a community retail center. Employment is projected to increase from 1,699 to 5,148 from 1995 to 2020, with the greatest increase in services. Services will increase from one-third of total employment to 63 percent of total employment.

	1995	2020	Build Out
Developed Land Area (acres)			
Population	8,126	19,557	21,700
Housing	3,319	9,270	N/A
Employment	1,699	5,148	7,200
Basic	166	309	
Retail	964	1,575	
Service	569	3,264	

Source: Middle Rio Grande Council of Governments

# ***WEST SIDE STRATEGIC PLAN***

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## ***Community Centers***

### **Vicinity of Paseo del Norte Center**

The primary Paradise community retail center is located along the west side of Coors Boulevard at Paseo del Norte. This center will encompass 133 acres, with a mix of retail service and higher density housing. Because of its location at a major West Side intersection, this center serves residents throughout the northwest mesa.

*Community area:* 4,707 acres

*2020 population served:* 19,283

*2020 employment:* 5,148

*Community Center:* 133 acres

*Potential uses:* Employment, retail, entertainment, higher density housing. This center has a large area adjacent to it that is zoned for non-residential and higher density residential uses. The area adjacent to the center is an ideal location for professional offices, neighborhood related services, public/institutional uses and higher density housing.

### **Golf Course/Paseo del Norte**

A neighborhood scale center is located at the intersection of Golf Course Road and Paseo del Norte. Two shopping centers are located at this intersection. This area also serves many other needs associated with a Neighborhood Center.

*Area of surrounding neighborhoods:* 4,707 plus portions of Taylor Ranch

*2020 population served:* 20,000+

*2020 employment:* 5,200+

*Center area:* 34 acres

*Potential uses:* Grocery, retail, service

This center serves the northern portion of the Taylor Ranch community.

## ***Neighborhood Centers***

Two potential centers were identified: the vicinity of Irving and Golf Course Road and the entrance to Ventana Ranch. Most retail needs of the residents of the eastern portion of the Seven Bar community will be met in the community centers.

## **Ventana Ranch**

A retail center and adjacent higher density housing are proposed at the entrance to Ventana Ranch. Retail (C-2) uses are proposed for 29 acres, with approximately the same amount of higher density housing. Projected population and employment for 2020 are lower than needed for a neighborhood center with a range of uses. It is possible that this area will develop to near capacity by 2020, providing population to support a Neighborhood Center.

*Area of surrounding neighborhoods:* 1,075 acres

*2020 population served:* 3,109

*2020 employment:* 570

*Center area:* 38 acres

*Potential uses:* Grocery, convenience retail, service, community facilities

This center could potentially become a community center to service the western portions of the Seven Bar and Paradise communities.

1. Encourage neighborhood serving convenience retail, public/institutional uses and higher density housing in the Golf Course/Irving area for possible future consideration as a neighborhood center.

## ***Seven Bar Community***

The Seven Bar community encompasses 5,000 acres, of which 57 percent is vacant. Major existing streets are Coors Boulevard, the Coors By-Pass and NM 528 and Ellison/McMahon. Unser and Golf Course Road provide north/south access through the community.

Population is projected to increase from 3,473 in 1995 to 14,819 in 2020. Based on its geographic size and buildout population, the Seven Bar community could support two Neighborhood Centers. However, its population in 2020 is less than half the minimum population required to support a community retail center. The centers in this area serve both the Seven Bar and Paradise communities.

	1995	2020	Build Out
Developed Land Area (acres)	1,335		3,067
Population	3,473	14,819	18,700
Housing	1,895	8,000	N/A
Employment	3,085	5,148	N/A
Basic	176	319	
Retail	1,537	7,763	
Service	1,372	7,168	

Source: Middle Rio Grande Council of Governments

## ***WEST SIDE STRATEGIC PLAN***

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Employment is projected to increase from 3,085 to 15,250 from 1995 to 2020, with retail and service businesses being dominant.

### **Regional/Community Center**

The regional scale commercial developments surrounding and including Cottonwood Mall comprise a regional retail center. Community scale retail, professional offices, Cibola High School and multifamily housing surround the regional retail center, with community scale commercial uses extending south of the Calabacillas Arroyo along Coors Boulevard through the Paradise Community to Paseo del Norte.

*Community area:* NA

*2020 population served:* NA

*2020 employment:* 12,869

*Potential uses:* Regional retail, services, higher density housing, public/institutional (Cibola High School, public uses to be located in the Seven Bar town center)

*1. The goal of the West Side Strategic Plan is to create an intense mixed-use center, similar in scale to the Uptown Area. Public policy regarding this center is to encourage growth in service employment in mid-rise office parks in the area bounded by Coors Boulevard, the Coors By-Pass and NM 528. Because of the existing dominance of retail uses and planning retail growth, office development will be mixed in with retail buildings rather than concentrated in an office park setting.*

### ***Community Centers***

Some community-scale retail development at Paseo del Norte and Golf Course Road will serve residents of the western part of the Seven Bar community. The characteristics of this area were listed in the descriptions of the Taylor Ranch and Paradise communities. The development is most appropriate as a neighborhood center. Community scale service needs should be met by the Paseo del Norte/Coors community cluster and the regional center around Cottonwood Mall.

### ***Neighborhood Centers***

#### **Ellison/Golf Course**

The area along Golf Course Road from Ellison to Irving contains a mix of institutional uses, medical offices, higher density housing and a limited amount of retail use, primarily restaurants. This area will continue to develop as a center, although primary uses will be office, medical and related services.

*Area of surrounding neighborhoods:* 834 acres

*2020 population served:* 5,735 for convenience retail. The medical services in this center serve the entire West Side.

*2020 employment:* 1,103

*Center area:* 64 acres

*Potential uses:* Public/institutional, office, convenience retail, higher density housing

### **McMahon/Unser**

*Area of surrounding neighborhoods:* 1,903

*2020 population served:* 5,638

*2020 employment:* 3,496

*Center area:* 50 acres

*Potential uses:* Convenience retail and service, school, park, community facilities

### **Westside/Paradise Heights/TVI**

A small Neighborhood Center is proposed to serve the western portion of the Seven Bar area. Zoning is in place for a small neighborhood commercial center. This center is intended for the convenience of residents west of Unser, and its service/market area will overlap with that of the proposed center at Unser and McMahon. MRGCOG projections indicate that this area will have a population of 2,185 by 2020, so the population base will support a very limited amount of convenience retail. Other potential uses include public and institutional facilities. (west side campus for Technical/Vocational Institute).

*Area of surrounding neighborhoods:* 1,140 acres

*2020 population served:* 2,185

*2020 employment:* 756

*Center area:* 20 acres

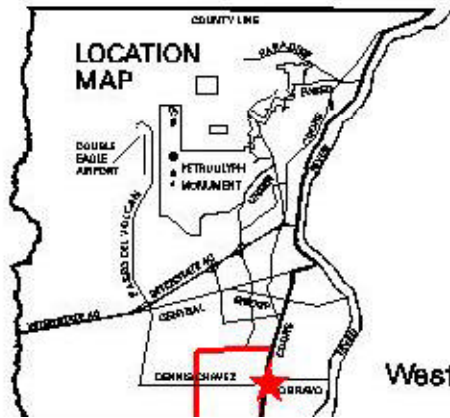
*Potential uses:* Convenience retail and service, school, park, community facilities.

1. The timing of a new center west of Unser will depend upon the timing of residential development. It is anticipated that the “anchor” uses of this center will be public and institutional, including parks and schools, if needed in the future. Encourage the co-location of community facilities and public/institutional uses in this center.



# WEST SIDE STRATEGIC PLAN

Boundary Amendments for Neighborhood & Community Activity Centers				
Name	Existing Acreage per WSSP (Net)		Proposed Acreage (Net)	Amendments
	Core	Adjacent	Core	
<b>NEIGHBORHOOD CENTERS</b>				
Mc Mahon/Unser	69.0		75	<b>AMEND:</b> Boundaries and land uses to coincide with those in Westside-McMahon Corridor Study and recent zoning actions.
Golf Course/County Line			39	<b>NEW ADDITION:</b> Center is south of county line on both sides of Golf Course, Tracts A1, B1, C1, D & E
Elliston/Golf Course	74.2		64	<b>AMEND:</b> Center is mostly west of Golf Course, north of Calabacillas Arroyo and on both sides of McMahan Blvd.
Golf Course/Irving	41.9	20.1	0	<b>DELETE</b> (major arroyo and roadway corridors prevent pedestrian connectivity)
Paradise/Lyon	19.6	149.5	47	<b>AMEND:</b> Maintain original core but add additional land south to Buglo Ave.
Ventana Ranch	32		38	<b>NO AMENDMENT TO BOUNDARY</b>
Golf Course/Paseo del Norte	33.9		34	<b>CHANGE DESIGNATION:</b> from Community to Neighborhood Center due to limited size: Maintain original core boundary.
Coors/Caminito Coors	20.1	205.8	0	<b>DELETE</b> (surrounding land uses do not support an Activity Center)
Taylor Ranch Drive/Homestead Ctr.	25.6		11.5	<b>AMEND:</b> Eliminate Middle School from Center
Coors/LaOrilla	29.0	24.9	0	<b>DELETE:</b> (surrounding land uses do not support an Activity Center and it is too close to Activity Center at Coors/Montaña)
Montaña/Taylor Ranch Drive	35		41.5	<b>NO AMENDMENT BOUNDARY</b>
Coors/Western Trail	30.3		44	<b>AMEND:</b> Center is west of Coors and south of Western Trail; Tracts 2, 3, and 4
Coors/Sequoia		326.0	15.5	<b>CHANGE DESIGNATION:</b> from Community to Neighborhood Center, Center is west of Coors, between Sequoia and Redlands
Ourray/Ladera	18.0	50.0	0	<b>DELETE:</b> (existing zoning does not provide opportunity for mixed land uses)
Unser/Ladera			45.5	<b>NEW ADDITION:</b> Center is east of Unser, south of Ladera Channel, west of Cherrywood
Central/Atrisco			58.5	<b>CHANGE DESIGNATION:</b> from Community to Neighborhood Center.
Central/98th Street	83.5	246.8	23	<b>AMEND:</b> Center is south of Central between 98th to 102nd St.
Bridge/Old Coors	23.1	151.5	16	<b>AMEND:</b> Center is between Bridge and San Ygnacio on both sides of Coors
Unser/Sage	42.7	82.6	50	<b>AMEND:</b> Center is west of Unser to 82nd Street and south of Sage
Westgate Heights	87.9	203.7	25.5	<b>AMEND:</b> Center is south of Sage to Benavidez on both sides of 98th Street
Rio Bravo unnamed 1			30	New Addition per Rio Bravo Sector Plan
Rio Bravo unnamed 2			12	New Addition per Rio Bravo Sector Plan
<b>COMMUNITY ACTIVITY CENTERS</b>				
	<b>GROSS ACRES</b>		<b>GROSS ACRES</b>	
Paseo del Norte/Coors	197.2	71.28	133	<b>AMEND:</b> center is west of Coors between Irving & Paseo del Norte
Golf Course/Paseo del Norte	33.9		0	<b>CHANGE DESIGNATION:</b> from Community to Neighborhood Center due to limited size; Maintain original core boundary.
Coors/Montaña	96.6	61.96	97.5	<b>AMEND:</b> Center is east of Coors to Riverside Drain between Montaña Plaza Drive on the north and municipal limits line on the south (south of Montaña)
Coors Boulevard	91	388.95	91	<b>NO CHANGE</b>
Central Ave. (from Atrisco to Coors)	86.6		0	<b>DELETE:</b> (the strip has been deleted and the area at Central/Atrisco has been designated as a Neighborhood Center.)
Central/Coors	44.2	65.8	48	<b>CHANGE DESIGNATION:</b> from Neighborhood to Community Center, maintain original core boundary
Central/Unser	137.5	140.6	71	<b>AMEND:</b> Center is south of Central to Bridge between 86th and Unser
98th/Gibson			150	<b>NEW ADDITION:</b> Center is established in Rio Bravo Sector Plan
Coors/Rio Bravo			31.5	<b>NEW ADDITION:</b> center is south of Rio Bravo to Lamonica Rd. between Coors Blvd. and Isleta Drain
Westland Master Plan			175	<b>NEW ADDITION:</b> described as A Town Center in the Westland Master Plan
Quail Ranch			?	Future Activity Center per Quail Ranch Master Plan



**COORS / RIO BRAVO**  
**COMMUNITY ACTIVITY CENTER**  
*serving the GUN CLUB COMMUNITY*

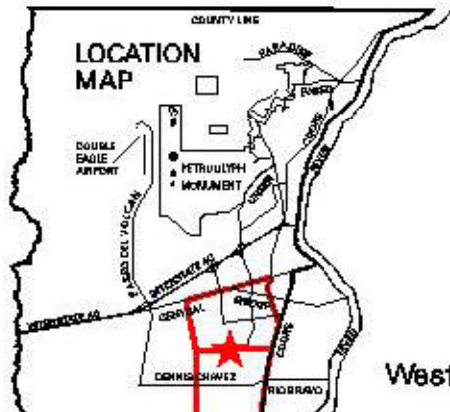
West Side Strategic Plan

Map printed January 28, 2003



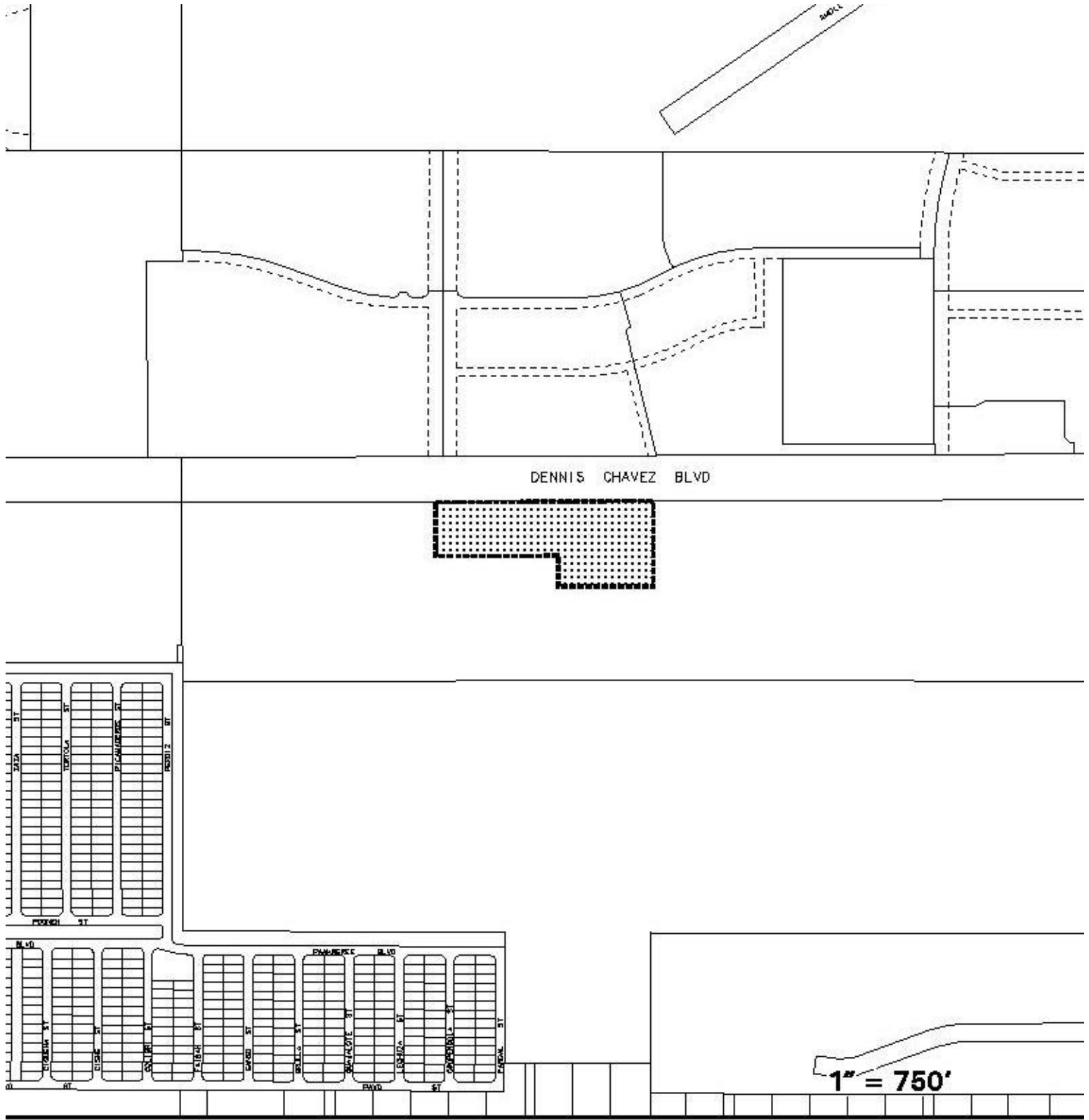


1" = 750'



**98TH / GIBSON**  
**COMMUNITY ACTIVITY CENTER**  
*serving the BRIDGE / WESTGATE*  
*& GUN CLUB COMMUNITIES*

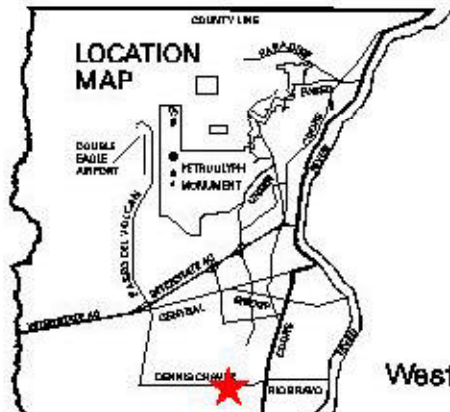


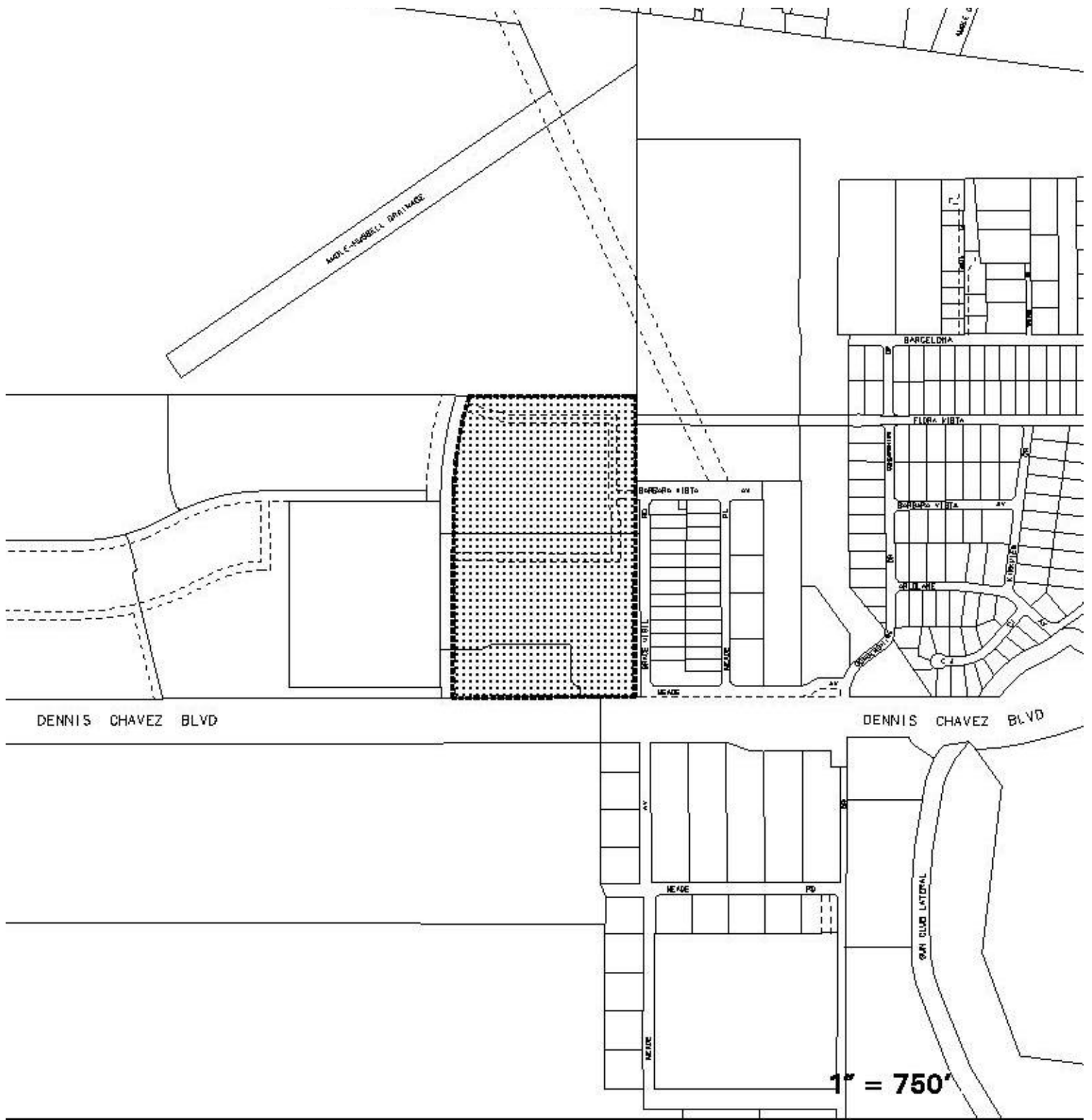


DENNIS CHAVEZ BLVD

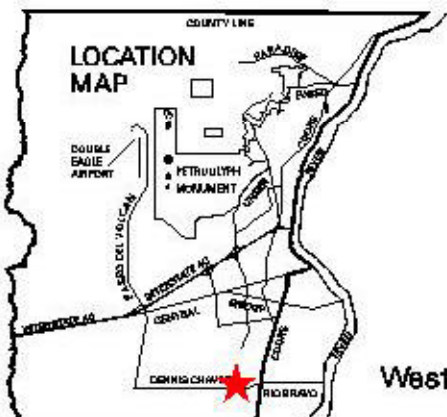
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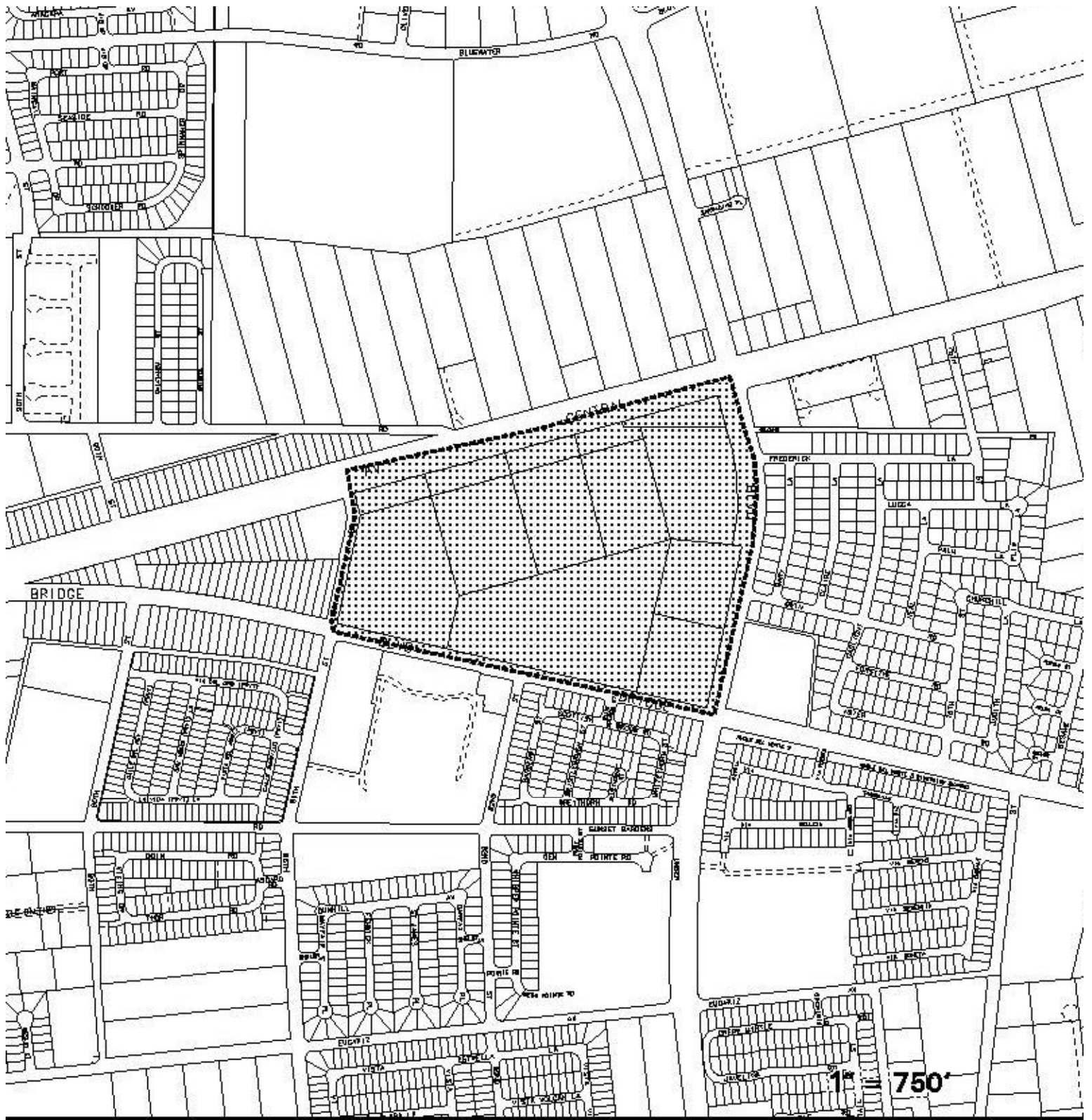
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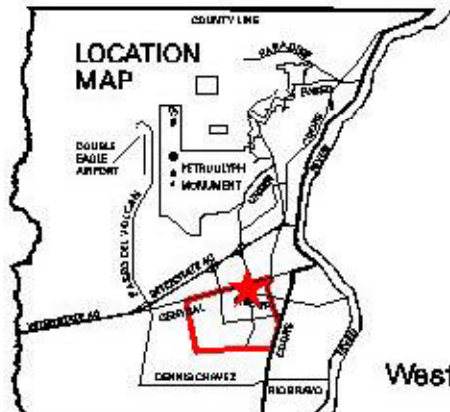


# RIO BRAVO 1 NEIGHBORHOOD CENTER



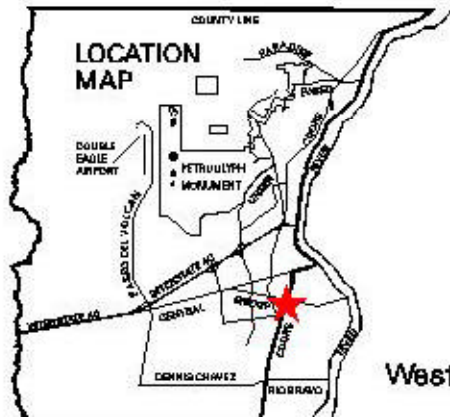


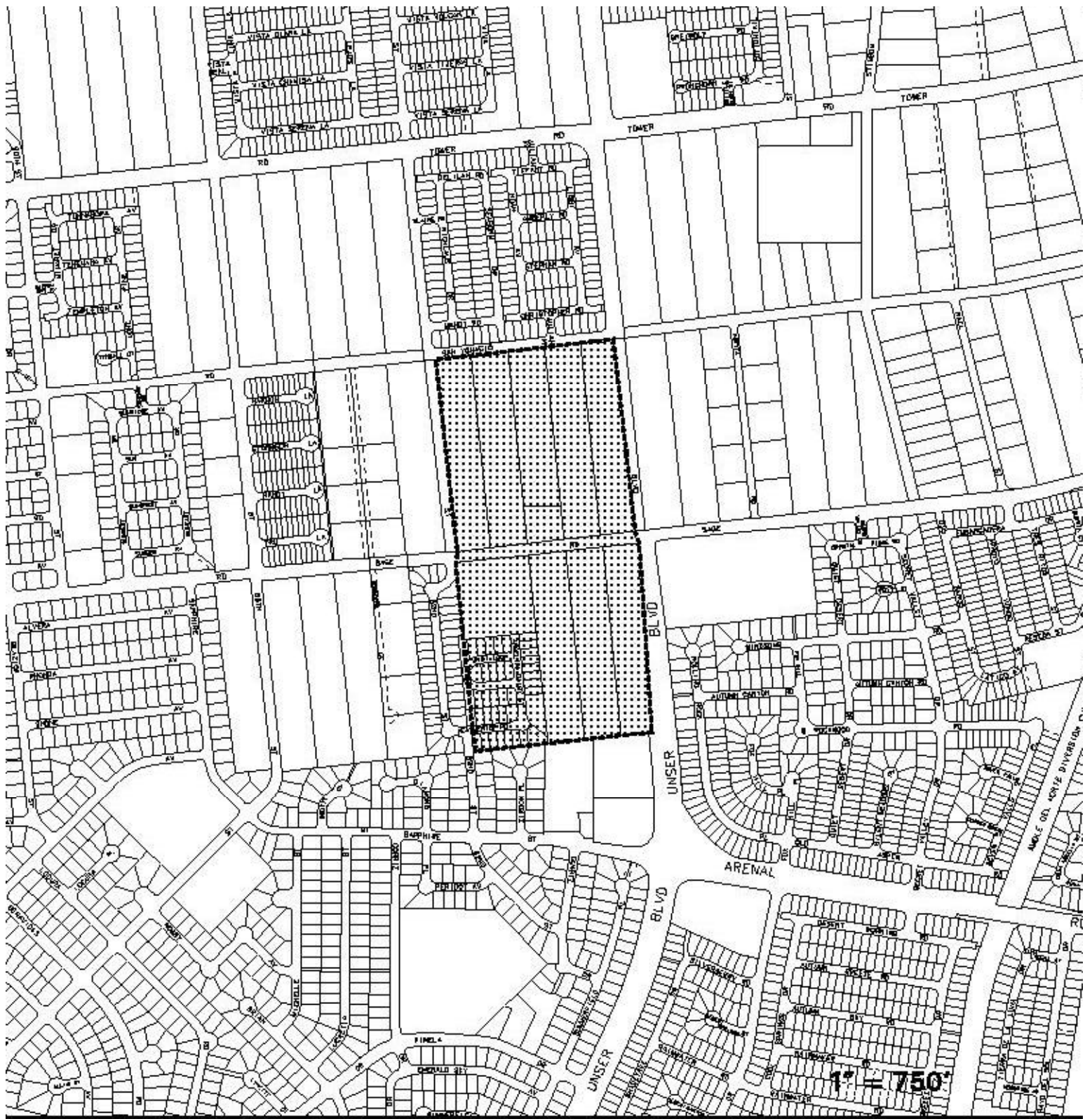
**CENTRAL / UNSER**  
**COMMUNITY ACTIVITY CENTER**  
*serving the BRIDGE / WESTGATE*  
**COMMUNITY**



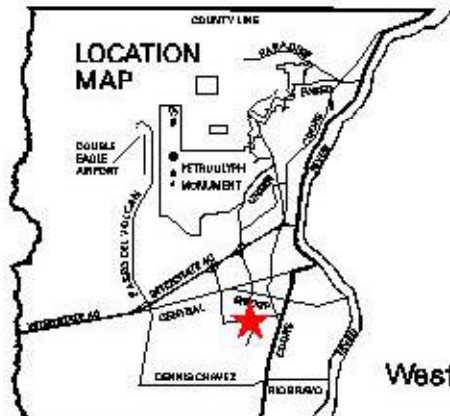


# BRIDGE / OLD COORS NEIGHBORHOOD CENTER





# UNSER / SAGE NEIGHBORHOOD CENTER



West Side Strategic Plan

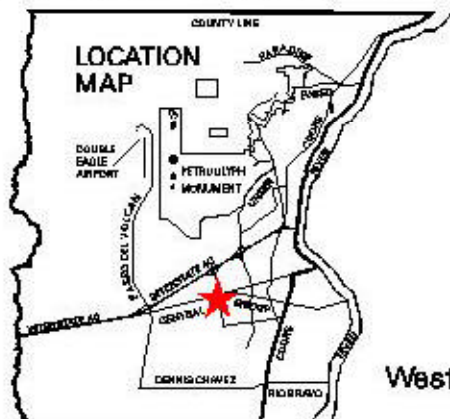
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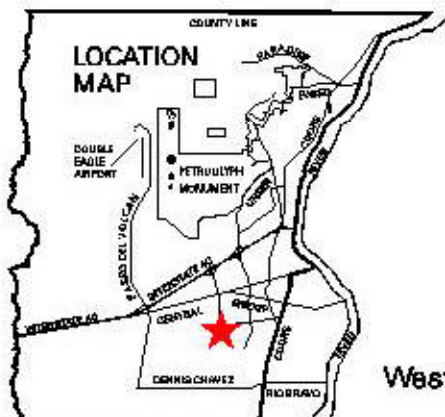
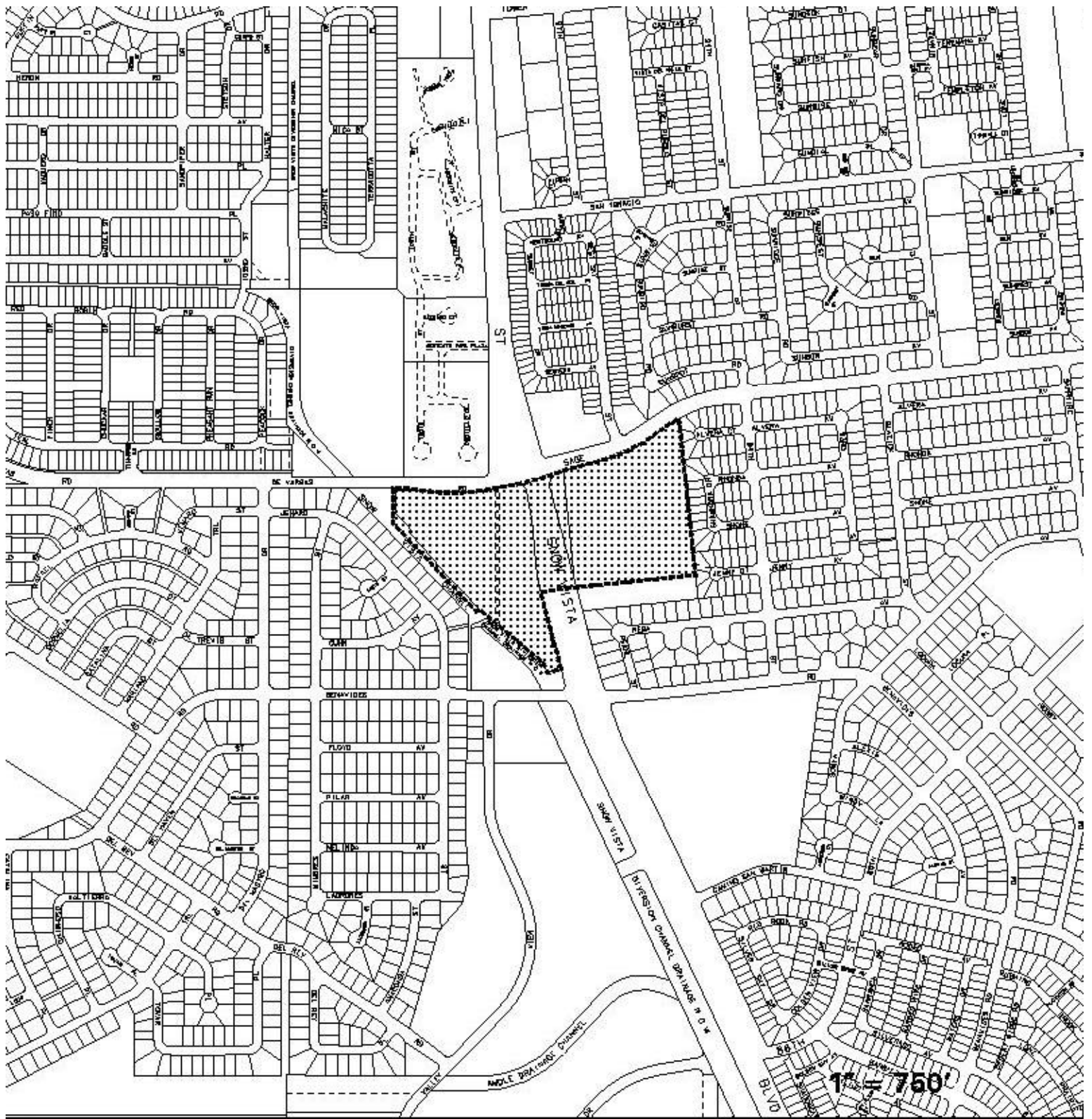






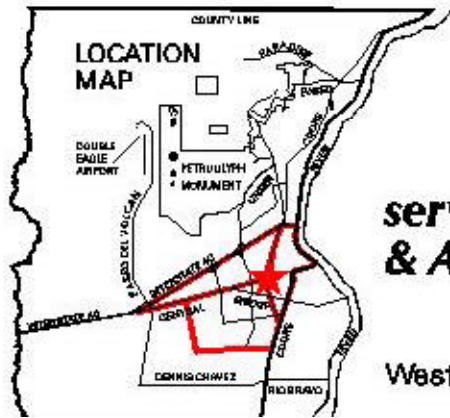
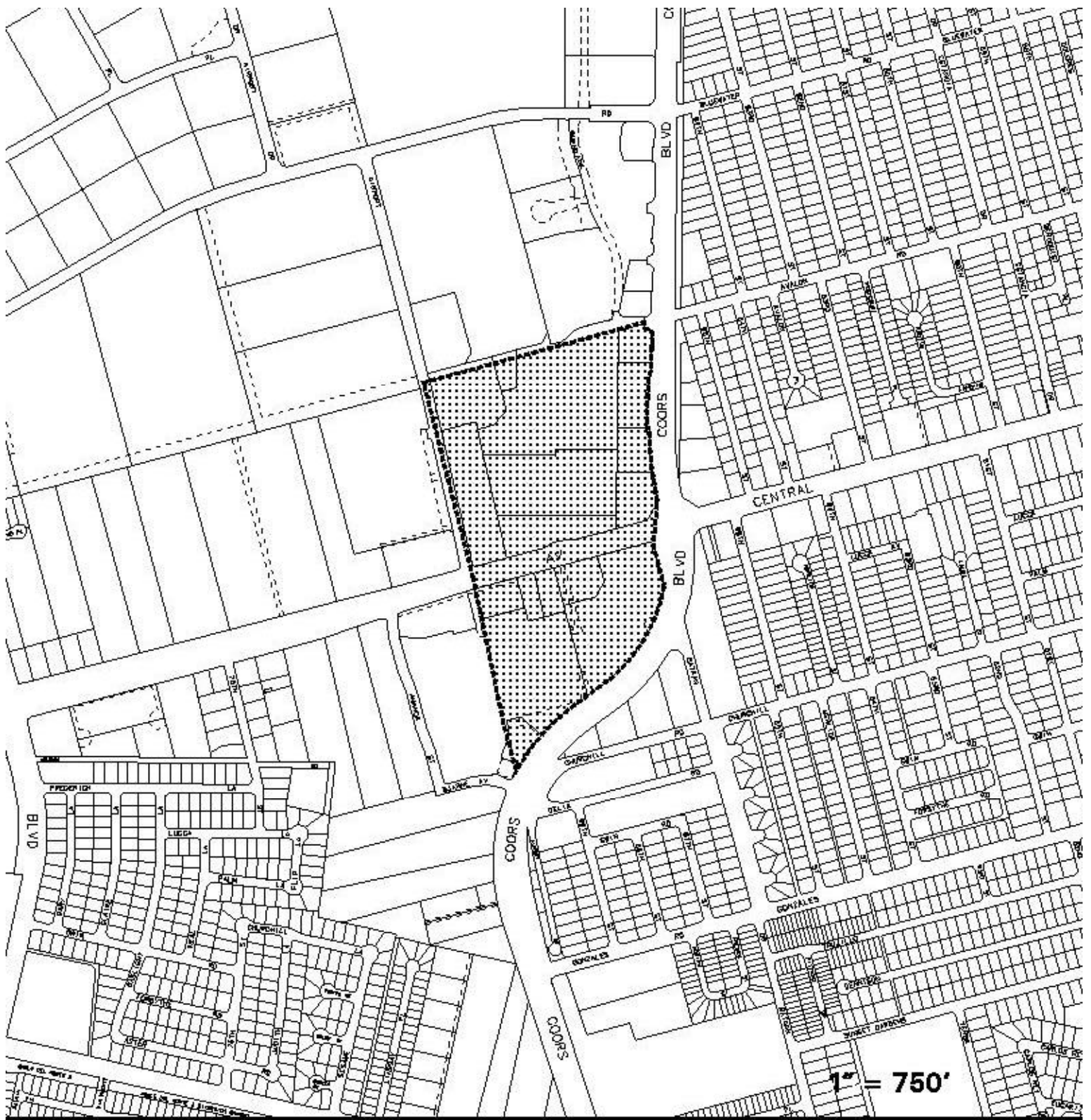
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# WESTGATE HEIGHTS NEIGHBORHOOD CENTER



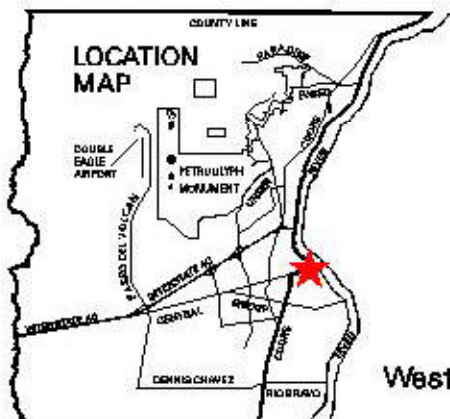
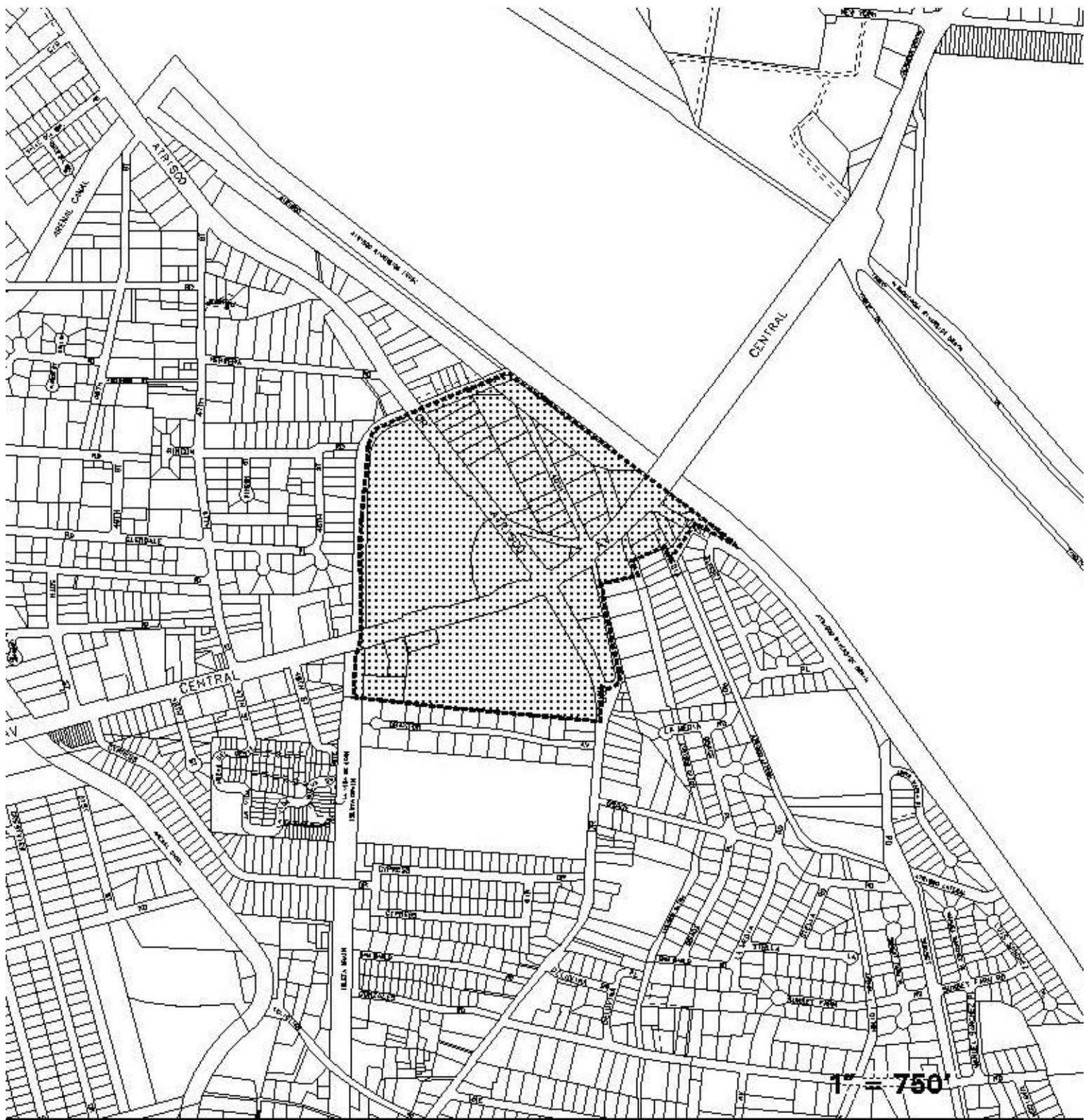


**CENTRAL / COORS**  
**COMMUNITY ACTIVITY CENTER**  
*serving the WEST CENTRAL, BRIDGE / WESTGATE  
 & ATRISCO COMMUNITIES*

West Side Strategic Plan

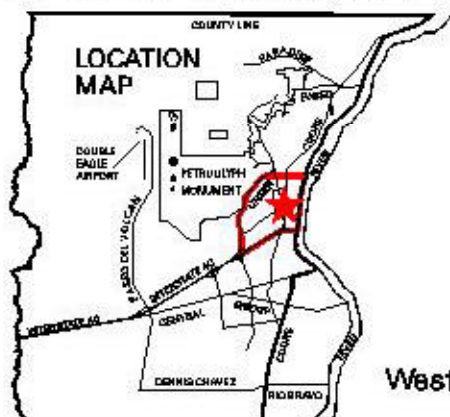
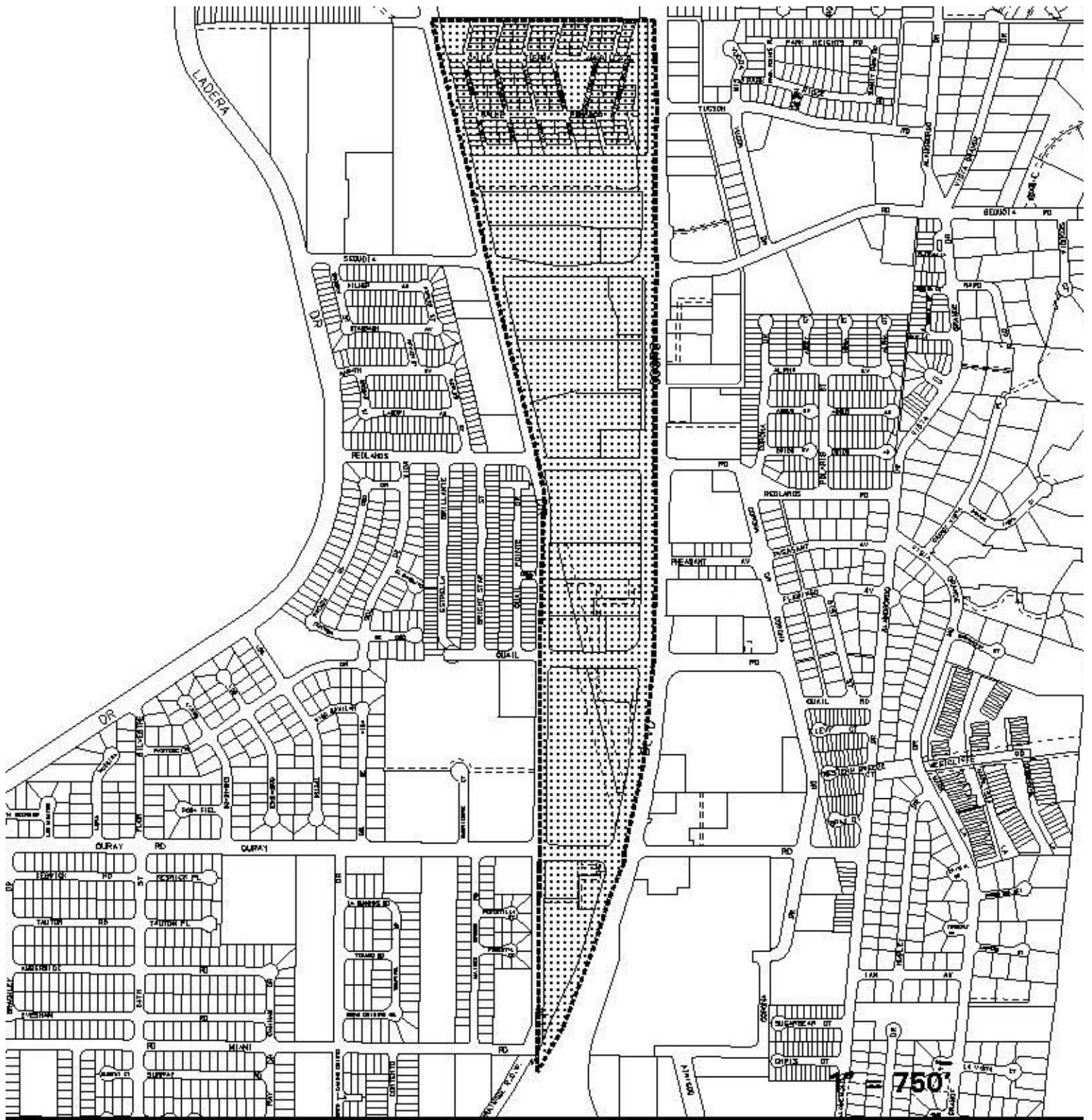
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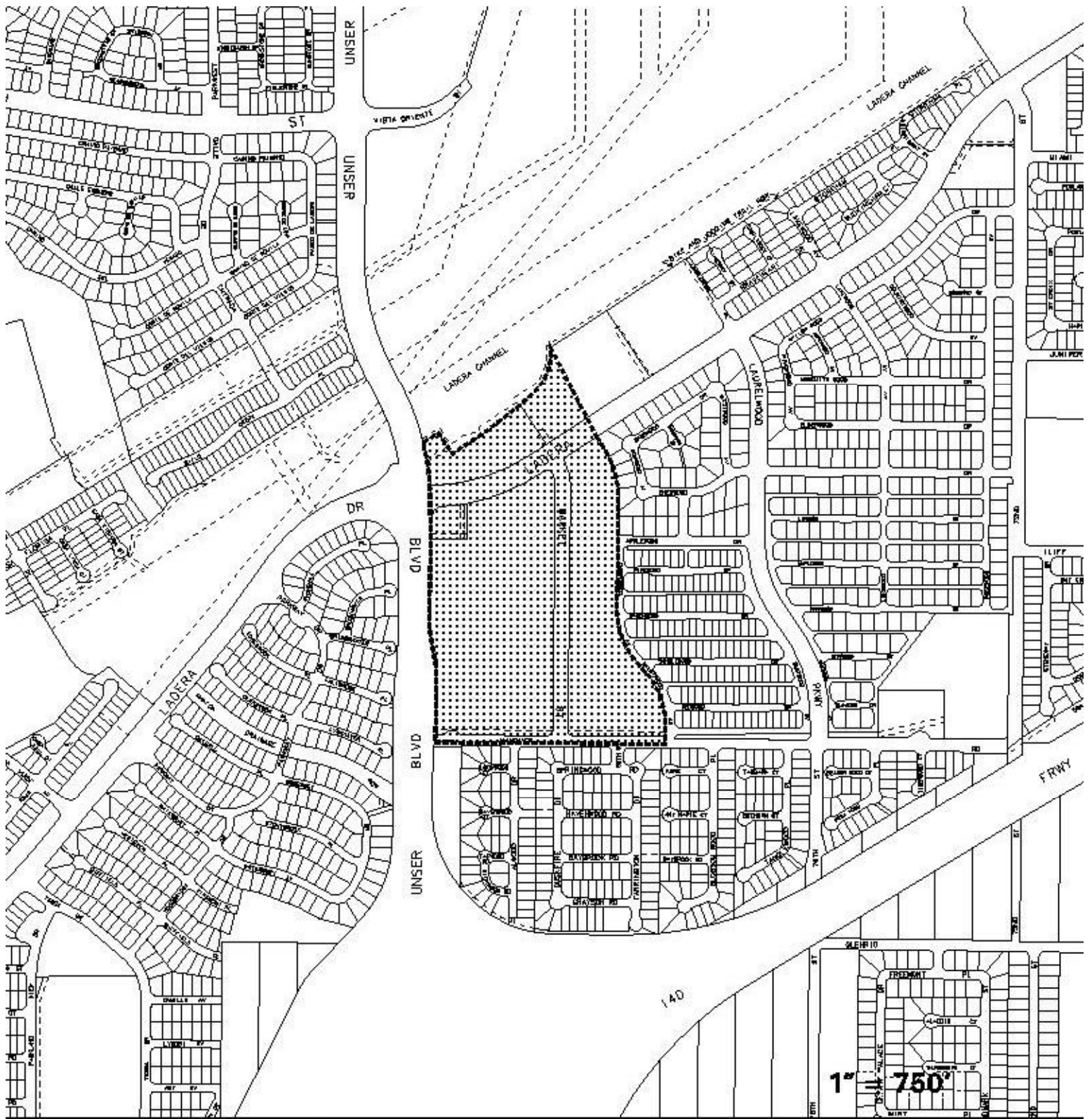
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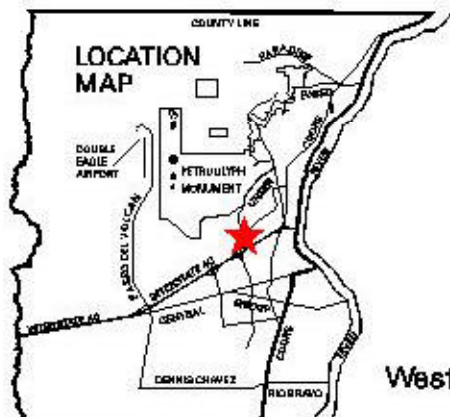


**COORS BLVD**  
**COMMUNITY ACTIVITY CENTER**  
*serving the LADERA COMMUNITY*





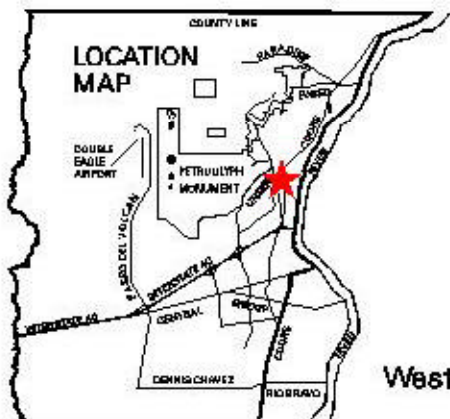
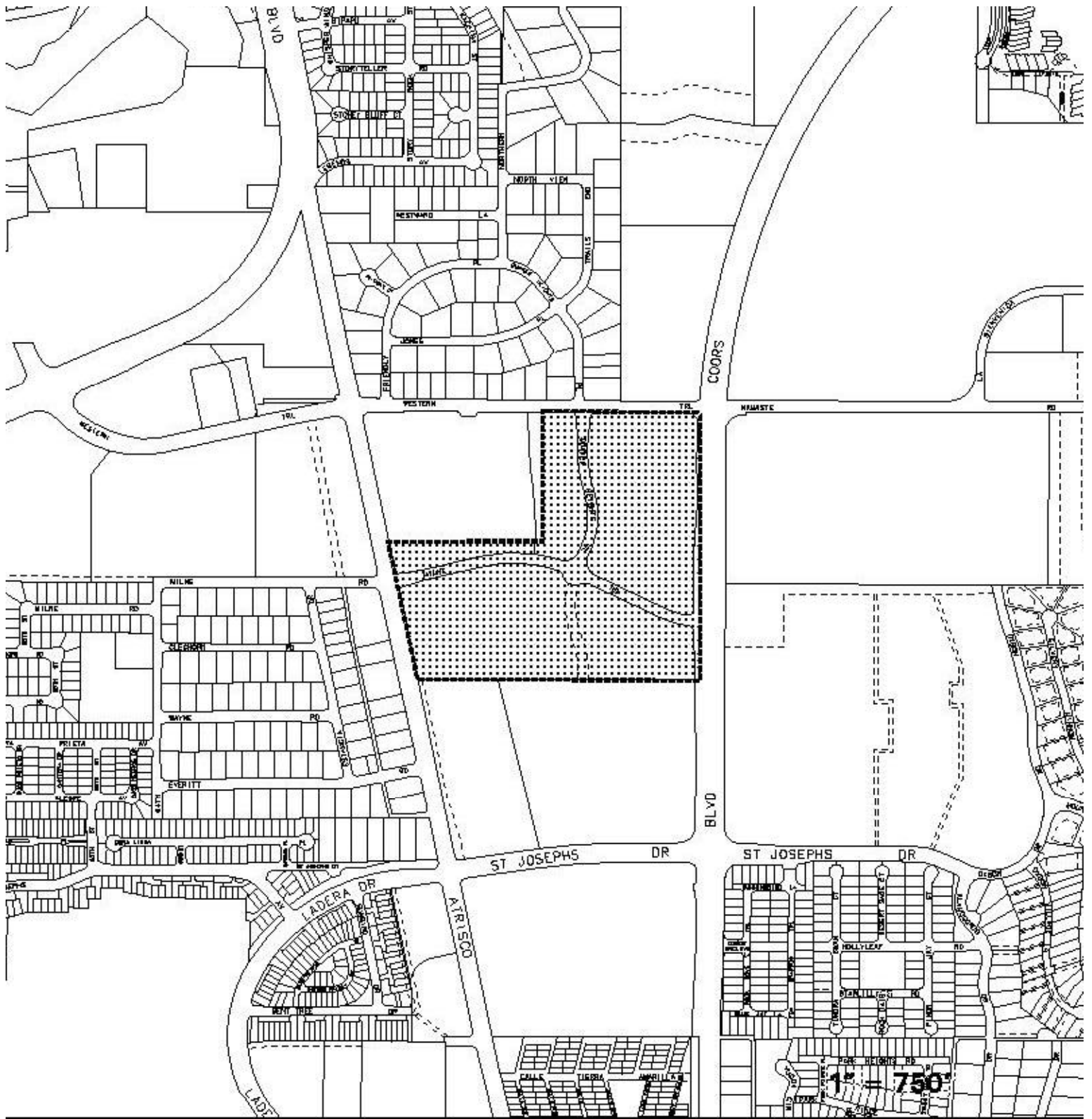
# UNSER / LADERA NEIGHBORHOOD CENTER



West Side Strategic Plan

Map printed January 28, 2003



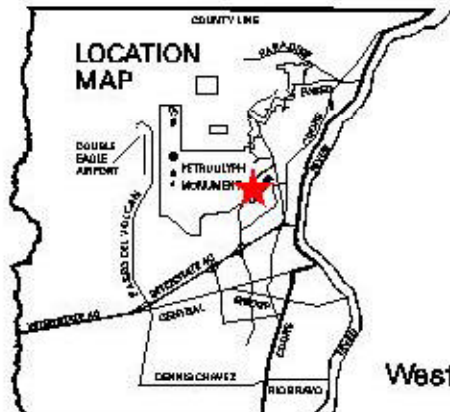


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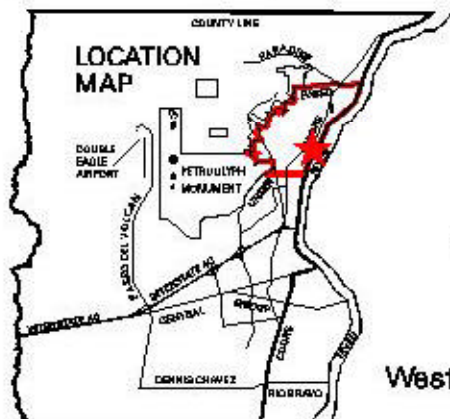
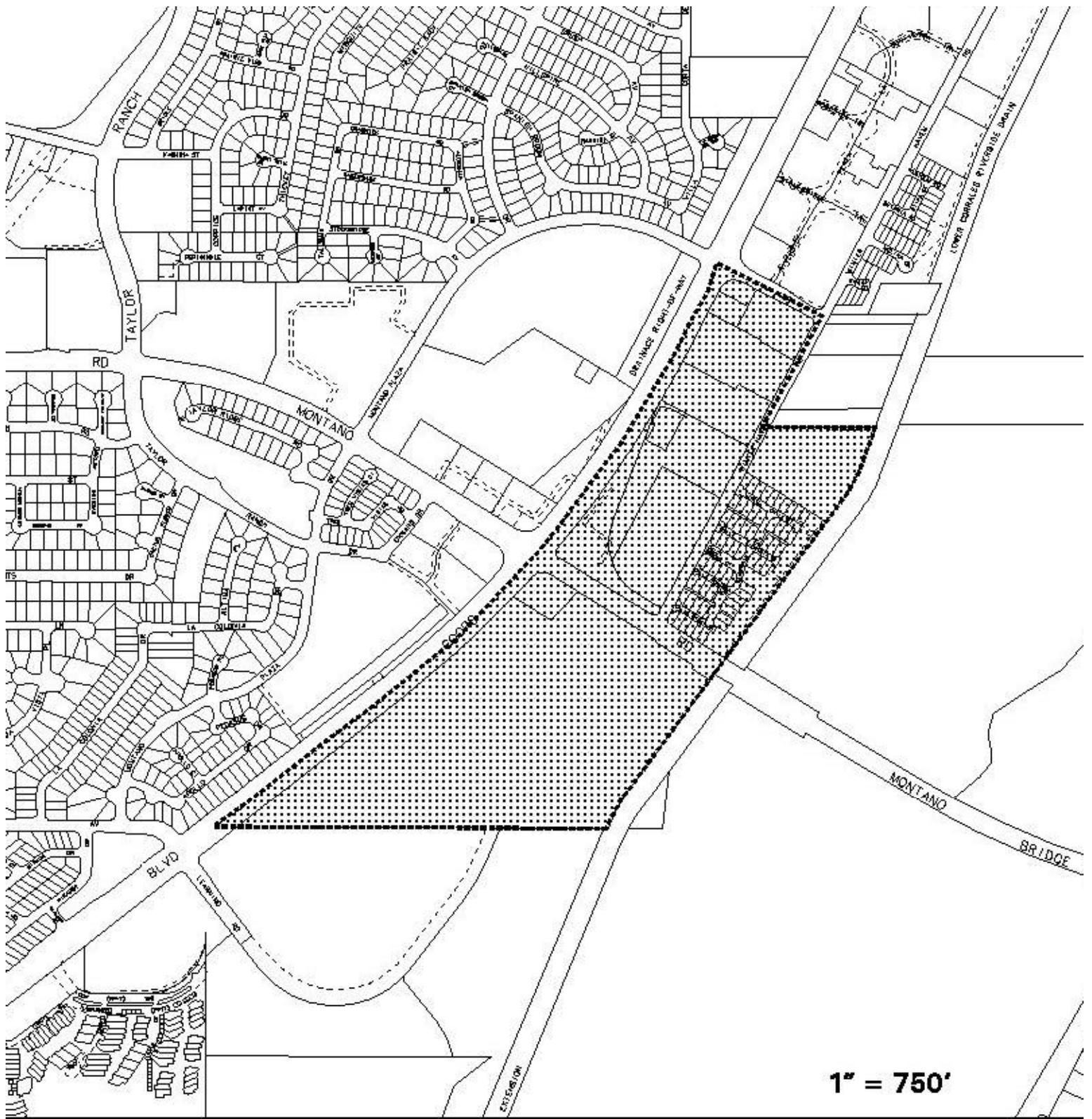




# UNSER / ST JOSEPHS NEIGHBORHOOD CENTER





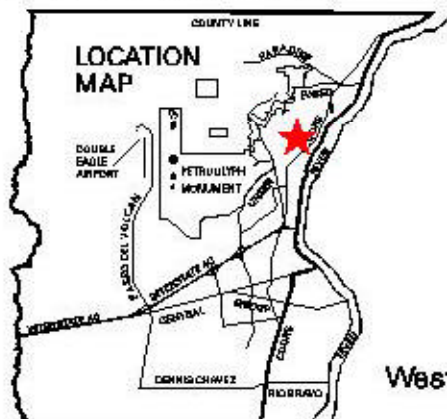


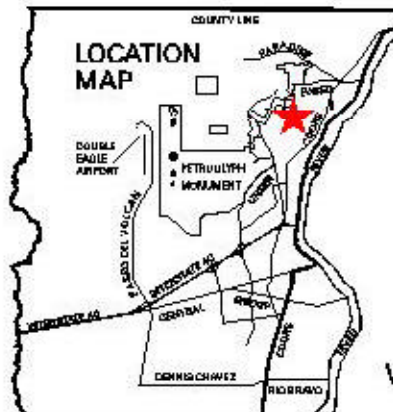
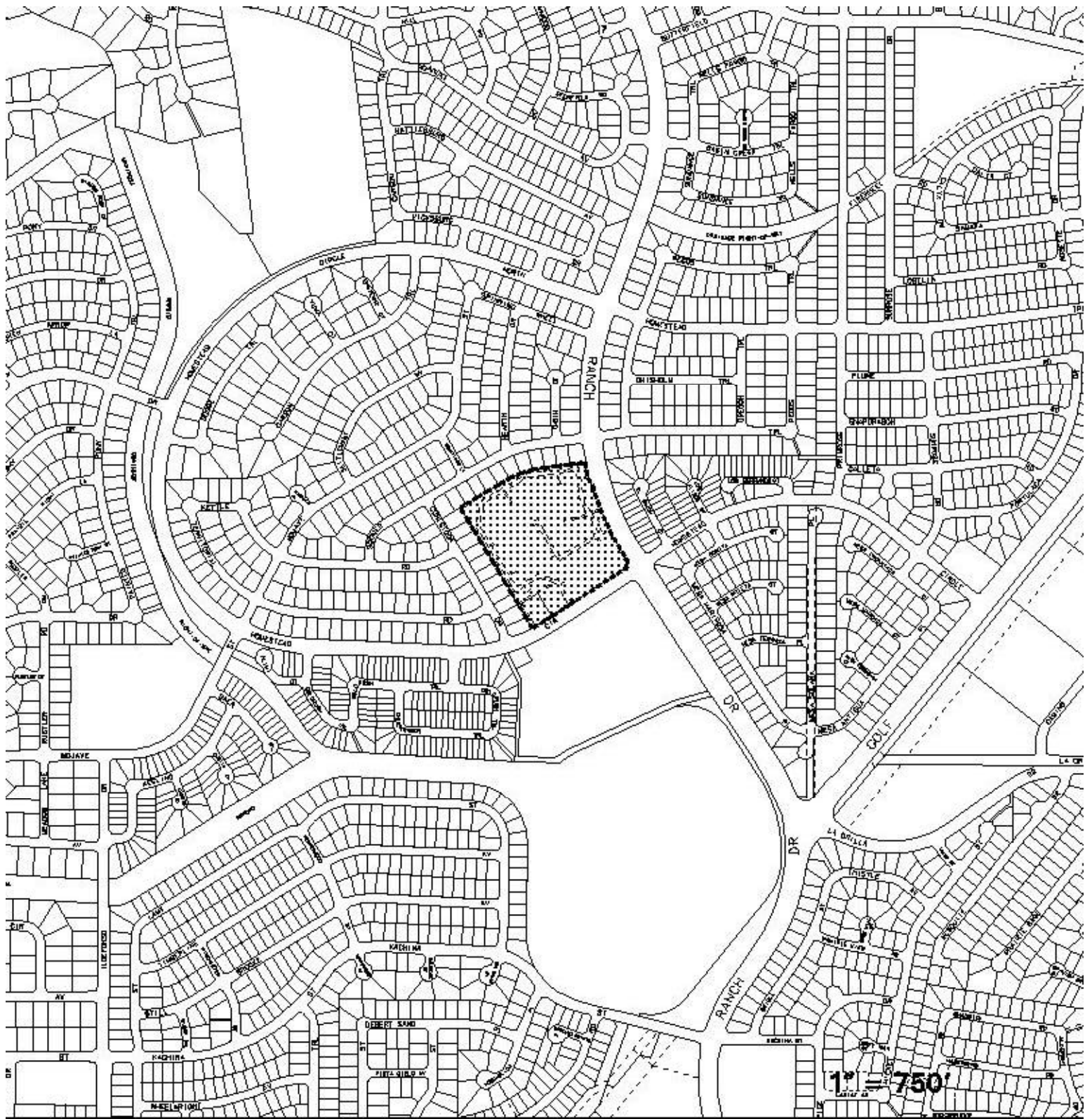
**MONTANO / COORS  
COMMUNITY ACTIVITY CENTER**  
*serving the TAYLOR RANCH COMMUNITY*





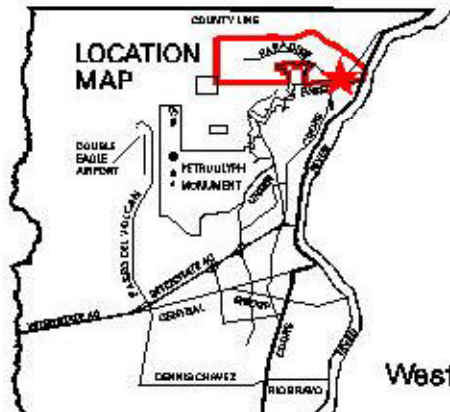
# MONTANO / TAYLOR RANCH DR NEIGHBORHOOD CENTER





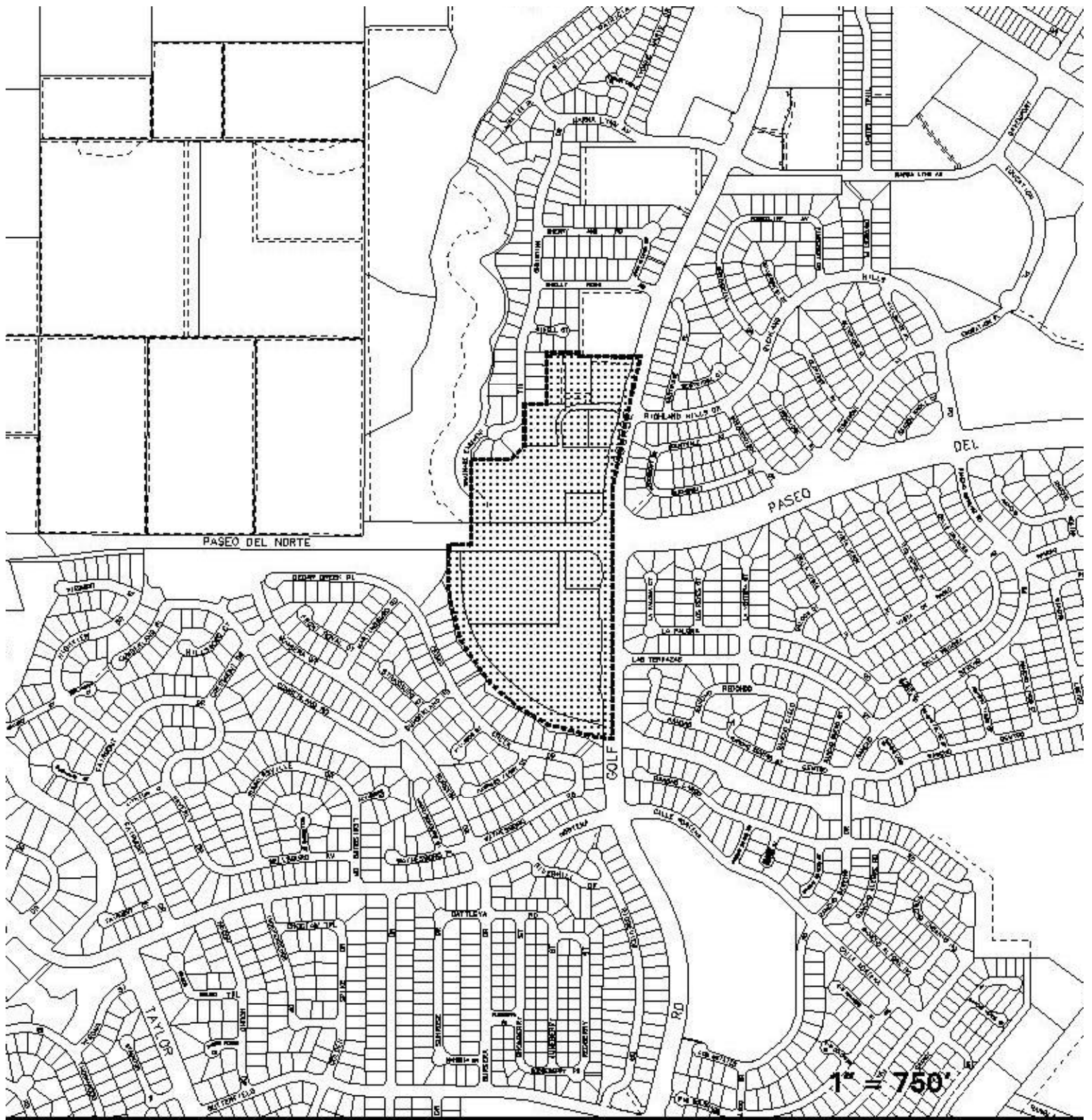
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NEIGHBORHOOD CENTER**



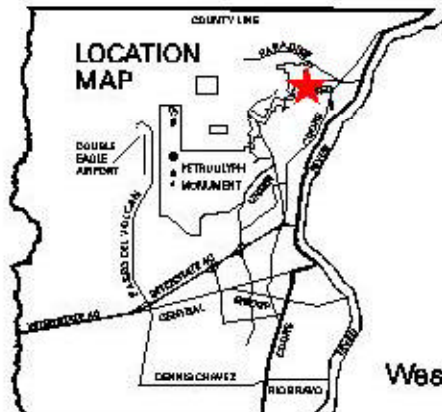


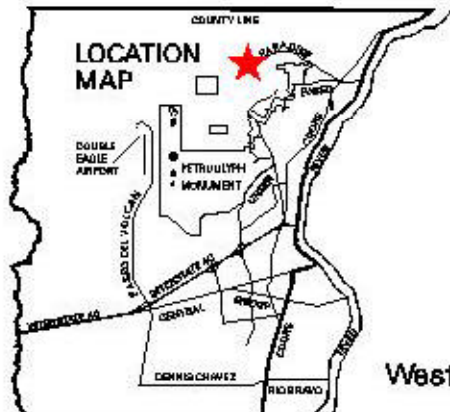
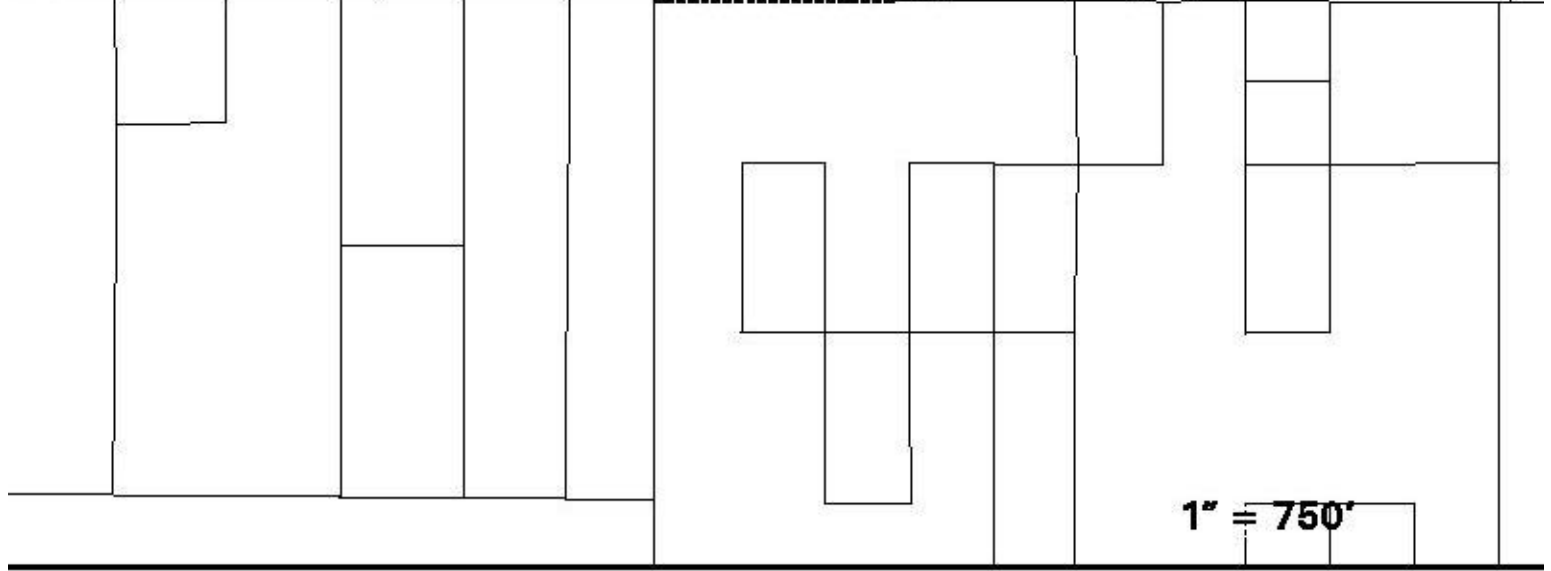
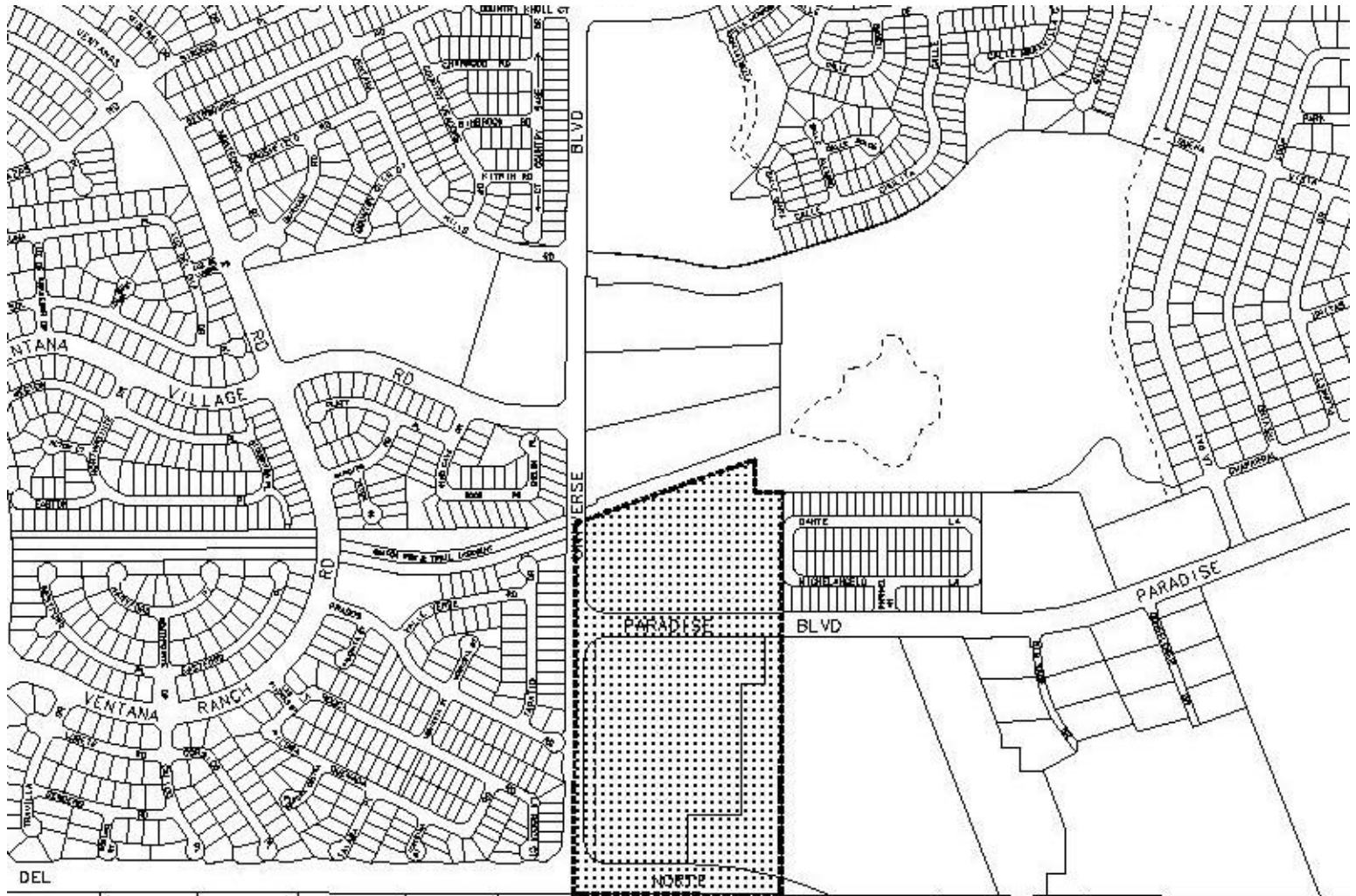
**PASEO DEL NORTE / COORS  
COMMUNITY ACTIVITY CENTER**  
*serving the PARADISE COMMUNITY*





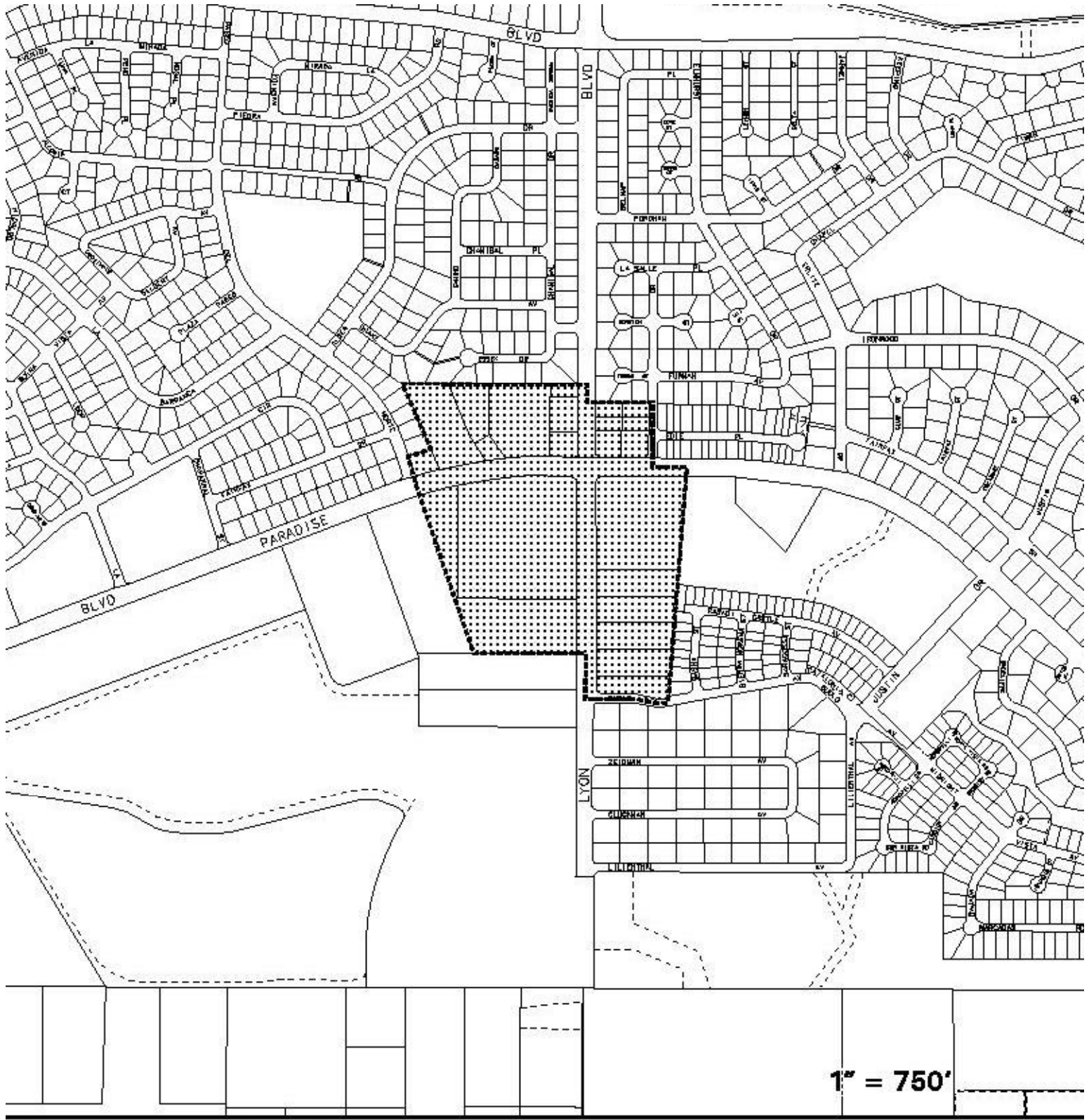
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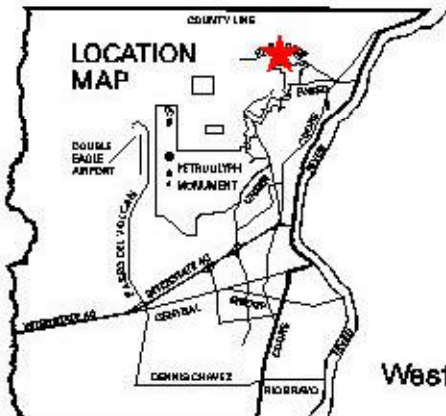


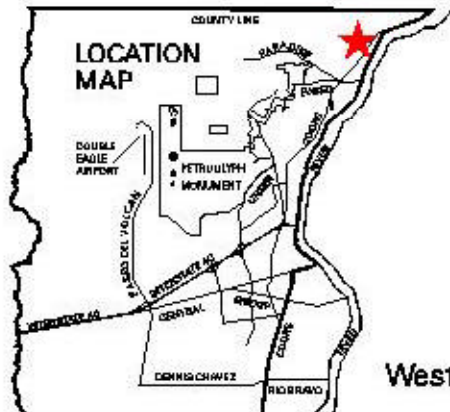
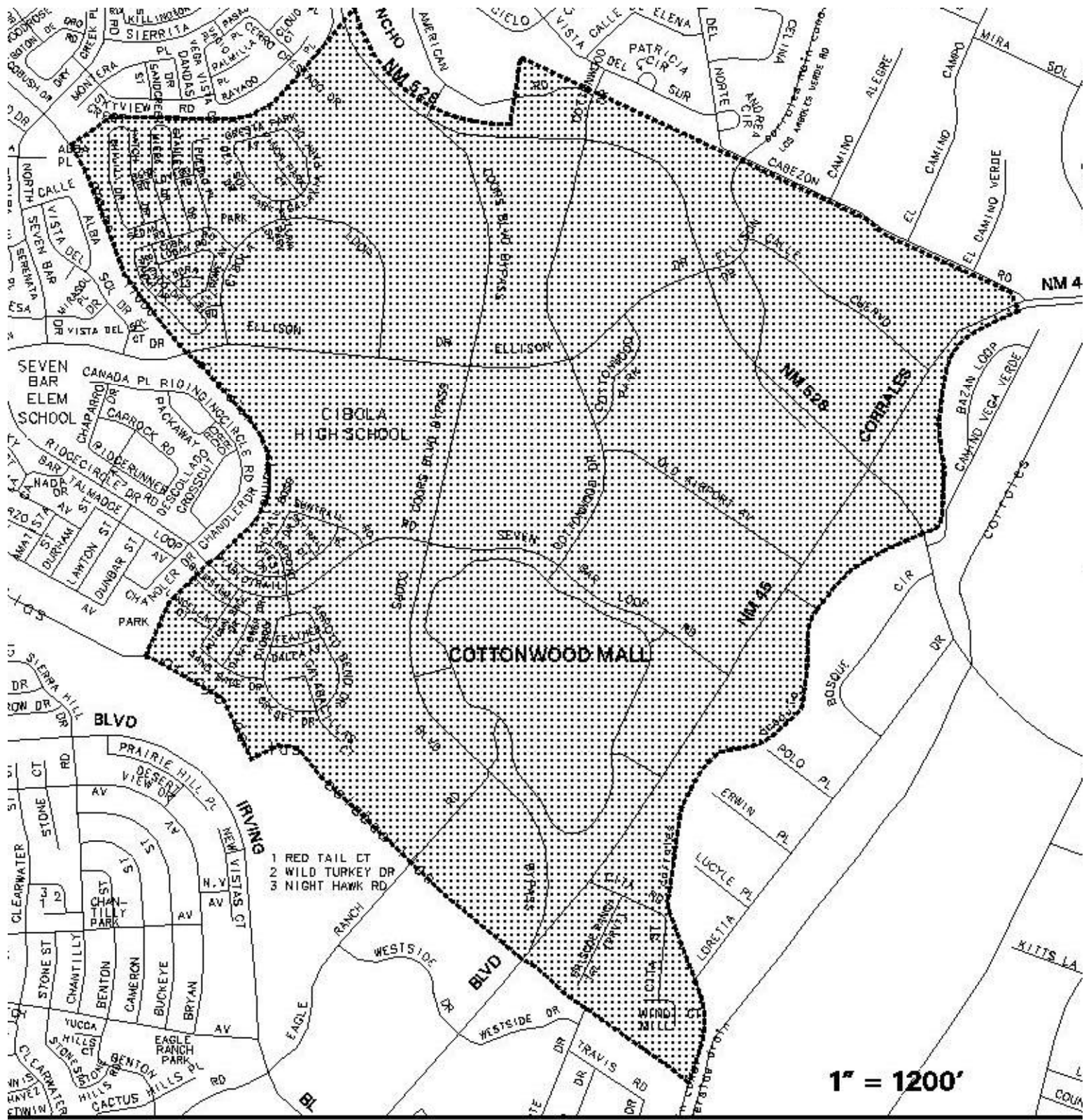
# VENTANA RANCH NEIGHBORHOOD CENTER





## PARADISE / LYON NEIGHBORHOOD CENTER





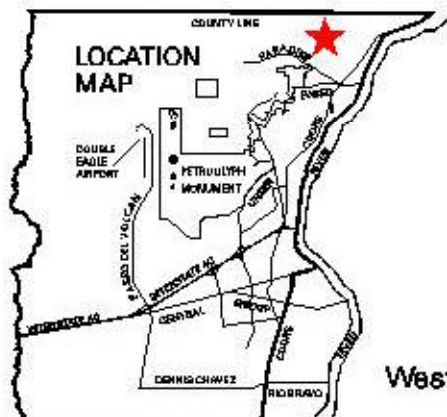
# SEVEN BAR REGIONAL CENTER







# ELLISON / GOLF COURSE NEIGHBORHOOD CENTER



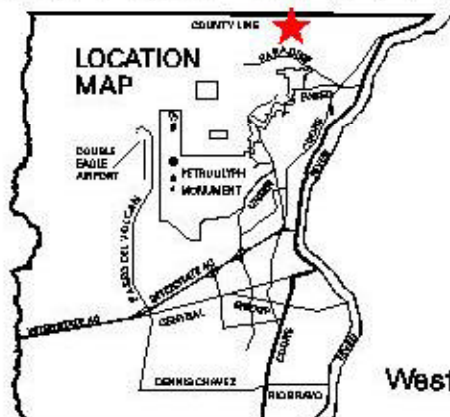
West Side Strategic Plan

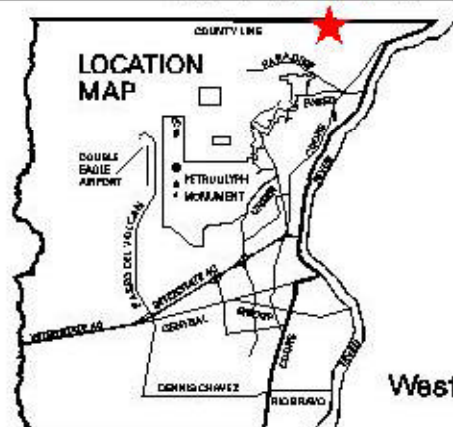
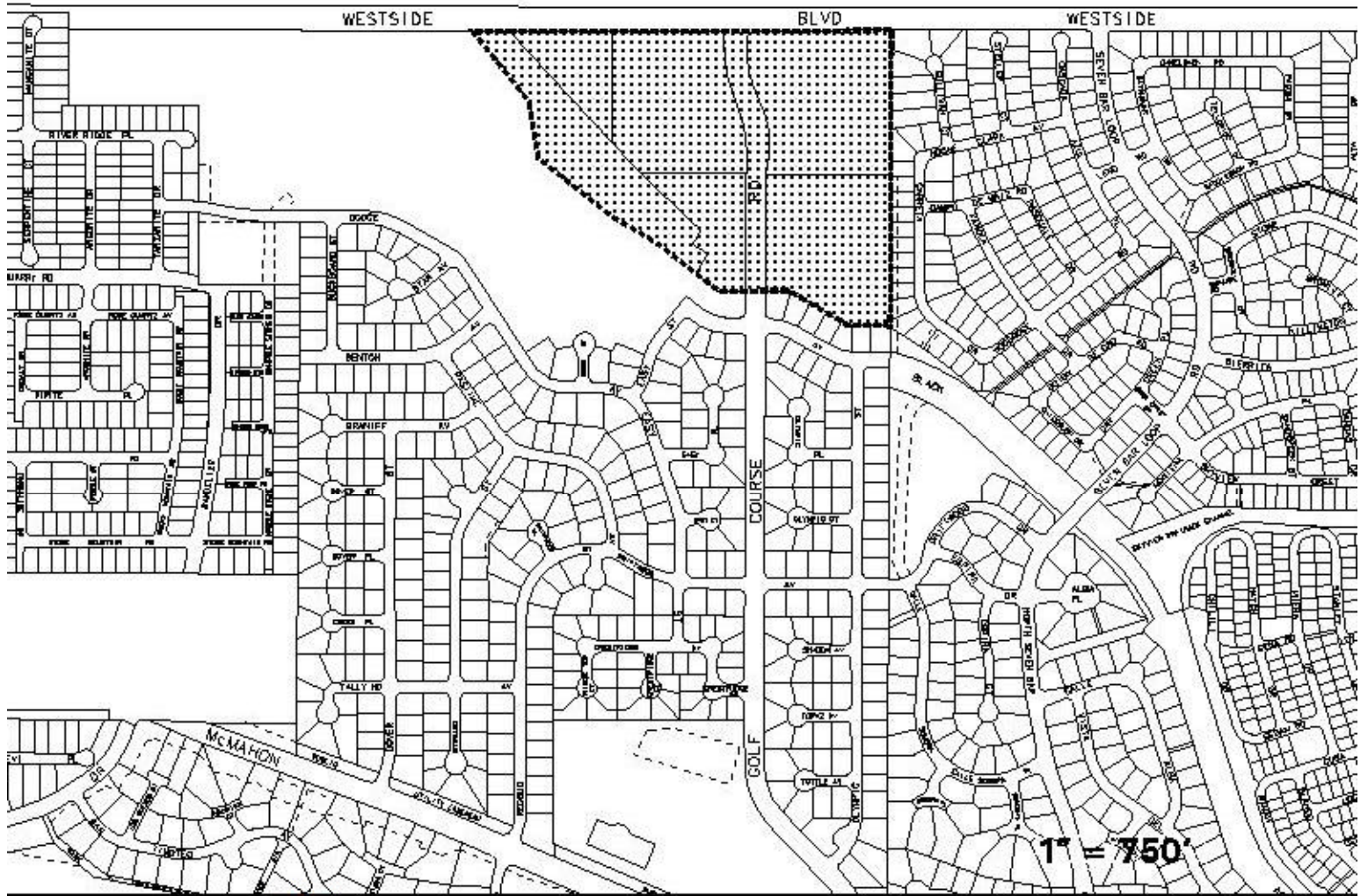
Map printed January 28, 2003





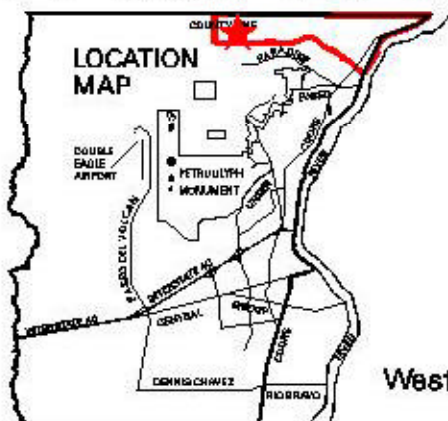
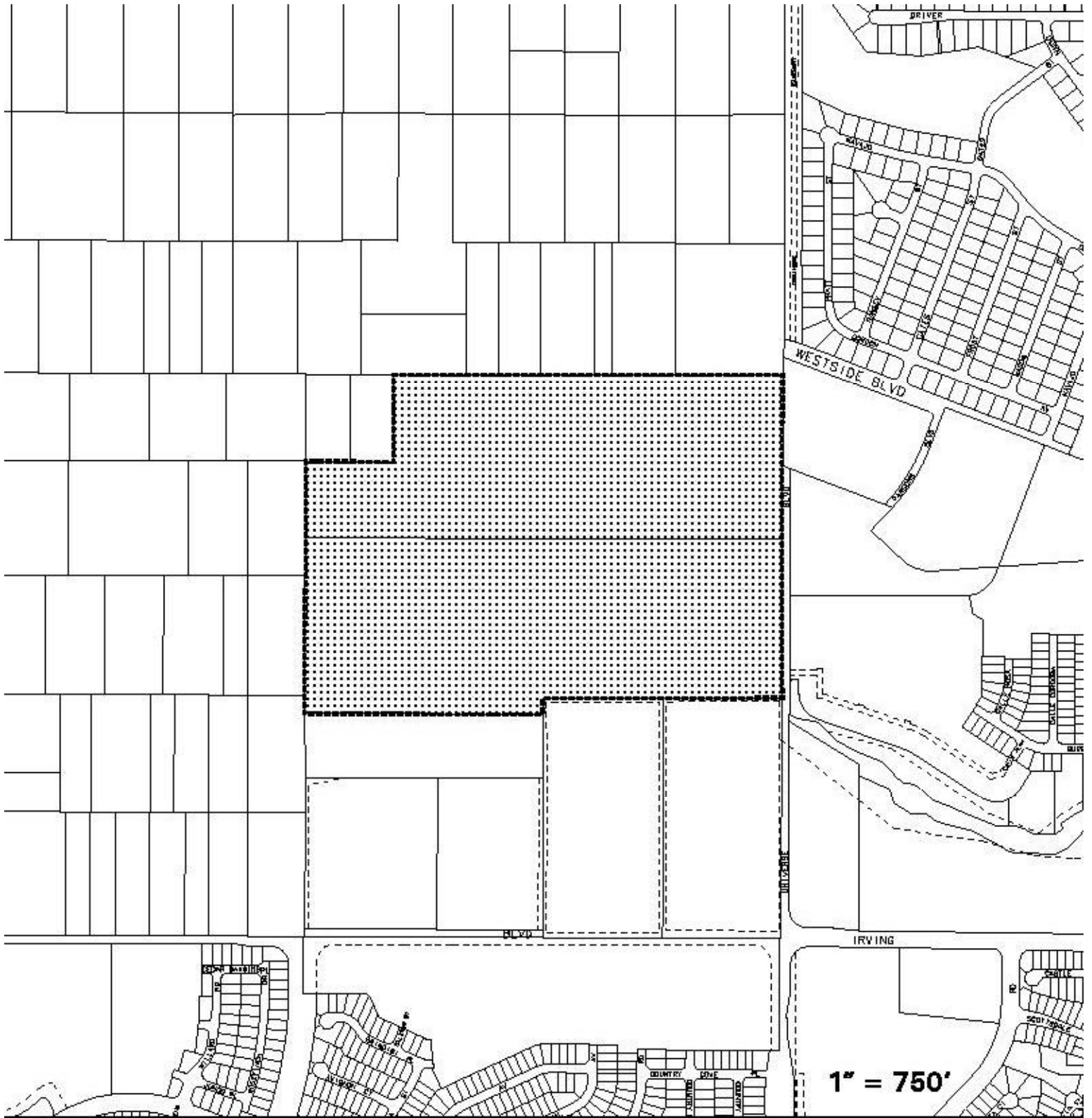
# MCMAHAN / UNSER NEIGHBORHOOD CENTER





# GOLF COURSE / COUNTY LINE NEIGHBORHOOD CENTER

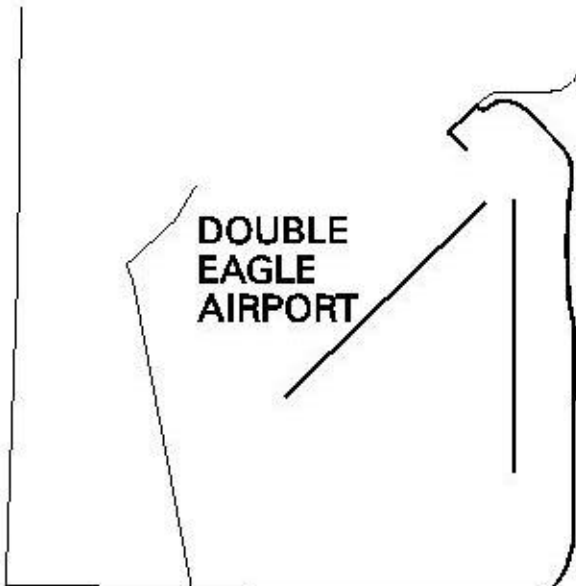
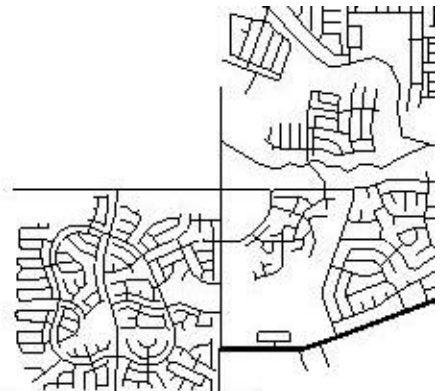




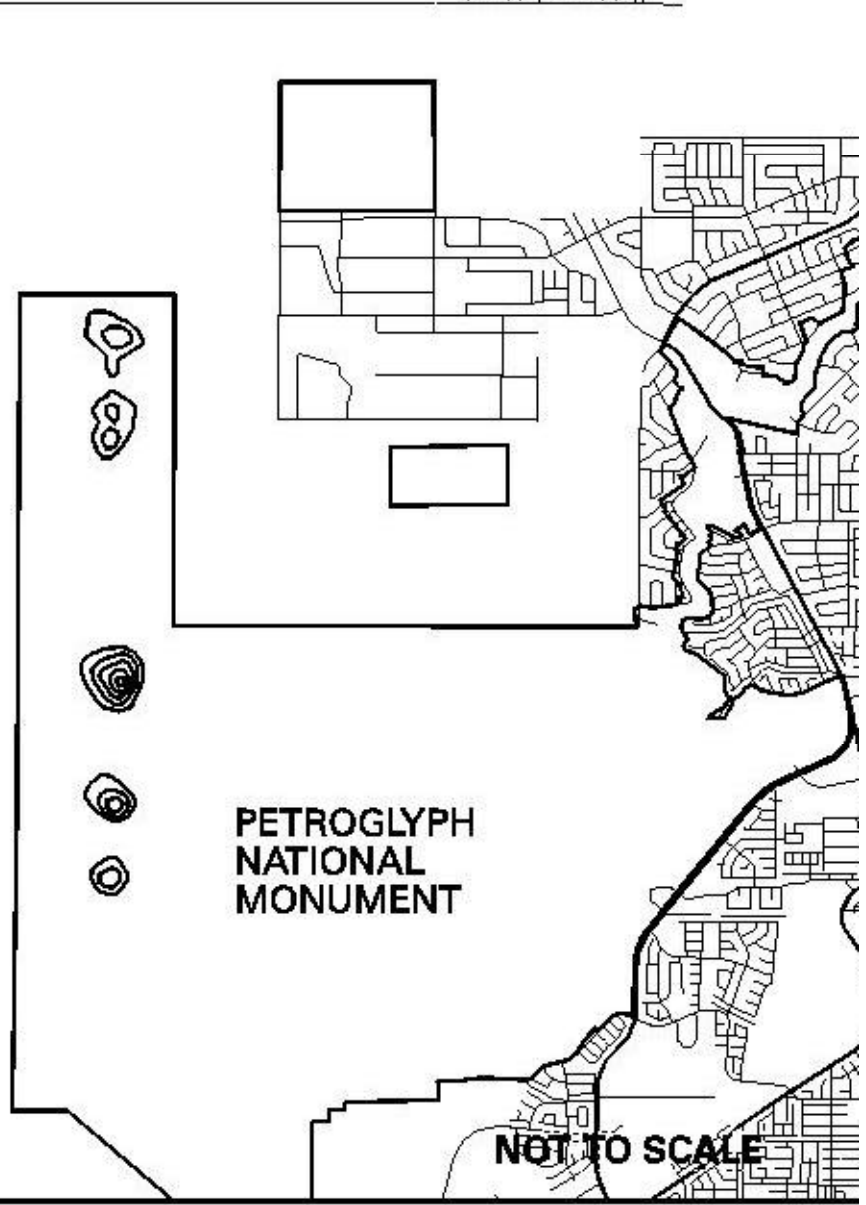
**T-VI**  
**COMMUNITY ACTIVITY CENTER**  
*serving the SEVEN BAR COMMUNITY*



COUNTY LINE

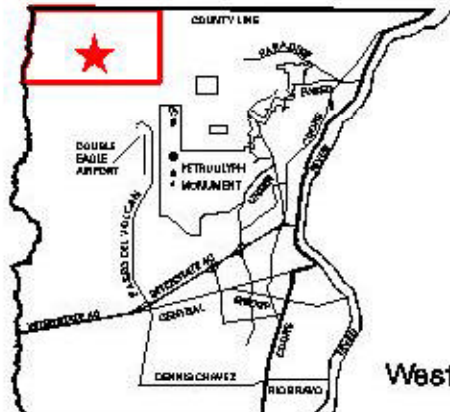


DOUBLE EAGLE AIRPORT



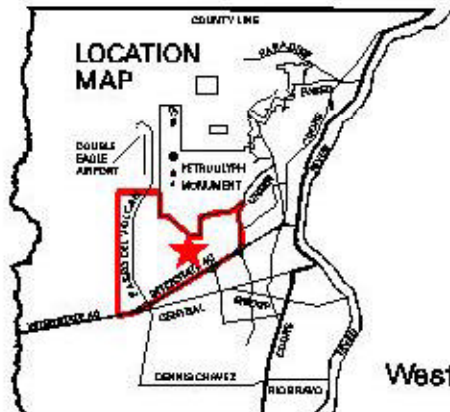
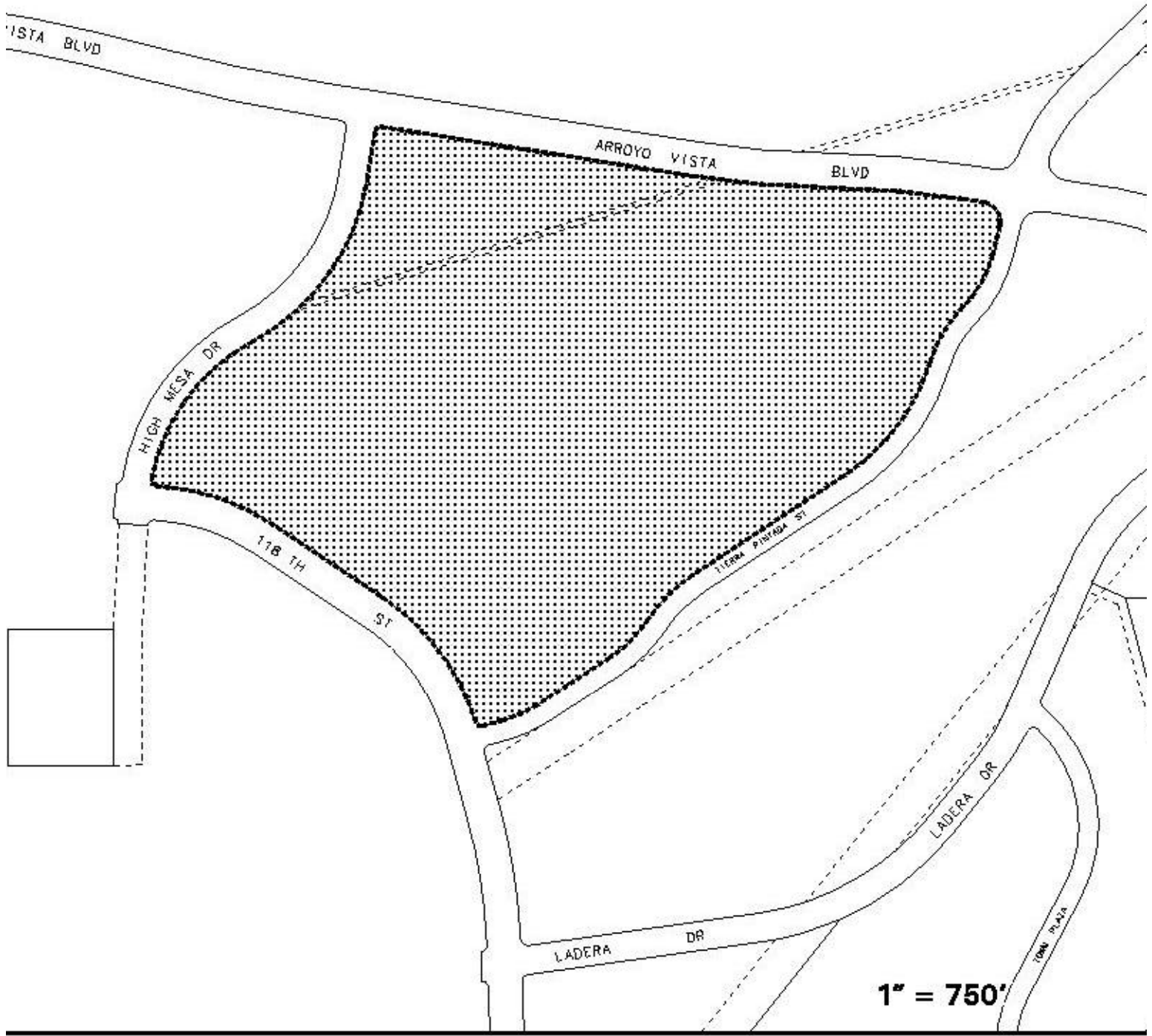
PETROGLYPH NATIONAL MONUMENT

NOT TO SCALE



**QUAIL RANCH  
COMMUNITY ACTIVITY CENTER**  
*-serving the BLACK RANCH COMMUNITY*





**WESTLAND**  
**COMMUNITY ACTIVITY CENTER**  
*-serving the WESTLAND NORTH*  
**COMMUNITY**

West Side Strategic Plan

Map printed January 28, 2003



# ***WEST SIDE STRATEGIC PLAN***

## ***Buildout Projections for the West Side***

The following buildout projections for the West Side have been calculated based on assumptions from the individual sub-areas described above. Note that at full buildout (in the 100+ year timeframe), the West Side could potentially have a population of 350,100, roughly equivalent to the City of Albuquerque's population in 1984. This population would be divided between the City and County as follows: 190,000 in the City, and 160,100 people in the County. To support this population on the West Side, 130,300 housing units and 144,300 jobs would be needed.

***BUILDOUT CALCULATIONS  
FOR THE WEST SIDE STRATEGIC PLAN  
(all numbers except acreage rounded to 100s)***

	<u>Acres</u>		
West Side Strategic Plan Area	96,272		
<b><i>Government Lands</i></b>	21,141		
Petroglyph National Monument	7,244		
Shooting Range State Park	4,620		
City Major Public Open Space	2,485		
Future Government Lands	6,792		
<b><i>Private Lands</i></b>	75,131		
Residential, developed	5,682		
Non-residential, developed	3,193		
Total developed	8,875		
Residential, developable @ 70%	46,379		
Non-residential, developable @ 30%	19,877		
Total developable	66,256		
	<u>County Area</u>	<u>City Service Area</u>	<u>Total Plan Area</u>
Population	169,240	190,000	359,240
Housing	60,300	76,300	136,600
Jobs	53,700	90,600	144,300
<b><i>County Area</i></b>			Avg Gross Densities <sup>1</sup>
	Acres	Res Acres	Housing
Black Ranch	7,000	4,900	19,000
North Mesa	4,516	3,161	9,500
			Pop
			Jobs
			Densities <sup>1</sup>
			2.7
			2.1

## ***WEST SIDE STRATEGIC PLAN***

Westland South	3,507	2,455	7,400	21,700	2.1
Rio Bravo	4,163	2,914	4,400	12,900	1.1
Gun Club	4,085	2,860	4,300	12,700	1.1
<u>Far West Mesa</u>	<u>17,029</u>	<u>11,920</u>	<u>15,700</u>	<u>47,200</u>	<u>1.0</u>
Total	40,300	28,210	60,300	169,240	53,700 <sup>2</sup>

### ***City Service Area***

	Acres	Housing	Pop	Jobs	Avg Gross Densities <sup>1</sup>
7-Bar	2,400	7,500	18,700	6,200	3.1
Paradise	3,100	8,700	21,700	7,200	2.8
Taylor Ranch	3,700	10,400	25,900	8,600	2.8
Ladera	2,200	6,200	15,400	5,100	2.8
Westgate	4,900	15,300	38,200	12,700	3.1
Westland N.	7,200	22,500	56,200	18,700	3.1
West Central	1,100	2,600	6,400	2,100	2.3
<u>Atrisco</u>	<u>1,700</u>	<u>3,100</u>	<u>7,500</u>	<u>30,000<sup>3</sup></u>	
Total	26,300 <sup>4</sup>	76,300	190,000	90,600	

<sup>1</sup>Average gross density is the total number of dwelling units in the community divided by the total acreage of that community. Total acreage includes open space, roads, easements, drainage, other necessary infrastructure, and developed and undeveloped land.

<sup>2</sup>County job estimates have not been broken out by each Community.

<sup>3</sup>Includes growth beyond neighborhood-serving activities in other employment centers.

<sup>4</sup>Acres are adjusted for Open Space.

### ***TOTAL PLAN AREA***

Population	359,240
Housing	136,600
Jobs	144,300

Source: City of Albuquerque Planning Department, 1995.

Projections are necessary for planning purposes. Estimates of development density are needed for transportation, utility and land use planning. Density estimates are in no way intended to set a minimum or maximum development standard for any community.



# ***WEST SIDE STRATEGIC PLAN***

The strategies of the Community Plan/Urban Form section of the Plan shall be implemented through systematic follow-through on all policies requiring further action, and by enforcement of all policies stating intent. Uniform enforcement and consistency with stated intent is required in order to achieve the urban form envisioned herein and endorsed by the public.

City of Albuquerque staff and Bernalillo County staff shall be the lead entities for implementation, with participation and support from MRGCOG, NPS, AMAFCA, NMSHTD, City of Rio Rancho, neighborhood associations, affected landowners, and the public.

The City of Albuquerque and Bernalillo County shall each designate a minimum of one staff person whose job is to coordinate the follow-through of all implementation strategies of the West Side Plan. These staff persons will work together to set up the necessary task forces, communication methods, research methodologies, and strategies to complete the tasks outlined herein.

Elected officials will be reminded of key implementation enforcement needs by the designated City and County staff persons so that continuity of enforcement will extend beyond the terms of office for key officials.

- Support for staff positions necessary by City and County
- Public funding for needed public improvements identified, allocated in a timely fashion
- Private development sources
- Joint funding whenever possible in multi-jurisdictional areas
- Immediate, begin 1996

## ***Encouraging Employment Growth on the West Side***

During the course of reviews of West Side Strategic Plan drafts, the City Council Department became concerned about both the importance of achieving the West Side Job creation objectives and the need for additional policy direction with regard to achieving these objectives. The Strategic Plan called for a significant increase West Side jobs: 36,250 new jobs between 1995 and 2020. Perhaps more importantly, it called for the ratio of population to jobs to decrease from the current figure of 4.5 (people) to 1 (job) to 2 to 1 over this period. Recent data indicate that while job growth on the West Side had increased during the last five years, the ratio of population to jobs only changed from 5 to 1, to 4.5 to 1. In addition, the West side was not very successful in attracting “base or export jobs” which are necessary to achieve this population to jobs ratio.

***Implementation***

***Lead Entity/  
Support Entities***

***Functional  
Requirements***

***Funding***

***Timing***

## ***WEST SIDE STRATEGIC PLAN***

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Success in this effort was believed to be critical in terms of many of the West Side Strategic Plan's goals including: reducing vehicle trip distances, decreasing commuter demand across the Rio Grande, decreasing the need for additional lanes of river crossing, decreasing infrastructure construction and maintenance costs, and establishing healthy Community and Neighborhood Centers.

As a result, the City Council Department secured the assistance of the Consensus Builder firm and Southwest Land Research to address these concerns. Background information was prepared and a workshop with local and national economic community development experts was held on January 7, 1997. (A summary of this workshop entitled "Job Creation on the West Side", is available from the City Council Department.)

The items below summarize the policy conclusions and recommendations resulting from this effort. Since the origination of these policies was with the City Council, they are appropriate to City of Albuquerque activities. Cooperative efforts with the County of Bernalillo are encouraged whenever possible.

*Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side. A small number (one or two) export industries shall be identified and targeted for location on the West Side.*

*Policy 3.86: The time required for development approvals shall be reduced by the City of Albuquerque for companies bringing targeted base or export jobs to the West Side. This might be done through such means as making the Atrisco Business Park a one-stop regulatory demonstration site; providing that sufficient property is served with adequate, appropriate infrastructure; insuring that a well training labor force is available; and establishing or fostering a high quality office/industrial park which is development-ready.*

*Policy 3.87: Successful development in an information-based economy depends upon a well trained work force located in proximity to offices and industries. A job ready work force shall be developed on the West Side, especially in the area south of I-40. The Albuquerque Technical Vocational Institute shall be encouraged to locate a campus in or near the Atrisco Business Park.*

*Policy 3.88: Economic development and job creation south of Interstate 40 will require redevelopment efforts by the City of Albuquerque. Such*

## ***WEST SIDE STRATEGIC PLAN***

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*efforts may include assembly of relatively small parcels of land especially in the Atrisco Community, facade and streetscape improvements on Central and Old Coors especially; small business development efforts; enhancements to the Atrisco Business Park, the creation of a business incubator in or near the Atrisco Business Park; and job placement efforts.*

*Policy 3.89: The City of Albuquerque and the County of Bernalillo should create or foster the creation of a non-profit development corporation to encourage the location of export jobs on the West Side through making serviced land available in a 3-5 year time frame. The efforts of this corporation should be focused in the Atrisco Community, Atrisco Business Park, and, potentially, the area north and west of the Atrisco Business Park in the Westland North Community.*

*Policy 3.90: The City of Albuquerque and other economic development entities shall explore with the property owners developing a high quality office/industrial park or parks in the eastern portion of the Westland North Community. Development in this park should emphasize higher density office buildings and avoid lower cost warehouse facilities. Such development shall protect the visual and physical features of the Atrisco Terrace and the Petroglyph National Monument including the preservation of the view area of the Monument as specified in the Northwest Mesa Escarpment Plan. This protection shall be accomplished through the development and strict enforcement of design guidelines, open space dedications, and, if necessary, low density residential development.*

*Policy 3.91: The City of Albuquerque shall explore the establishment, in the area around Cottonwood Mall, of an Uptown-like office development which would house regionally-based and export jobs. (Such an effort might involve property owners foregoing immediate market demands for additional retail development).*

*Policy 3.92: The City of Albuquerque should encourage and support telecommuting and home based enterprises on the West Side.*

*Policy 3.93: The City of Albuquerque should engage in a regional-wide metropolitan economic development strategy in cooperation with the County of Bernalillo, City of Rio Rancho, Sandoval County and Valencia County. This effort should explore tax sharing programs as one basis for cooperation.*

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## 4. DEVELOPMENT PROCESS ISSUES

How proposed new development gets evaluated and what standards a Community uses to guide development largely determine what the area will look like and how it will function. Because the West Side has very unique environmental characteristics, and the visual and functional aspects of the community are of utmost importance to the public, unique and creative development processes need to be established for the West Side. These processes should be flexible, should encourage excellence in design and appropriateness rather than just deterring the worst types of development, should be easy to administer and understand, and should promote inclusiveness and broad support of the West Side vision. These processes must also be supportable by all areas of the West Side (and the metropolitan area as a whole), and provide elected officials a forum upon which to administer and enforce the communities' interests. They must also be based on equality values, such that the interests of the few are not protected against the wishes of the many, and so all geographic areas are treated equally.

### *Phasing of Development Strategy*

Because there is a need to provide public facilities in a timely and efficient manner without unnecessary expenditure of limited resources, and to provide for a more orderly pattern of development most beneficial to citizens of the Albuquerque area, the West Side must develop through phasing. This means, generally, that those areas closest to the existing infrastructure and facilities and services should develop first, and those areas farthest away from existing development should develop later. The Plan recognizes that local citizens' choice in lifestyle and location is an important factor in a successful urban growth policy. A phasing strategy must consider consumer demands or it may not be supported by Albuquerqueans.

The basic tenets of any reasonable phasing plan are that: adequate land capacity is always available (over a 20 year supply of available land usually), prices of land and homes are not artificially inflated because of the phasing strategy, many landowners and developers are participating in the market (no monopolies are created), geographic choice is available to citizens, construction and maintenance efficiencies with regard to utilities are achieved, sensitive environmental areas are protected, various densities and lifestyle choices are present, and no one area or market segment benefits at the expense of others.

Given these basic tenets, the following phasing strategy is presented. Note that areas of existing development are encouraged to continue to buildout as a highest priority. This includes areas both north and south of I-40. The new planned communities which are farthest along in their planning process, and the most

### *General Principles/ Summary of Objectives*

*Unique and creative development processes need to be established for the West Side.*

### *Strategies and Policies*

## ***WEST SIDE STRATEGIC PLAN***

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*Phasing will be controlled by the funding of infrastructure and by vacant land already served by infrastructure.*

likely to hit the marketplace first, i.e., Westland North and Black Ranch, are shown as beginning to develop within the first decade. Note that these large planned communities are expected to take over 40 years to fully develop. Additional planned communities will also begin to develop during the 20 year time period of the Strategic Plan, when the other approved Planned Communities are mostly built out.

Phasing will be controlled by the funding of infrastructure and by vacant land already served by infrastructure. "Vacant land already served by infrastructure" is defined as "vacant land provided with water and sewer services, either public or private, transportation access, and hydrology improvements, all of which meet 'level of service' standards". Those areas adjacent to programmed facilities in the Decade Plan will be allowed to develop during that decade with no extraordinary financial penalties other than those costs normally identified as the "developer's share". Those areas wishing to develop beyond the programmed facilities of the Decade Plan will still be allowed to develop at appropriate densities and according to the established urban form of the Plan, but will have to absorb the entire financial cost of the services and infrastructure needed to service the development (or both the public and private share of the costs), with buy-back or reimbursement provisions available at a later date.

The types of infrastructure needed to service new Communities include all of the facilities and services typically necessary in developed urban areas. These include: water and sewer lines, resources, and facilities; drainage improvements; multi-modal transportation facilities; social and environmental services (libraries, community centers, garbage pickup, etc.); fire, police and emergency services; cultural activities (civic events, summer youth programs, etc.); and all the various other City/County services such as representation at the State level, voting services, etc.

These services and facilities are all paid for by property taxes, gross receipts taxes, appropriations from other governmental entities, and private sector contributions. Follow-up plans to this Plan will program some of these improvements (new water/sewer plan, transportation plan, etc.). Others will be addressed on a case-by-case basis. Some facilities and services are programmed to be at least partially funded through the new Development Impact Fees. The Impact Fees program will determine the level of service which new development must provide. It is City of Albuquerque policy to extend and maintain utilities in the most logical and economically efficient way. This is the primary reason for a phasing strategy. This strategy is described in the assumptions below and on the four Phasing Plan graphics which are on the pages that follow.

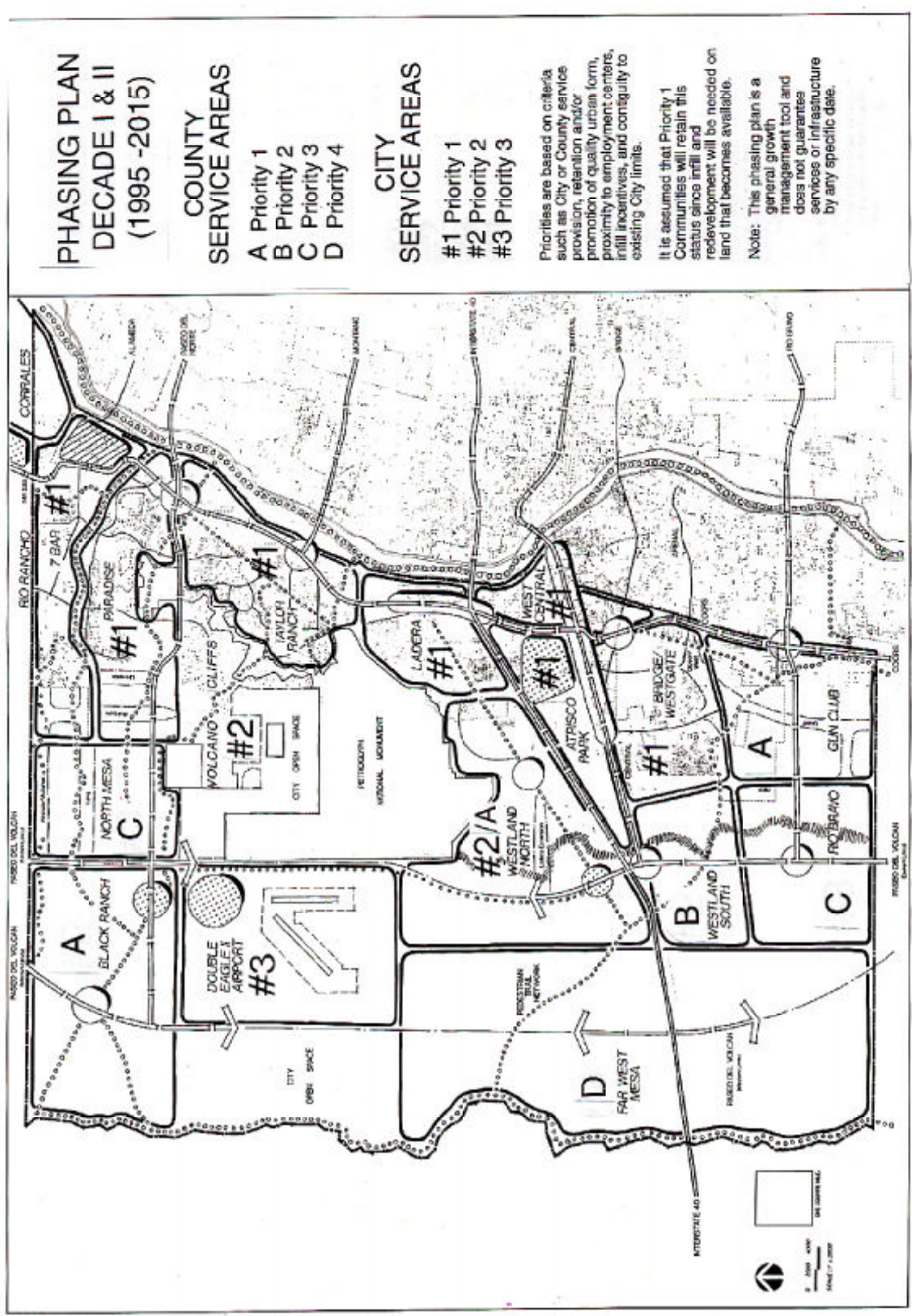
## *Phasing Assumptions*

- The number of units that actually get built in each sub-area is set by the residential housing market.
- Development on parcels already served by infrastructure shall be encouraged.
- Contiguous parcels should be substantially built out before public infrastructure is programmed for new communities. Development in advance of programmed infrastructure is at developers cost (with provisions for rebate and pro-rata cost shares available over time).
- *Infill* (see page 106 for definition) shall be allowed to absorb as many units as the market will bear under the existing zoning conditions, and any rezoning applications must be analyzed with regard to their consistency with the overall policies of this Plan and must be in compliance with the City's adopted policy regarding zone map amendments (presently Resolution 270-1980). Development in new Planned Communities will be concurrent with programmed facilities or at owner's expense as negotiated and approved by the City or County. Communities labeled as priority one for development will always retain this designation since infill and redevelopment becomes stronger as the supply of available vacant land diminishes.
- The Bridge/Westgate and Gun Club Communities have developed and will continue to develop at a slower pace over a longer time frame because of the historical nature of existing development.
- Funding for acquisition of Major Public Open Space.

*Policy 4.1: Subsidized leapfrog development within the jurisdiction of the City of Albuquerque or regional authority established to manage an urban growth plan, shall not be allowed if not provided for in the urban growth plan. Development phasing shall be controlled by programming public infrastructure investment. Development occurring prior to public expenditure shall bear the entire cost of servicing the development (this includes construction and design costs of facilities, costs of any studies or land acquisitions required, and operation and maintenance of facilities, as well as provision of services such as additional police, fire, library, and social service staffing needs), with negotiated buy-back or reimbursement provisions at a later date to be negotiated.*

*Policy 4.2: The intent of this Plan is to allow adequate capacity, equitably and geographically distributed at all times, according to the strategy outlined above. Infrastructure, new facilities, and additional services shall be programmed consistent with the general intent of the phasing plan shown above.*

# WEST SIDE STRATEGIC PLAN





# WEST SIDE STRATEGIC PLAN

## PHASING PLAN DECADE III&IV (2015 -2035)

### COUNTY SERVICE AREAS

- A Priority 1
- B Priority 2
- C Priority 3
- D Priority 4

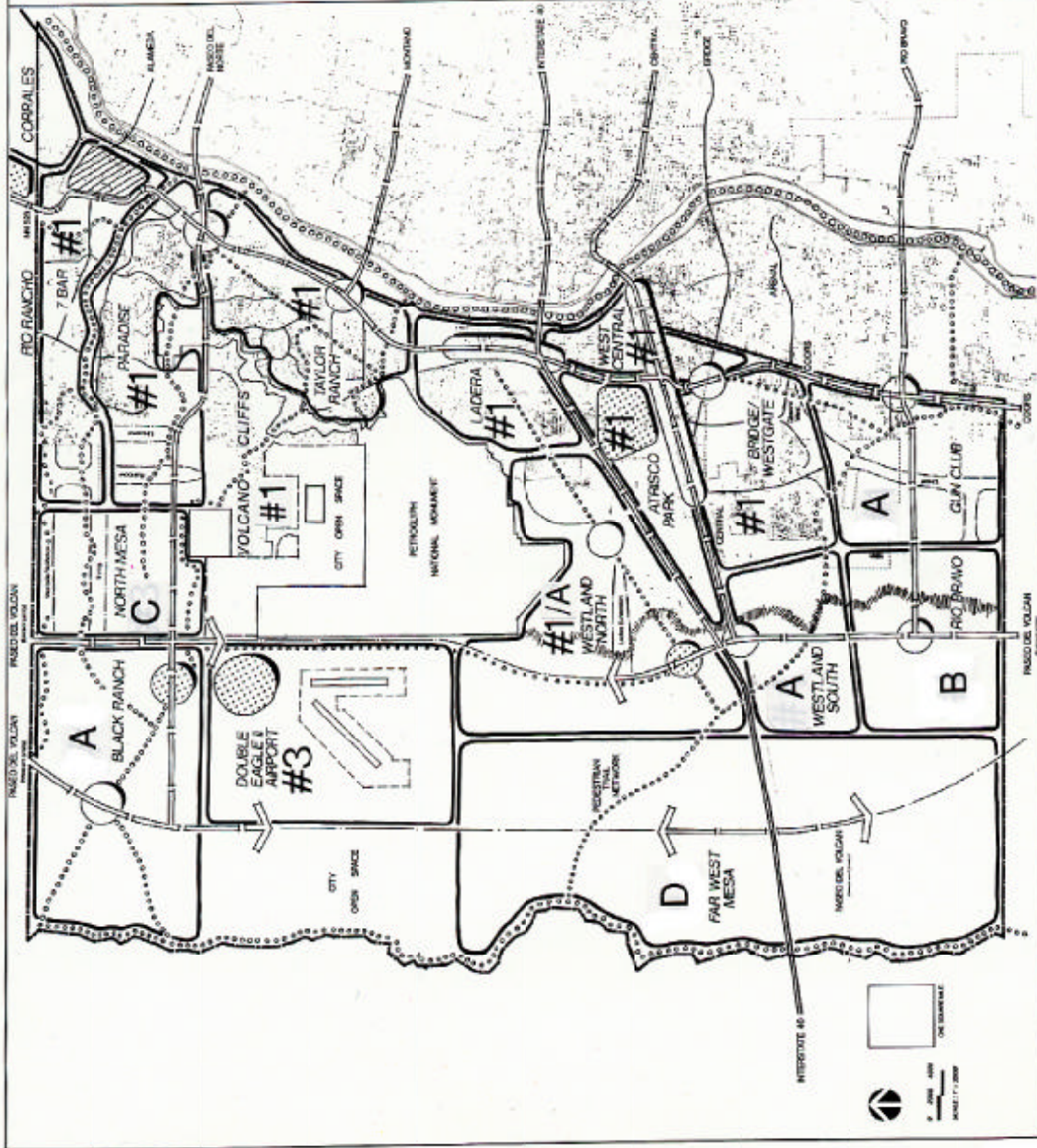
### CITY SERVICE AREAS

- #1 Priority 1
- #2 Priority 2
- #3 Priority 3

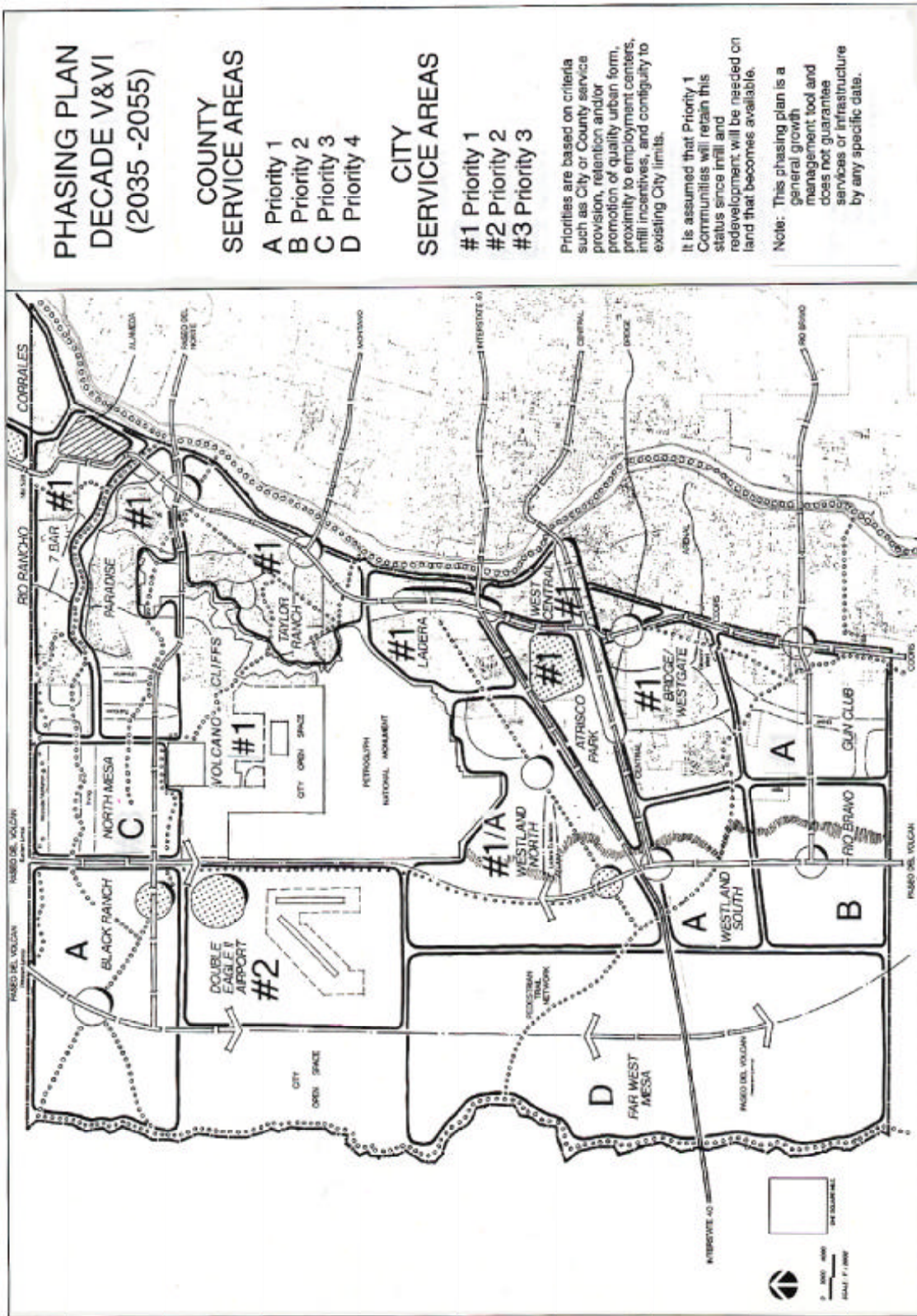
Priorities are based on criteria such as City or County service provision, retention and/or promotion of quality urban form, proximity to employment centers, infill receptives, and contiguity to existing City limits.

It is assumed that Priority 1 Communities will retain this status since infill and redevelopment will be needed on land that becomes available.

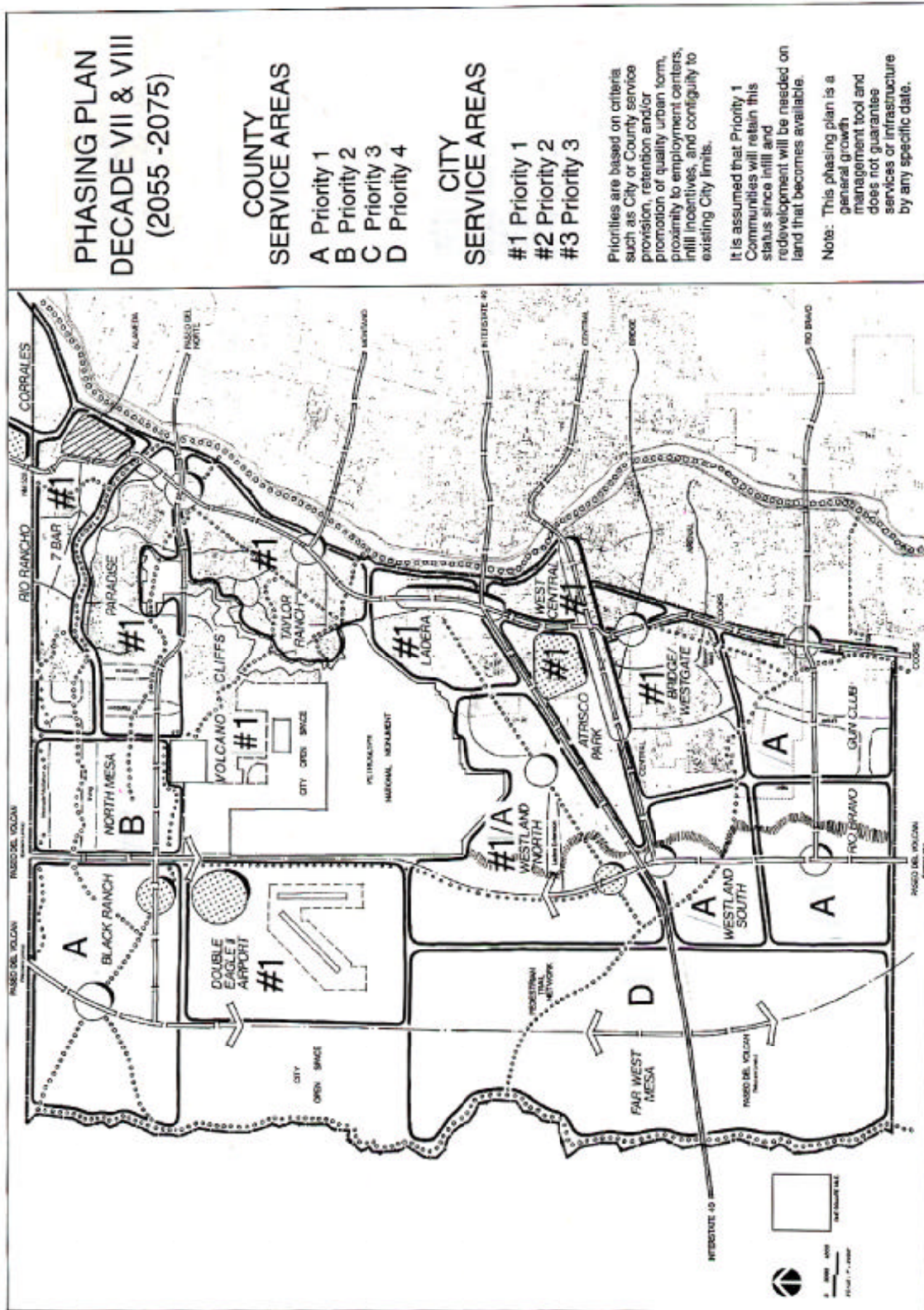
Note: This phasing plan is a general growth management tool and does not guarantee services or infrastructure by any specific date.



# WEST SIDE STRATEGIC PLAN



# WEST SIDE STRATEGIC PLAN



*Policy 4.3: The boundaries for the years within the two decade periods will be established by the future city-wide growth management strategies for the City. Development within the two decade time frame shall be consistent with the provision of infrastructure as specified in the City's capital program. The City's capital plan will determine the areas to be served with infrastructure, when, at what cost, and the sources of funding.*

### ***Performance-Based Systems***

Most traditional systems for evaluating developments (such as the Development Process Manual standards in Albuquerque) are based on a minimum set of standards that all developers must meet in order to get their plans approved. These minimum standards often serve as a “lowest common denominator” in that no incentive exists for developers to do anything other than meet the minimum requirements. In fact, these systems can discourage project enhancements, unique design custom-fitted to unusual sites, or ecologically based systems, and design creativity by rigidly specifying each attribute of a site plan or subdivision. An example of this is the sidewalk and setback requirements of the current subdivision codes. It is not surprising that all new subdivisions look the same in Albuquerque, as they all have the same sidewalk and planting strip design and distances, the same setback from the street, the same wall heights, etc. An unusual design, even if desirable from an aesthetic, environmental, or community preference standpoint, cannot be approved if it does not meet the same standard as other subdivisions without approval through a risky variance process.

*Performance-based systems evaluate how design solutions “perform”.*

Better design does not have to cost more money, increase the price of housing, nor require the application of one set of design solutions to many different design challenges. The City's Community Identity Program strongly recommends developing Community Plans which address cultural and design characteristics and appropriate design solutions. Performance-based systems can meet this need. Because there is a desire for better design, more variety, more flexibility in the marketplace, and design responses specifically tailored to the unique West Side geography, performance-based systems should be utilized for zoning, site plan, subdivision, drainage improvements, parks and open space, and residential street design submittals.

Performance-based systems evaluate how each design solution “performs” at its site. Those that perform “well”, i.e., they meet basic mandatory criteria for public health, safety, and welfare, and also provide benefits to the community, are approved. Performance-based zoning systems do not adhere to a strict separation of land uses, rather they evaluate a proposed use’s impact on adjacent land uses. If acceptable or desirable and consistent with strategic planning goals, the proposed land use will be approved. Likewise, subdivisions must perform well in their design, but need not all be done in the same way.

Because drainage improvements and residential street design can also greatly impact the way development looks and functions, these design submittals should also be included in a performance-based code. While public safety, flood protection, and the general welfare of the community must always be protected through new codes, incentives can be provided for designing a system that “best fits” the site at hand. The City is beginning the process of reworking the existing street classification system to allow for more flexibility in the design of streets more appropriate to the character of communities and neighborhoods they traverse.

Many performance-based systems exist in the country and they can be designed for easy implementation. The City is now looking at a City-wide revision of zoning and subdivision standards. This Unified Development Code (UDC) will address zoning, site plans, subdivisions, drainage improvements, and residential street design. Newly developing areas on the West Side shall have non-residential development concentrated in Urban, Community, Village, and neighborhood centers. Strip-type development will not be permitted along the corridors connecting these centers.

*Policy 4.4: The City of Albuquerque and Bernalillo County shall jointly prepare and enforce a Unified Development Code which includes development parameters for zoning, site plans, subdivisions, drainage improvements, residential street design, parks, open space, and other natural features. The Code should be easy to understand and implement, and have broad public support. It must, therefore, be created within an inclusive process cognizant of the needs of both the public and private sectors.*

*Policy 4.5: Once developed, the Unified Development Code will replace other development codes currently in place such as subdivision ordinances, zone codes, site plan requirements, and drainage and residential street standards.*

### ***Design Guidelines***

A detailed set of design guidelines specific to the West Side must be prepared as a follow-up action to this Plan. These design guidelines must have the force of ordinance, and should be attached to the Unified Development Code for the West Side. In this way, there will be one unified set of standards governing all development on the West Side. The requirements will be clear and the intent of this Plan will get enforced.

The issues addressed by design guidelines are so important to the future of the West Side that some explanation of the design intent of the Plan must be included

*Design Guidelines must have the force of ordinance.*

here. The following design guideline subsections explain the design intent which should be followed when developing the guidelines. The intent has been derived from the public, and from studying the existing plans and current conflicts and confusion that result from some previous policies. By explaining the intent, the strategy for West Side development will be clarified, and builders and developers must begin to follow this strategy even during the interim period before final design guidelines get adopted.

*Policy 4.6: The following design guideline sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; Views to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV, and Cellular Towers; Signs; Fences and Walls; and Additional Design Guideline Issues. It is recognized that additional Design Guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future.*

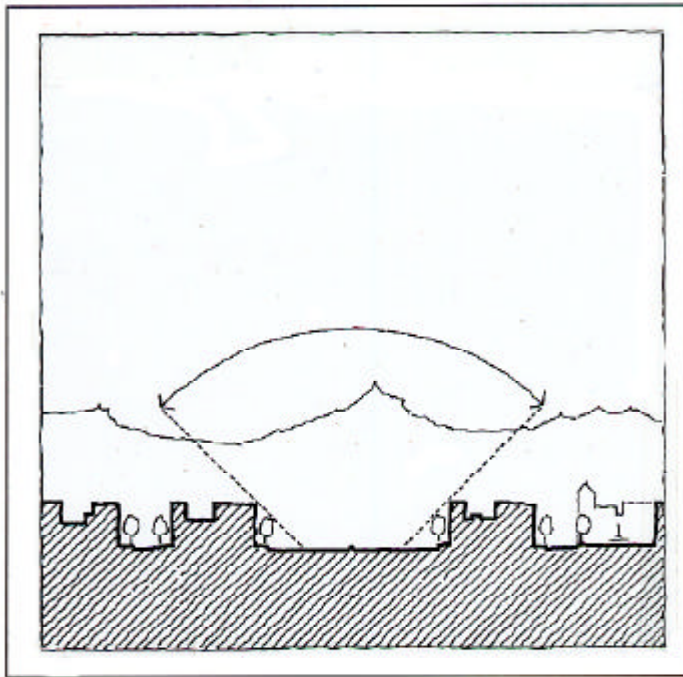
## **View Preservation**

*Panoramic views are the community's main asset.*

The one design issue guaranteed to generate the largest amount of public comment is that of views. The panoramic views to and from the West Side are the community's main asset, and the reason many people live on the West Side. Views to and from the Volcanic Escarpment, views along major arroyos, views of the Bosque, views of the Sandias, views of the volcanoes, and views of the ceja and the expanses of the far west mesa must all be preserved to the **greatest** extent possible. To do this will require specific setback, height, and building massing limitations, as these three design elements are most critical to views.

Two areas of views are very critical and are at risk from near-term developments, so design intent will be described in more detail for these. They are the views of the Bosque and Sandia Mountains from the east side of Coors Boulevard, and the views to and from the Volcanic Escarpment from the adjacent areas. These two view areas are currently governed by the "Coors Corridor Plan" and the "Northwest Mesa Escarpment Plan". These plans will remain in place. Their design sections will be expanded and strengthened as part of the follow-up action for this Plan, based on the criteria noted in the following sections.

**Views East of Coors Boulevard:** There is a need to preserve some degree of Bosque and mountain views through update of the Coors Corridor Plan by applying a design overlay zone. "Some degree" of views means where Bosque views are available from a site, and when some portion of the view can be



Preservation of Valley Views

retained through reasonable site design, without unreasonably limiting the development rights of the property, that portion of the view should be maintained. It is not the intent of the City or County to downzone property or restrict approved densities or land uses in the area through new Bosque view regulations. It is also recognized that some properties east of Coors Boulevard have no Bosque views or are too small to accommodate significant view areas, and that all views cannot be protected.

The West Side Strategic Plan adopts the policy that the Bosque view is important to the public and a portion of this view should be preserved through good design. It is the intent of this policy that the City shall actively seek the cooperation of specific property owners to implement the goal of preserving some degree of Bosque views in current and future planning efforts.

Additionally, through future Rank 3 planning efforts, the City shall identify key scenic views east of Coors Boulevard, and will take action to publicly acquire (with financial support from other local agencies, the State, and other means) the most significant sites for enjoyment by the public.

The City of Albuquerque shall prepare, through future planning efforts, performance-based evaluation techniques to assess the performance of a site's design in relation to specific criteria, one of which shall be preservation of a portion of the Bosque view when possible and practical to do so. The performance-based

## ***WEST SIDE STRATEGIC PLAN***

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system developed will most likely be broader than just view criteria, as other issues are also best assessed by performance criteria. Any new performance standards developed by the City will require the cooperation and participation of property owners, the public, and Bernalillo County throughout all stages of the process. It is recognized that view criteria will be flexible enough to implement on a site-by-site basis, and they will not apply to all sites.

It is assumed that where Neighborhood and Community Centers exist along Coors Boulevard, they will build out on both sides of Coors (east and west).

The City and County, through cooperation with all departments involved and with each other, shall make every effort to adhere to their own plans and policies, and shall operate under the same design and procedural standards which they impose on private landowners.

When developing future Rank 3 plans, it is recognized that compromises between competing goals may be needed, and when any design issues affecting these goals are evaluated, the property owners' cooperation will be sought in resolving the conflict.

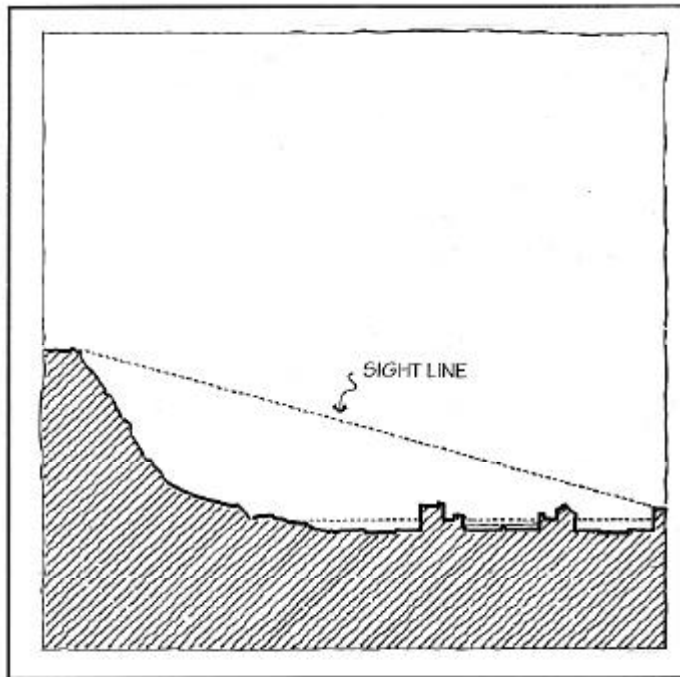
It is recognized that the most significant Bosque views east of Coors Boulevard within the Plan area are those which occur north of Western Trails.

The intent of future Bosque view criteria will be to allow views of the trees above and between buildings. Design of relatively low structures such as parking lots, drainage structures, and transportation facilities will not be affected by Bosque view regulations.

***Views to and from the Monument:*** Petroglyph National Monument includes some of Albuquerque's most significant visual and natural features. The escarpment, mesa top, and volcanoes are visible from much of the City, while views east from the Monument offer a panorama of the Rio Grande Valley and Sandia Mountains. These are all character-defining elements of the metropolitan area, and preserving views both to and from the Monument is important to maintaining the West Side's identity and meeting the goals and objectives of this Plan. It is the intent of the West Side Strategic Plan to protect views through sensitive design near the escarpment.

Design in the escarpment area is currently regulated by the Northwest Mesa Escarpment Plan. This Rank 3 plan includes a design overlay zone that addresses building heights, setbacks, colors, landscaping and other site features, as well as archeological site and construction mitigation. These standards will be updated and strengthened as part of the follow-up design guideline work for the West Side.





Preservation of Escarpment Views

The updated guidelines should keep intact the current standards for this area, while looking at ways to improve the relationship of surrounding development to the Monument. Since the escarpment creates a strong horizontal line, methods for encouraging flat roofs and low building heights against this visual edge should be developed. Incentives for sensitive building massing should be included in the updated standards. Design guidelines could also look at encouraging single-loaded streets as a buffer against the escarpment, and consideration of view lines to and from the escarpment in the site layout for new developments.

The intent of these design guidelines would be to encourage more sensitive development surrounding the Monument. The guidelines would not regulate styles of individual single-family homes. Additional standards should also consider view preservation and the visual impacts of new development near the northern, western, and southern edges of the Monument.

**Other Views:** Other view protection measures will be outlined in the follow-up design guidelines to regulate signs, commercial building height and massing, orientation of subdivisions and nonresidential development with respect to arroyos and other key vistas, and other view-preservation issues.

Additional regulations will be prepared based on the concept of crime prevention through environmental design (CPTED). CPTED is based on the theory

# ***WEST SIDE STRATEGIC PLAN***

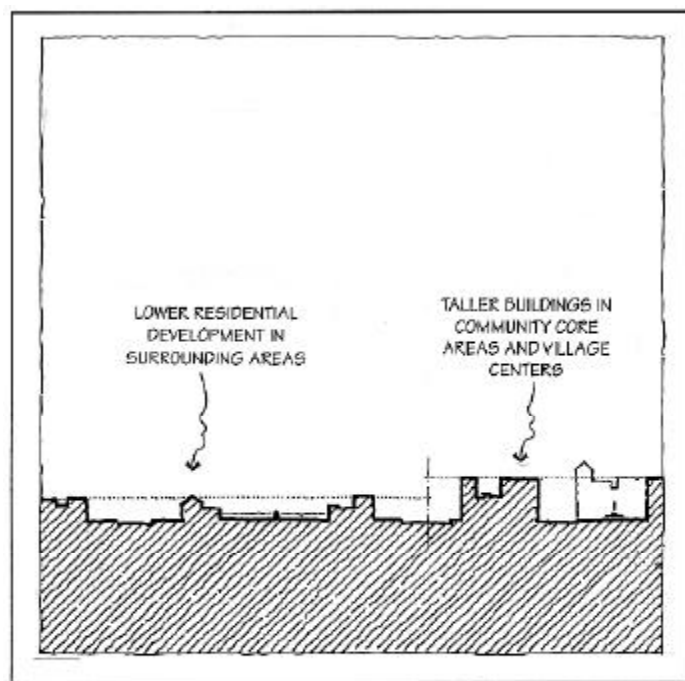
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that the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life. CPTED concepts can be applied to an individual building as well as to entire neighborhoods.

## ***Height***

The Uniform Development Code and design guidelines prepared as a follow up to this Plan would look at height standards that reinforce the urban form desired for the West Side. Community Centers, Neighborhood Centers, and the Regional Center would be areas of higher density, with taller buildings encouraged. Outlying areas would have more lower density, clustered development, generally with lower buildings.

Standards would be designed with flexibility, looking at the overall impact of proposed development on surrounding properties. The standards would be based on preserving view corridors and important scenic and natural features of the West Side. They would allow for variety in building design and site layout, with the City and property owners working closely to identify site lines and other features worthy of preservation and then developing the appropriate design mechanism for carrying this out within the spirit of this Plan.

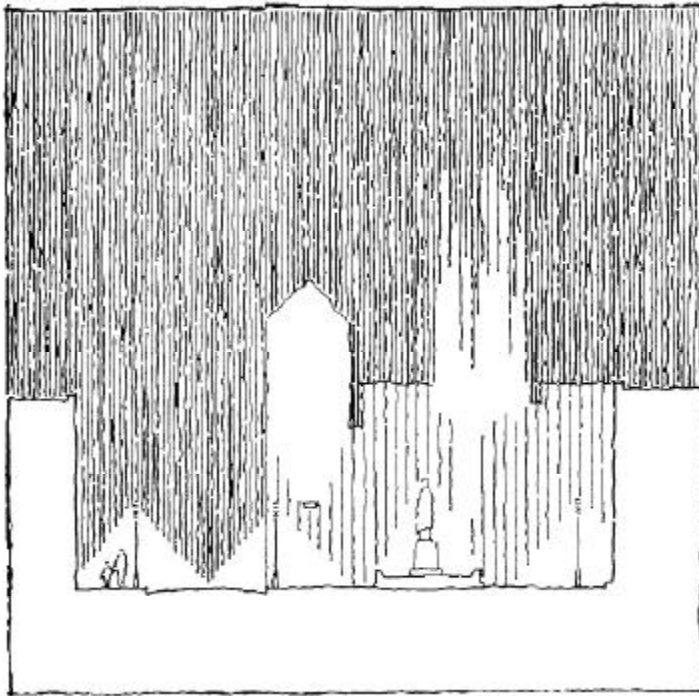


Residential Height Limitations

## ***Lighting***

A relatively “dark sky” is a desirable part of the West Side lifestyle. Although this area will develop as a primarily urban area, “dark sky” objectives will be established and achieved. This does not mean that lighting will be eliminated or unduly restricted. Vehicular and pedestrian safety must be the primary concern at all times. Careful design to prevent unnecessary “light pollution” is the desired effect. Pedestrian scale lighting in residential and commercial areas (including parking lots) is strongly encouraged in preference to large "cobra head" street lights. Both Tucson, Arizona and San Diego, California have excellent “dark sky” ordinances which still allow safety for citizens and viability for businesses. Design guideline standards for dark sky shall be developed on these models, and considered for Citywide application. Searchlights shall be prohibited throughout the City and County, and both agencies shall begin a dialogue with nearby Pueblos regarding searchlight operations associated with tribal gambling.

*A relatively “dark sky” is desirable.*



**Lighting Regulations**

# ***WEST SIDE STRATEGIC PLAN***

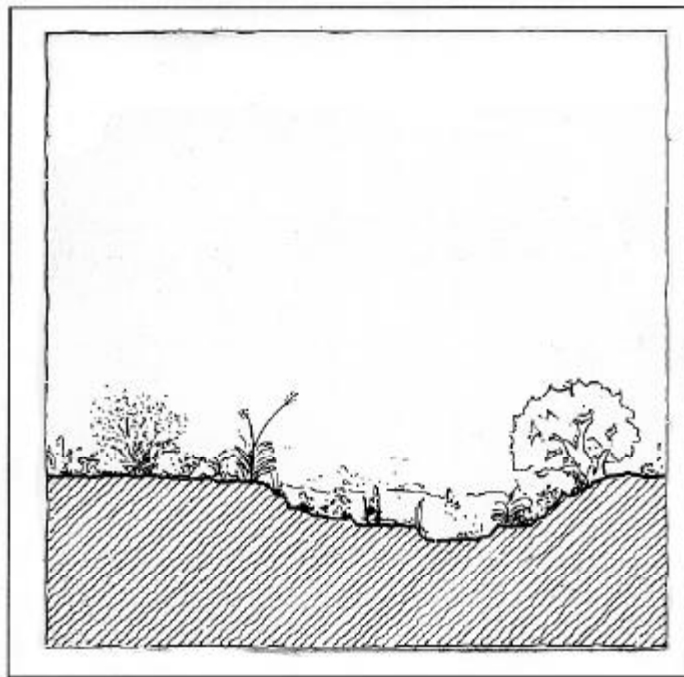
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*Landscaping can preserve the area's aesthetics*

## ***Vegetation***

The entire planning area is characterized by a dry upland mesa environment, with the exception of the Bosque edge adjacent to the river. Landscaping can be utilized to aid in the preservation of the area's aesthetics as well as to preserve the biologic integrity of the mesa environment. The West Side shall immediately abide by the City of Albuquerque's new water conservation ordinance requirements.

Additional landscaping requirements will be developed as part of the design guidelines which will include a plant materials list for the West Side. These plants should be predominantly native to the upland mesa environment. Development shall attempt to avoid total destruction of vegetative communities, as well as the few trees naturally existing on the West Side. This plant materials list will preclude plants requiring high water demand, and those which produce profuse and/or noxious pollen. Invasive weed-like plants capable of driving out native plant species will also be prohibited. Landscaping will be required for all nonresidential construction, but will be designed on xeriscape principles. The existing woodland edge of the Bosque on the east side of Coors will be preserved to the extent possible through tree preservation requirements in the design guidelines.



Native Landscaping

## ***Overhead Utilities***

Communication and electrical distribution lines shall be placed underground consistent with the City's Subdivision Ordinance. New regional transmission facilities should be combined into common corridors and sited to minimize visual impacts, consistent with the Electric Service Facility Plan, which is currently being updated. All poles, pedestals, tanks, meters, transfer stations, and other facilities associated with utilities will be sensitively sited for minimal visual impact. Colors designed to blend into the background colors should be selected for all electrical facilities to minimize visual impact.

## ***Water Reservoirs***

Any new water reservoirs must be designed and sited in accordance with the adopted Reservoir Siting guidelines. Reservoirs must be designed to limit interruption of views to and from the west mesa and to blend with their surroundings to the greatest extent possible.

## ***Radio, TV, and Cellular Towers***

These towers are beginning to proliferate in the Plan area. Design guidelines will address location, height, and screening efforts for these facilities.

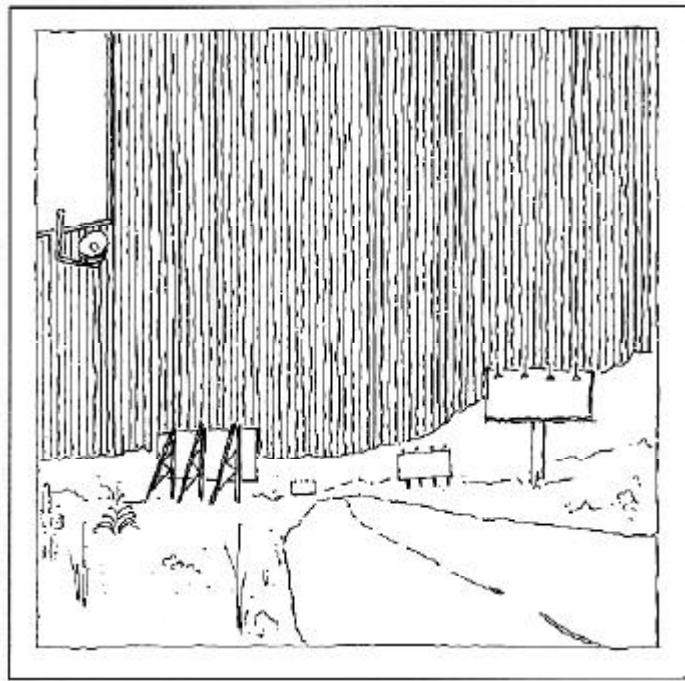
## ***Signs***

The public strongly expressed their desire to see more quality West Side development, i.e., higher standards in streetscapes, residential and commercial developments, and preservation of open space. It is the policy of the plan to continue regulating billboards (off-premise signs) and other large free-standing signs on the West Side to protect and preserve views and open space and enhance design of existing and new development. There was a strong public sentiment expressed during the Plan development process that the open vistas of the West Side are a significant feature that should be protected. This was the area of strongest agreement of those expressing an opinion for any of the questions posed regarding the Plan.

***Off-Premise Signs:*** Billboards (off-premise signs) shall be allowed only under strict enforcement of the Zoning Code regulations.

There are current constraints for billboards on the West Side. The existing Coors Boulevard, Unser Boulevard and West Route 66 design overlay zones do not allow off-premise signs. These signage controls will stay in effect. These overlay zones were put into place to protect scenic vistas of the mountains, Bosque,

*Citizens support preservation of views and vistas on the West Side.*



Preservation of Views Needed

mesa and escarpment. View protection along future roadway corridors in the area, such as Paseo del Volcan, would be just as important as for those areas where billboards are already restricted.

Other zoning for much of the area, such as RD, IP, SU-1, or property falling under shopping center site regulations, would also prohibit or severely limit opportunities for additional off-premise signs. Based on the standards of this Plan, new commercial development would occur in clusters or nodes associated with community or Neighborhood Centers, not in strips along roadways. This type of development is not conducive to highway oriented advertising normally associated with off-premise signs.

During the planning process, public comment continually stressed an interest in not allowing the West Side to develop with the visual characteristics found elsewhere in the community. This was particularly strong in the area of view preservation and maintaining a sense of character based on the area's natural beauty. The off-premise sign standards proposed in this Plan are consistent with this aim, as well as with existing standards already in place for much of the Plan area.

Directory signs for new housing developments are not meant to be eliminated by this proposal. Homebuilders should develop a uniform design for these directional signs, and identify locations where signs from different subdivisions could be combined into a single panel to reduce the clutter of individual small signs at scattered sites.

***On-Premise Signs:*** New on-premise sign standards will be part of the Uniform Development Code and will address design, size and placement in order to minimize confusion and distraction for the public and maximize safety and information, at the same time providing readable and attractive signs which do not dominate the roadway. These standards will minimize impairment of views of the roadway or unique views beyond the roadway. County and City signs ordinances shall be made consistent through mutual adoption of the design standards.

### ***Fences and Walls/Transit Access***

Different standards will be developed for the urban and rural areas of the West Side. In the urban areas (communities with a gross overall density of 2 or more), fences and walls are to be constructed of wood, stone, adobe, wrought iron, or masonry products and colored to match the surroundings. New wall standards for subdivisions adjacent to major streets and arroyos will be developed in the follow-up design guidelines to prohibit design which precludes pedestrian and bicycle access or key viewpoints to major natural features.

Gated communities are strongly discouraged on the West Side. They suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or residential areas, restrict access to transit lines, and complicate provision of emergency services. Gated communities also do not support the overall urban form recommended by this Plan.

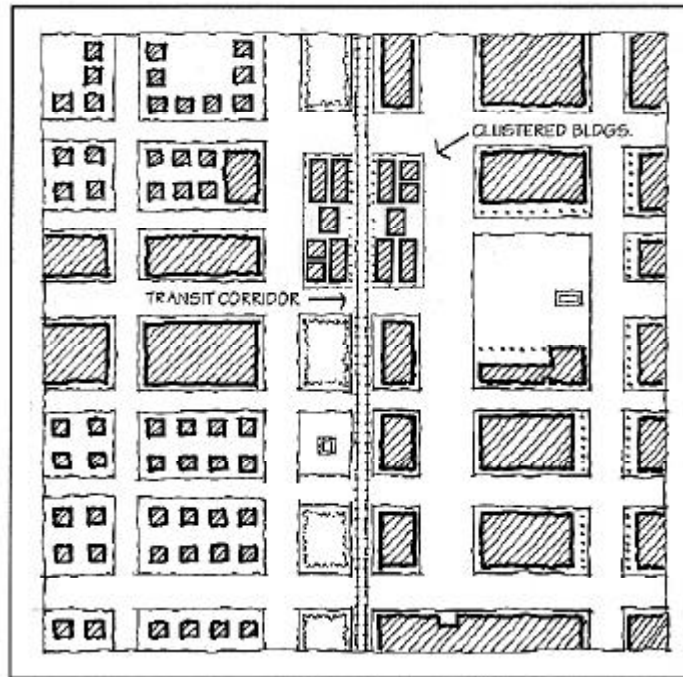
The proliferation of gated compounds or enclaves which do not relate to or interact with the rest of the community is seen as undesirable. The follow-up design guidelines and performance standards should also include criteria for walls and fences that allow for providing security while not totally cutting off new developments from their surroundings. These criteria will be based on and support the objectives of this Plan, particularly those addressing improved mobility and connections between communities.

New standards for walls backing up to arterial and collector streets shall be included in the follow-up design guidelines to prevent proliferation of unattractive walled roadways. In the rural areas, materials for fences and walls are not restricted.

### ***Residential Development***

- Subdivisions shall be designed to provide an efficient circulation pattern for transit service. Direct routes through developments, separated from congested parking lots, are necessary to provide convenient service to residents.

## ***WEST SIDE STRATEGIC PLAN***



Transit-Friendly Design

- Walking distances within subdivisions to arterials, collectors, or streets with proposed transit service should be kept to 750 feet whenever possible. Developments enclosed by walls and fences, or land locked areas (i.e., cul-de-sacs) need to provide openings so that pedestrians and bicyclists are provided direct access to transit service.
- Locate high density residential developments at Community or Neighborhood Centers. Residential densities should be zoned so that they increase toward transit routes or facilities.

### **Commercial Development**

- Locate commercial developments for transit accessibility with buildings directly adjacent to street frontages and parking at the rear or sides of the property. Landscaping, walls, or fences shall be located so they will not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.
- Office and commercial zoning restrictions should limit parking requirements to a maximum number of spaces within the development. Each development shall have an approved pedestrian and bicycle circulation plan that demonstrates efficient circulation patterns to the neighboring



properties, adjacent arterials, and transit service. The pedestrian plan should also provide a contour map showing existing grade changes within the development which may be deleterious to pedestrian movement. The developer must show convenient access throughout the site; walls, continuous landscaping, and severe stairways do not promote pedestrian convenience and should be restricted within the zone.

### ***Additional Design Guideline Issues***

Additional design guideline standards shall be developed which relate to site context, community character, scale and pattern of development, public facility design, etc. The intent of design guidelines is not to cause similarity or “sameness” for new development on the West Side, but to ensure that local context, public preferences, and design efficiency are considered.

*Policy 4.7: Bernalillo County and the City of Albuquerque shall jointly develop and enforce West Side Design Guidelines. These guidelines shall have the force of ordinance and be a part of the Unified Development Code for the area.*

*Policy 4.8: It is recognized that different standards are desired for areas with different characteristics (urban vs. rural neighborhoods for example, or Bosque areas vs. volcanic areas). The design guidelines will recognize and embrace these differences which give communities their identity. However, to be effective, the design guidelines must be enforced consistently by both the City and County, so agreement on the content of the guidelines must be developed early on.*

*Policy 4.9: Design guidelines affect West Side residents in personal and economic ways. The process utilized to develop the design guidelines must be as inclusive as possible.*

*Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.*

*Policy 4.11: Existing design standards, not altered through the policies of this Plan, remain in force until such time as the new design guidelines have been adopted and previous standards rescinded. However, elected officials and neighborhoods are encouraged to suggest that new development occurring in the interim respect the intent of the future design guidelines as described above, as it represents the will of the public.*

## ***Incentives for Areas Provided with Water and Sewer Services, Transportation Access, and Hydrology Improvements***

"Served Development" means any development occurring in an area that already has water and sewer services, wither public or private, transportation access, and hydrology improvements, all of which meet level of service standards, rather than new communities which have not yet been served. It is desirable, from an efficiency of services-provision standpoint, for new development to occur in these areas first, and for it to continue until the areas are largely at full buildout. The City and County do not have the resources to promote "leapfrogging" of development and will penalize developers who do so by requiring them to pay the full cost of the infrastructure and services needed in the new areas (if the need occurs prior to the public agency's programmed expenditures in that location). However, buy-back provisions or credits against future impact fees may be allowed.

A served area program has been developed as part of this Plan. This program is recognized as preliminary, with future amendment expected after other studies currently underway are completed. It is also recognized that any infill policy must ultimately be applied to the entire City of Albuquerque, not just to the West Side, to be effective. However, there is a desire to begin immediately with some served area policies affecting the already developing areas of the West Side in order to provide an incentive to avoid "leapfrog development". These policies are listed below:

*Policy 4.12: The County of Bernalillo and the City of Albuquerque may elect to apply an incentive to developments on the West Side and throughout the City that are already served by infrastructure. These incentives, if applicable, will be so designated as Conditions of Approval at the time of public hearing for annexations, zone changes, site plans, or subdivisions.*

*Policy 4.13: An incentive to areas already served by infrastructure may include any one of the following: lower development impact fees, expedited plan approval processing, rebates for application fees or other charges, public/private cost-sharing of infrastructure, allowing shared parking or driveway facilities or joint utility taps, or other techniques approved by elected officials.*

*Policy 4.14: It is the intent of the Plan that there will be a new policy to provide incentives to served development for efficient use of infrastructure as well as a policy to impose penalties for sprawl . The incentives should save developers time or money in order to be effective.*

### ***Value Housing Incentives***

There is a need for housing with affordable value on the West Side. Most homes being built are now in the \$125,000 + price range in the Plan area. This is out of

*Provide penalties for sprawl and incentives for served areas.*

*Production of affordable homes by both the private and public sectors is encouraged.*

balance with the median incomes of Albuquerque, and is creating a crisis for low-to-moderate income families seeking homes which are affordable. The City and County wish to promulgate a program of value housing which will encourage private and public sector production of homes which are affordable to more Albuquerqueans.

The public sector may continue to pursue subsidized land value programs for lots which result in housing of affordable value. The private sector should be encouraged to find ways to get housing products on the market for less than \$80,000 or rentals of \$500/month or less (in 1994 dollars). The public sector may joint venture with private homebuilders, or provide regulatory means to achieve these goals.

The City of Albuquerque has currently established a public/private task force to consider means of achieving value housing. This task force should include input from the County and local residents. Once a value housing policy is available which has community consensus, it should be amended to the Uniform Development Code for easy administration and enforcement.

This Plan recognizes that follow-up value housing studies are needed, and when completed, will amend this Plan. It is also recognized that any truly effective and equitable value housing policy must apply to the entire City of Albuquerque and not just to the West Side. Still, there is a desire to provide some incentives for value housing through the policies of this Plan. These initial policies are included below.

*Policy 4.15: The Developer, the Bernalillo County and City of Albuquerque Planning Commissions, with input from elected officials, staff, and the Development Review Board, may elect to apply a value housing incentive to development applications on the West Side. These incentives, if applied, shall be so designated as Conditions of Approval at the time of public hearing for annexations, zone changes, site plans, or subdivisions. The Planning Departments shall prepare the necessary forms and methodologies for application for a value housing incentive. Applications for the value housing incentive will not be mandatory, but shall be considered at the request of the project developer.*

*Policy 4.16: Value housing is defined as housing costing 30% or less of a family's income for those earning 80% or less of the median household income, based on household size, as reported annually by the Bureau of Economic Analysis. Value housing incentives shall only apply when more than 20% of the homes in a new subdivision or units in an apartment development meet the value criteria.*

*Policy 4.17: A value housing incentive may include any of the following: rebates or waiver development impact fees or other fees or charges, allowances for higher density or smaller lots to achieve value housing prices, waivers of setback requirements to achieve higher density on smaller lots,*

## ***WEST SIDE STRATEGIC PLAN***

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*allowing secondary units (garage apartments, auxiliary units, elder cottage housing) when public health and safety requirements are met, inclusion of scattered site public housing with associated infrastructure cost shares, variations to street and sidewalk standards, allowing shared parking and driveways, allowing joint utility taps, variation to setbacks, or other techniques approved by elected officials to achieve infill. These incentives are appropriate Citywide and not just on the West Side.*

***Policy 4.18:** Housing within the price range of citizens with low-to-moderate incomes is desirable on the West Side, and in other parts of the metropolitan area. Additional means to achieve value housing (in addition to those above) shall be studied by the City and County. Such a study shall also consider steps that can be taken to increase the availability of privately built value housing by reducing overly restrictive or costly housing standards where appropriate.*

***Policy 4.19:** Once any additional approved value housing policies have been created, they shall amend the Uniform Development Code for consistency and ease of administration and enforcement. These policies shall apply to both the City and County.*

### ***Annexation Issues***

*It may be desirable to allow utility extension without annexation.*

There are several annexation issues which will require follow-up work between local jurisdictions. One is to clarify confusing and irregular municipal boundaries in the valley areas of Bernalillo County. Both the City and County are committed to addressing this problem. An additional issue is how annexation by the City is tied to the provision of water and sewer services. Currently, if the City is funding the utility extensions, annexation into the City is required. If the State (through legislative appropriation) is funding any portion of the extension of services, then annexation is not required. Bernalillo County and the City of Albuquerque need to determine when annexation will be required in instances of utility extension if the extension is occurring due to preservation of critical groundwater resources, for public health, safety, and welfare, or when mandated by others (neighboring Pueblos, federal legislation, the State, etc.). It may be desirable to provide utilities without annexation in some instances, and these should be better defined.

An additional annexation issue which should be locally clarified is that of neighboring municipalities (other than the City of Albuquerque) which may try to annex lands in Bernalillo County. Corrales and Rio Rancho are located in both Sandoval and Bernalillo Counties. The Village of Los Ranchos de Albuquerque and the Village of Tijeras are additional incorporated municipalities existing in Bernalillo County. Both the City of Albuquerque and Bernalillo County currently feel that further splintering of the area into additional jurisdictions or expanded jurisdictions for other municipalities is undesirable for strategic planning purposes. Methods to control this proliferation include: actions by the City, by the County, and by the

## ***WEST SIDE STRATEGIC PLAN***

State. These issues must be resolved soon in order to best plan for long term growth needs of the metropolitan area. Additional jurisdictional issues are included in Section 2.

*Policy 4.20: Bernalillo County and the City of Albuquerque shall continue to work together to clarify confusing municipal limits, and to define a policy regarding when utility extensions require annexation to the City. Once defined, this policy shall amend the Unified Development Code for consistent enforcement.*

*Policy 4.21: Basing municipal limits on utility extensions can cause irregular boundaries and confusion in the delivery of emergency services. Bernalillo County and the City of Albuquerque shall define a policy regarding annexation which first protects the logical provision of emergency services.*

*Policy 4.22: Bernalillo County and the City of Albuquerque shall work together to define a strategy for long-term governance of the metropolitan region, which should consider the needs of the region and the powers of the cities, counties, and State involved.*

The strategies of the Development Process section of the Plan shall be implemented through systematic follow-through on all policies requiring further action, and by enforcement of all policies stating intent. Uniform enforcement and consistency with stated intent is required in order to achieve the development process goals envisioned here and endorsed by the public. Of these, development of the Unified Development Code (including new performance-based standards) and the West Side Design Guidelines must receive the first priority in order to achieve real change on the West Side. Additionally, attention must be given to the infill and value housing policies in order to promote compact communities and home ownership options for more families.

The Bernalillo County Commission and City of Albuquerque Council shall appropriate the staff and funds to complete the development process tasks. Cooperation from all other local agencies and the public should be sought for all tasks.

The City and County will either have to allocate the staff and resources to develop these programs in-house under the direction of the two Planning Directors, or financial resources must be allocated to contract out the development of these programs. In either case, staff time to develop or administer the programs will be necessary, as will staff training once new systems are in place.

***Implementation***

***Lead Entity/  
Support Entities***

***Functional  
Requirements***

## ***WEST SIDE STRATEGIC PLAN***

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Once developed and approved, elected and appointed officials must adhere to the development process codes through consistent enforcement in order for the Plan's intent to be achieved. This is desired by the public as evidenced by numerous comments during the 1994 public meetings on the West Side.

### ***Funding***

- Support for staff positions necessary by City and County
- Financial resources to cover the cost of developing new codes
- Support for staff training to administer new codes

### ***Timing***

- Immediate need, begin and complete in 1996.

## 5. REGIONAL AUTHORITY RECOMMENDATIONS

The idea for the creation or expansion of regional metropolitan-area-wide planning and implementation agencies is not new to Albuquerque. Several agencies already exist which include more than one jurisdiction. Examples of these include: AMAFCA, the MRGCOG, the Middle Rio Grande Conservancy District, APS, and others. Each of these existing regional agencies has a very specific function and State-granted powers.

Throughout the 1994 public meetings, the public consistently raised the issue of solving regional problems with regional solutions. No one entity, not even the relatively strong ones such as the City of Albuquerque and Bernalillo County, can do the planning, design, and implementation programs that are needed to address regional issues. While local government officials like to think they are in control of certain issues, and this is not a jurisdictionally fragmented area, evidence speaks to the contrary. There are five incorporated municipalities within Bernalillo County, and the greater metropolitan area includes, at a minimum, three counties, eight cities, federal and State landholdings, and three Indian Pueblos.

The West Side Strategic Plan recognizes these interjurisdictional issues and incorporates a recommendation to evaluate the establishment of a strong Regional Authority (with powers granted by the State) to plan, design, fund, and implement programs on regional transportation, air quality, and water supply and quality issues. Once these programs have successfully been established, additional consideration should also be given to including water/wastewater utility issues, solid waste, and regional growth management planning. Initially, transportation, air and water have been identified as the highest priority issues which would benefit from regionalization. The Regional Authority would apply to the entire metropolitan area, not just to areas of the West Side.

The need for regional problem solving can best be described by looking at water supply issues. Several people have raised the issue of whether or not there is enough water for West Side development. This is only part of the question. A more complete question is: Is there enough water for metropolitan area development, and how will it be distributed? Restricting water usage on the West Side, while allowing neighboring areas and jurisdictions to appropriate whatever is available to them, does not change the overall adequacy of the region's aquifer. All communities in the Middle Rio Grande Valley share the same source of drinking water. No one city, and especially no one quadrant of a city, can control the area's consumption. This is clearly an issue with regional implications.

### *General Principles/ Summary of Objectives*

*The public desires solving regional problems with regional solutions.*

### *Strategies and Policies*

*All Middle Rio Grande Valley communities share the same aquifer.*

The same is true with air quality. Bernalillo County and the City of Albuquerque control winter air emissions through “no burn nights” for fireplaces and mandatory vehicle emissions testing. And while some of the neighboring jurisdictions now promote voluntary compliance with these requirements, residents of neighboring towns and counties drive untested vehicles into Bernalillo County, and allow wood smoke to drift over the common valley. One airshed encompasses the entire metropolitan area.

There are several benefits and constraints of regional authorities. These are summarized below:

### ***Benefits***

- Regional Authorities are common in other American cities. Models exist which could be emulated without “reinventing the wheel”.
- The MRGCOG already functions as a regional body. If its powers were expanded to include a broader focus for study, as well as design, funding, and implementation powers, it could function as the type of Regional Authority desired by the public.
- Regional Authorities can be set up any way that is most advantageous to the area. Operations and maintenance of new systems can remain under control of member organizations if desired. One Authority can control all issues, or several topic-specific authorities can be created.
- Regional planning and implementation can help prevent “NIMBY - Not In My Backyard” responses to regional needs. No one member agency can prevent actions which have been voted on to meet the needs of the common good.
- It forces local communities to work together and solve big problems outside of courtrooms and angry individual encounters. It forces long-range thinking to plan for the area’s future, instead of knee-jerk reactions to short-term problems.
- It can replace a level of local approval-seeking with a regional approval instead.
- Once established through State legislation, it provides more continuity than the rapidly shifting political alliances of the local jurisdictions.

*A Regional Authority would cover the entire metropolitan area, not just the West Side.*



- When equitably established, it gives all local citizens an equal voice in determining the area's future. The "bullies" and "holdouts" of the metropolitan area get neutralized through the need to fulfill regional rather than individual needs.

### ***Constraints***

- Individual governments give up some control to the region. This will make individual needs harder to fulfill without community-wide consensus.
- If not properly designed, the regional decision-making body can add another layer of bureaucracy to the approval process.
- Equity of membership is important to achieve, to prevent the largest jurisdiction from controlling all other jurisdictions.
- It can be difficult to get all member jurisdictions willing to participate, and unwilling participation is generally not productive.
- It requires significant action and forethought at the State level, which will take time, money, and political action to achieve.

The West Side Strategic Plan recommends that a metropolitan-area task force be established to further study the potential of a Regional Authority to manage transportation, air quality, and water supply and quality issues. The task force must be representative of the entire area, and must include elected or appointed officials with the authority for decision-making on behalf of their jurisdictions. The task force should be given a finite time to develop a plan which should be publicly presented throughout the region. A spokesperson of this task force should be identified to work with the State Legislature and Governor's office to establish the programs necessary to implement the Task Force's recommendations.

It should be noted that the West Side Strategic Plan recognizes the need for regional problem solving and has identified the Regional Authority concept as a means to achieve this goal. Other models may be equally effective, and should be considered.

*Policy 5.1: Working closely with the Mayor and County Manager, the City of Albuquerque Council, Bernalillo County Commission, and MRGCOG shall jointly sponsor a task force effort, and recruit involvement from all neighboring jurisdictions in the metropolitan area, to study the means avail-*

*The West Side Strategic Plan recommends Regional Authorities to manage transportation, air quality, and water.*

# ***WEST SIDE STRATEGIC PLAN***

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*able to achieve meaningful regional problem-solving. This study shall include consideration of establishment of a Regional Authority.*

*Policy 5.2: If the Regional Authority Task Force comes to consensus, after public review, on a specific means to achieve regional problem solving, the Task Force shall designate a lead entity and supporting entities to work with the State Legislature and Governor's office to implement its findings.*

*Policy 5.3: A goal is established to have regional implementation techniques in place by the year 1998.*

*Policy 5.4: The recent regional planning efforts of the Middle Rio Grande Council of Governments should be acknowledged, supported, and incorporated into the Regional Authority Task Force's work cited herein. All agencies involved in the regional planning process should cooperate fully in developing the plan and should work closely to insure consistency between the regional plan and the local Rank 1 and 2 plans.*

## ***Implementation***

A regional task force is needed to implement this section of the Plan. Considerable research should be available to the elected and appointed officials serving on the task force in order for meaningful review of various techniques to occur. The City of Albuquerque and Bernalillo County will have to designate staff member(s) to the task of conducting research on regionalization options. A portion of this research may need to be contracted out.

## ***Lead Entities/ Support Entities***

Albuquerque City Council and Bernalillo County Commission must initiate the creation of a task force, and recruit participation from all local jurisdictions.

## ***Functional Requirements***

Designated staff or contracted assistance will be required to provide adequate information for decision-making. High ranking officials will be required to participate in the process in order for decision-making to occur. Public review will be needed of all recommendations. Follow-through with State government will be required. A long term implementation program must be established.

## ***Funding***

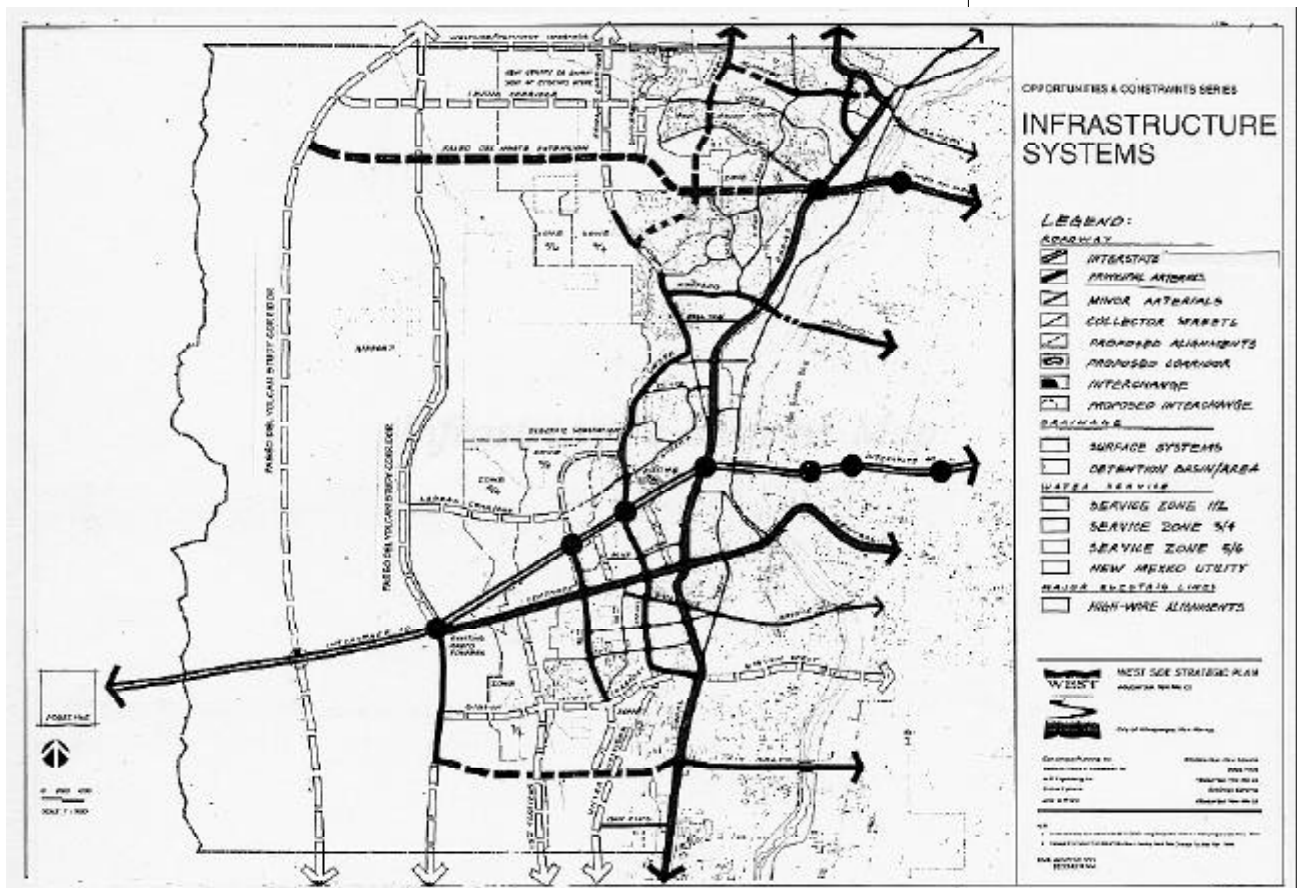
- Funding will come through the State from taxpayer revenue
- Service on Task Force will be unpaid
- Staff resources must be allocated for the 1995-2000 period
- Appropriations for research, lobbying, and other studies may be required
- Task Force designation in 1996
- Report to public with findings in 1997
- Establish funding methods and procedures in 1998
- Form and begin functioning in 1998

## ***Timing***

# WEST SIDE STRATEGIC PLAN

## 6. TRANSPORTATION SYSTEM

The West Side Strategic Plan utilizes the September, 1994 Long Range Major Street Plan for the Albuquerque Urban Area, as prepared by MRGCOG and approved by the MRGCOG's Urban Transportation Planning Policy Board (UTPPB), as the base transportation network for the Plan. This Street Plan includes all planned Collector, Arterial, and Limited Access Roadways, as well as Study Corridors for the transportation system in the Plan area. Transportation systems are envisioned as multi-modal facilities.



*Transportation/Infrastructure Plan*

The transportation system is one of the largest investments made by government entities and the private sector and it is the topic most likely to come up at public meetings on the West Side. As several West Side roads are currently under construction or are held up pending dispute resolution for various reasons, and due to traffic delays of up to an hour during peak periods for commuters crossing the river, no other topic receives the same level of priority with the public as improved transportation. The West Side Strategic Plan recognizes this public

## ***WEST SIDE STRATEGIC PLAN***

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sentiment and proposes that significant resources be allocated to West Side transportation improvements in the first decade of this Plan. Consistent with this, the City of Albuquerque is beginning a major transportation planning effort called the Transportation Evaluation Study (TES) to examine all modes of transportation in the Albuquerque area, recommend a mixture of mode choices, and develop a 50 year transportation investment strategy. This work is projected to be complete by mid-1997.

A balanced West Side transportation system must be developed which reinforces the land use objectives of the Plan, expands transit ridership, and promotes and extends pedestrian and bicycle use on the West Side. Action steps which must be followed in order to achieve this balanced system include:

- All approving agencies (Council, Commission, EPC, CPC, UTPPB, etc.) must carefully evaluate proposed transportation developments to determine how they achieve the Plan goals of a balanced transportation system which provides capacity for all types of transportation, protects significant natural features, manages growth, and provides options for alternative transportation modes.
- All agencies involved in transportation planning must strongly support efforts to expand the role and effectiveness of transit and trail systems in the metropolitan area. All roadway projects must demonstrate how they incorporate and coordinate with alternative transportation options.
- The West Side Strategic Plan is based upon the implementation of the current (1994) Long Range Major Street Plan. The Plan recommends that agencies continue to pursue the construction of roadways currently in the planning/design stages included in the LRMSp. In addition, it is recognized that the LRMSp provides only rudimentary treatment of large parts of the West Side. Accordingly, elaboration and detailing of the LRMSp will be necessary.
- The results of the Transportation Evaluation Study, currently being conducted by the City of Albuquerque, shall be mapped to show where transportation investments will occur on the West Side over the next 20-30 years. This mobility planning effort will include but not be limited to roadways, transit, light rail, intermodal aspects, freeways, bicycle (both commuter and recreation; both on and off road), high occupancy vehicles, and carpool. It will include all West Side jurisdictions as well as take a regional approach. The results of this project will become the blueprint and guide for West Side transportation development, supplementing the LRMSp.

## *Transportation Planning Approach*

Several agencies are currently involved in the development of transportation systems on the West Side. All applicable agencies in the metropolitan area under the umbrella of the Metropolitan Planning Organization (MPO) are "stakeholders", and, as such, their issues and concerns are considered as input into the process. Because transportation facilities are major infrastructure items, funding participation comes from numerous sources. Major transportation facilities usually are implemented with State and Federal funds. Local residential streets are generally built by developers without government participation. Major arterials and collector streets are usually paid for by the municipalities.

Regional transportation planning is provided through MRGCOG, the designated Metropolitan Planning Organization according to federal rules. Even stronger regional transportation actions (funding and implementation powers in addition to planning) are seen as desirable on the West Side to help eliminate interjurisdictional road disputes, and as a means to share costs and transportation impacts. One facet of this issue is the transportation impacts on the City of Albuquerque transportation system from commuters coming from outside the City limits.

The West Side Strategic Plan lays out an intent for improved regional transportation problem solving through a Regional Authority. Even without a Regional Authority, the importance of the existing Council of Governments should not be underestimated. It is currently the only agency systematically looking at regional impacts of growth in the metropolitan region. These impacts will only get more significant as the population increases.

The limited number of bridges across the river is the number one issue with the public on the West Side. Many cities (i.e., St. Louis, Minneapolis, Cincinnati, Pittsburgh, and Kansas City) in the U.S. straddle rivers, sometimes significantly larger rivers than the Rio Grande, without allowing those rivers to become barriers between areas. Bridges in those cities occur frequently. Some are local crossings, while others are regional facilities, but the major intersections, not the bridges, are the points of bottleneck.

In Albuquerque, through lack of early right-of-way acquisition, inadequate planning, and due to the multiple jurisdictions along the river with differing goals, the Rio Grande has become a major transportation barrier, even though its recreational and aesthetic value is cherished by all sectors of the metropolitan area. The limited number of bridges is not the only reason for traffic delays crossing the river. Over the past few years, significant construction projects on the I-40 and Alameda bridges have caused major roadway congestions. The larger a barrier

*Transportation is the topic most likely to come up at public meetings.*

*This Plan looks at transportation in its broadest sense. All modes, not just automobiles, are considered.*

*Many cities across the U.S. straddle rivers without allowing them to become barriers.*

the river becomes from a transportation standpoint, the larger the barrier becomes psychologically to the community as well. Local jurisdictions and agencies are encouraged to remove barriers to a sense of community which extends across the entire metropolitan area.

The MRGCOG has determined that there is currently a need for another river crossing between I-40 and Paseo del Norte. The LRMSP recognizes the Montañño Bridge as the planned river crossing and the City of Albuquerque intends to build it as soon as it is legally feasible. Eventually, additional river crossings will also be needed, as the Plan area could someday have a population four to five times larger than the 1994 population. Additional bridge locations between Rio Bravo on the south and Highway 44 on the north should be identified, with right-of-way acquisition and permitting approved as soon as possible. Difficulty in providing additional river crossings highlights the need to promote alternative transportation methods for the West Side.

Land use patterns and transportation systems are strongly linked. Future West Side transportation facilities must respond to the nodal nature of West Side Community development. Transportation systems must be designed as multi-modal facilities.

### ***Existing Roads and Future Road Standards***

#### ***Strategies and Policies***

The roadway system is one of the largest investments made by government entities and the private sector. It includes projects by local governments (the City and County), the New Mexico State Highway and Transportation Department, Federal Highway Administration, and numerous commercial interests and private development companies. The local and State agencies also carry out transportation planning, along with the Metropolitan Planning Organization.

The local government is usually responsible for construction of major arterials and collector streets. Recent costs for new roadways are \$600,000 to \$800,000 per lane-mile. This does not include trails, landscaping, or other amenities. It also excludes major bridges and culverts, which are figured under drainage cost assumptions. Preliminary analysis of Development Impact Fees indicates a cost of approximately \$835 per capita for West Side road improvements, based on 2.8 persons/dwelling unit. This is over three times the cost currently used for fiscal forecasting.

Transportation engineers use level of service measurements as a technique to measure traffic delay (congestion) at specific locations. Service levels are ranked from A to F, with A being the least congested and F indicating system failure.

Existing level of service (LOS) standards for City of Albuquerque roads are:

- Signalized intersections are to operate at level of service D or better
- The Transportation Division's criteria for service level standards for roadways are that the standards be:
  - based on information obtained without an undue allocation of resources,
  - based on a technique that is not obscure, and is based on established professional practices,
  - understandable by most citizens willing to review the explanatory information with a degree of care, and
  - capable of evaluating problems and alternative solutions.
- MRGCOG's Long Range Multi-Modal Transportation Plan identified a goal of reducing single-occupancy vehicle trips by 10% by the year 2015.
- The City and County are looking to the new Development Fees Act work to recommend both new service level standards and how to handle the fee calculations. More than one service area may be needed. The Fee Act covers roads, bridges, signals, bike and pedestrian trails, landscaping and bus bays. It is unclear how service areas for new major bridges will be defined.

It is estimated that the urban form required by this Plan will result in lower road costs for the local governments than conventional grid-based sprawl does, although the assumptions of fiscal analyses completed to date are greatly simplified and generalized. No detailed cost comparisons have yet been completed to compare urban form transportation systems. By concentrating development in specific areas, the road network will be more dense in the developed areas, and more sparse outside them. However, the increased road network inside the developed areas will not increase linearly with density, as the Plan will encourage alternate forms of transportation within each developed area. The roads between the developed areas may be fewer, but they will be designed for higher traffic volumes than those within developed areas. The roads between Community Centers will have to form an efficient network to move people and goods between the major areas of development.

*Compact urban form results in lower road costs than does sprawl.*

## ***WEST SIDE STRATEGIC PLAN***

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*Policy 6.1: The City of Albuquerque and Bernalillo County and MRGCOG shall use a regional transportation model to assess differences in transportation system costs based on community-based urban form as proposed herein versus traditional and grid-based low-density sprawl. The outcome of this study will clearly define a transportation network needed to support the urban form described in the Plan as it relates to the region. Additionally, the study will provide cost estimates for such a network. These costs will differentiate between public and private infrastructure costs. Funding shall be provided by these agencies to conduct this study.*

*Policy 6.2: The MRGCOG will define the necessary steps, and measurable means to assess progress in order to achieve the 10% reduction in actual single-occupancy vehicle trips identified for the year 2015. Timing for this study is within the next two years (1996-1998).*

*Policy 6.3: MRGCOG shall regionally assess the adequacy of planned river crossings based on the population projections and distribution of this Plan. If additional bridges are needed to service the region, the strategy shall include a plan and funding source(s) for acquiring bridge rights-of-way and required permits.*

*Policy 6.4: The City of Albuquerque shall maintain its existing policy to build Montañño Bridge and the Paseo del Norte extension as soon as is legally feasible, as well as the other facilities identified in the Long Range Major Street Plan as soon as funding becomes available.*

*Policy 6.5: The MRGCOG and the Regional Authority Task Force shall study ways to share interjurisdictional costs for transportation impacts in the region which are more equitable to all users of the system than the current methods.*

*Policy 6.6: The City of Albuquerque and Bernalillo County shall work with MRGCOG to prepare a West Side Transportation Plan, which identifies street performance objectives (see Section 4), typical cross-sections, locations of new planned streets which respond to the urban form in the West Side Plan, and an implementation strategy discussing how the roads will get built and maintained in a timely manner. A Citywide street classification analysis will be included in this study. Funding to conduct the study shall be provided by the City, County, and MRGCOG.*

*Policy 6.7: The MRGCOG shall expand its transportation focus beyond roadways and look at multiple modes of transportation.*



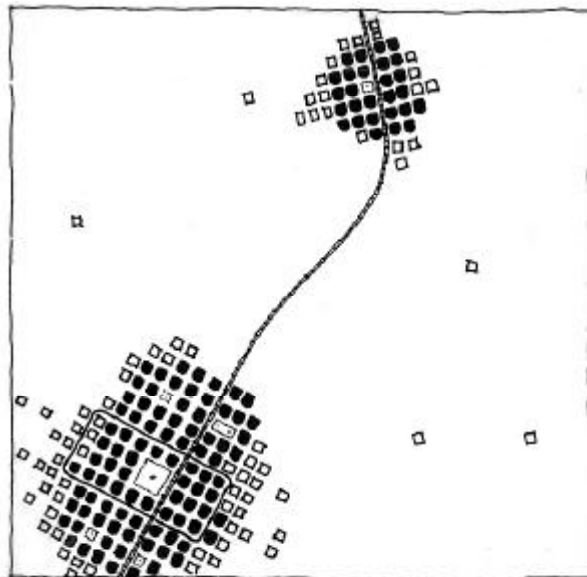
*Policy 6.8: The MRGCOG and the City of Albuquerque Public Works Department and Transit and Parking Department shall begin the process of looking at the long term future prospects for alternative transportation systems, including light rail.*

*Policy 6.9: The City of Albuquerque shall complete a Citywide street classification system analysis. This work shall be coordinated with the Community Identity Teams and community partnerships as developed through the Community Identity Program.*

### ***Transit Corridors and Systems***

Several transit corridors have been identified in the West Side Plan. These include: NM 528, Coors Boulevard, Coors Bypass, Paseo del Norte, Paseo del Volcan, I-40, Montaño, Central Avenue, and Rio Bravo Boulevard. All of these major roadways will carry transit of some type. For purposes of this Plan, transit is assumed to mean any form of transportation other than the single-occupancy vehicle. Therefore, transit can include: carpools and vanpools, express and regular bus service, park-and-ride facilities and services, high-occupancy vehicle lanes (HOV lanes), trolley, or rail. Other transit system opportunities may exist in the future, so multi-modal corridors shall be preserved.

Transit corridors should be designated along arterial, and/or collector roadways connecting the various Neighborhood Centers. They are usually 1/4 mile wide



*Density Supports Transit*

*Transit feasibility and density are interrelated.*

at each side and incorporate street and pedestrian-ways. Commercial development along the corridors is limited to transit oriented uses, or industrial uses easily served by transit service. Uses relying primarily on automobiles (car dealers, warehouses, large package retail) are excluded. The transit corridor is not meant to be an automobile-free zone, but it should be a place where transit dominates.

Transit feasibility and density are interrelated. Corridors of high-density, or nodes of high-density linked by corridors, are necessary for transit systems to function. In the long term, the greatest potential for transit use on the West Side will be in and out of the Regional Center area at Seven Bar, but all Community Centers will have access to major transit corridors. These corridors must be protected with adequate rights-of-way width and approved high-density nodal developments. The potential for a community-wide light rail system depends on public acceptance of this alternative transportation mode and denser land use patterns. It is important that development occur in a pattern and density that is feasible to be served by light rail. A significant amount of financial analysis of a light rail system is necessary before decisions can be made on such a major infrastructure investment.

Continuing efforts to provide transit services on a regional basis (not just within each municipality, but between the municipalities) is essential. Transit planning should be included in whatever regional transportation planning method is selected by the Regional Authority Task Force.

### ***Existing Transit Standards and Systems***

The Long Range Multi-modal Transportation Plan produced by MRGCOG set certain single-occupancy vehicle trip reduction goals for the year 2015, as described in Section 6. This can only be achieved through increased transit ridership.

The Albuquerque/Bernalillo County Comprehensive Plan states “the goal is to provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.” The Plan includes a number of policies and possible techniques to increase transit usage.

*The metro area needs to be linked together with efficient transit.*

A West Side transit study (High Capacity Corridor Study) was recently completed which promotes the establishment of Coors Boulevard and Montañó as transit links to the West Side. Due to the impending high-density development which will occur at the Regional Center at Seven Bar, transit links along NM

528, Paseo del Norte, and the Coors Bypass are also critical near-term needs for West Side transit. However, a transit system on the West Side is only going to be as effective as the transit system for the entire metropolitan area. Until the greater area is linked together with efficient transit at higher density locations, road capacity problems will continue.

### ***City Transit Service***

The City of Albuquerque Transit and Parking Department operates the Sun Tran bus system, with a defined level of service of providing fixed-route service within one-quarter of a mile for 85% of the service area population. It is Sun Tran's goal that maximum headways (time between successive buses) do not exceed one hour, with most routes having headways significantly less than this. Seventy-five percent of Sun Tran's existing fleet will need replacement in 10 years. The average bus purchase price is currently \$325,000.

Beginning in July 1995 transit service for the West Side is provided weekdays on five commuter/express bus routes, four local/all-day routes, and a Sunday-only route. There are now over 470 one-way trips per week on the West Side, with express routes to Downtown and the Sandia Laboratories area of Kirtland Air Force Base. An agreement between the City of Albuquerque and Rio Rancho recently established service to a park-and-ride facility on NM 528 across from Intel.

The Transit and Parking Department will begin work on a Regional Transit Service Plan in 1996. In looking at transit needs for the West Side, several key elements will be considered, including completion of a West Side Transit Facility, plans for Transit Centers and park-and-ride facilities, methods for providing sufficient buses and operating funds to increase bus trips and reduce single-occupant vehicles, and a marketing program to encourage acceptance and use of transit services.

### ***West Side Transit Facility***

The Transit and Parking Department is in the design and planning stage for a West Side Transit Facility on a 12-acre site at the northeast corner of Unser and 98th Street. The facility will provide a site for refueling, storage, and maintenance of buses that operate on compressed natural gas. These are among the cleanest burning vehicles available, and are generally quieter in operation than most other types of transit vehicles.

The West Side Transit Facility has been authorized and partially funded. The City has purchased most of the required land, and a contractor is completing a plan for development of the site. The final design will include a branch Customer Service Center.

### ***Park-and-Ride***

The Transit and Parking Department is also planning to build a park-and-ride facility in the Coors Bypass and Seven Bar Loop Road area. The site has not been identified yet, but it will be near Cibola High School on the west end of the Regional Center. Park and ride lots should be incorporated with shared parking of other Community Centers, Neighborhood Center, or Employment Center facilities, and not be located as stand-alone isolated facilities.

Ideally, park-and-ride lots should be at least 10 acres in area. This will allow for development of the lot in phases as demand warrants. This also allows for prospective joint development of the lot with private or public uses of benefit to the transit facility. They should provide connections to transit corridors, light rail facilities, and bike/pedestrian trails, and be located near Community Centers.

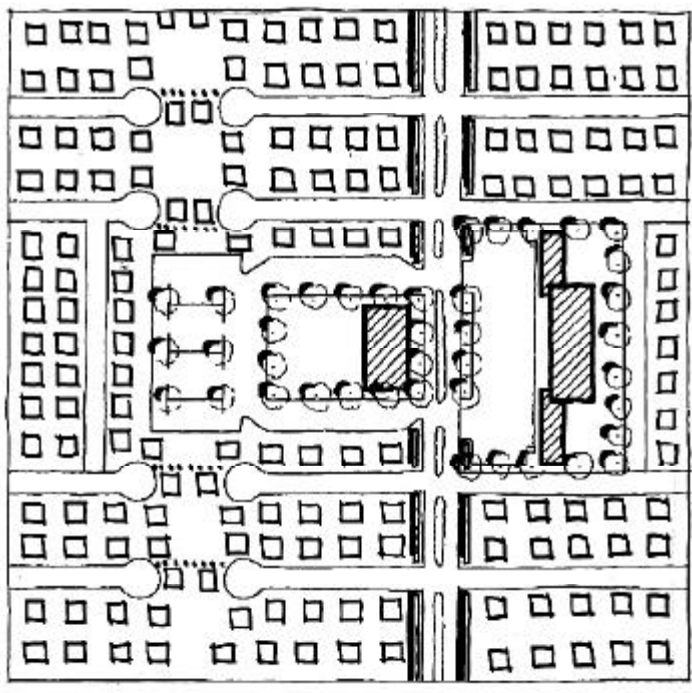
Although 10 acres may be an effective park-and-ride lot, the Transit and Parking Department will consider smaller lots depending on the characteristics of the surrounding area. Often a park-and-ride facility may be constructed on a lot as small as two acres. A larger lot does allow for future expansion and the possibility of joint-use development, though lots this large may not be available or cost effective.

### ***Transit Centers***

Transit centers are strategically located facilities with high levels of transit service that serve as focal points from which riders can easily reach any destination in the urban area. Three types of routes normally converge at transit centers: local, express, and circumferential.

Local routes are designed to carry riders from near their homes to the transit center. Express routes would link the transit center directly with an activity center, with limited stops and frequent service. Circumferential routes link transit centers with each other and with other activity centers.

Service to transit centers is timed to expedite transfers between routes. Transit centers can help attract riders if routes are laid out and scheduled to be more convenient and faster than individual automobiles. The potential for establishing one or more West Side transit centers is one component of the Regional Transit Service Plan.



*Transit Friendly Subdivision Design*

To help improve transit modal split goals, there are specific land use patterns needed on the West Side. These include:

- a. Increased density and land-use mix in employment centers,
- b. Increased residential and employment densities in areas adjacent to proposed transit station locations which are linked along identified transit corridors,
- c. Concentrated nodes of commercial and employment activity in identified Centers surrounded by moderate to high-density residential land uses, and
- d. Subdivision design that is “transit-friendly”, i.e., which provides interior connections to the neighborhoods along pedestrian paths to the transit stop, breaks in perimeter walls, pedestrian access through cul-de-sacs, and ungated subdivisions so multiple access points are available. These design criteria shall be included in the performance-based Unified Development Code.

## ***WEST SIDE STRATEGIC PLAN***

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*Policy 6.10: The Transit and Parking Department, working with the MRGCOG shall continue to study transit potential on the West Side, either as part of the larger Transportation Study recommended in Policy 6.6, or in a separate study. It is imperative that this study include the entire region, and not just one area or subarea.*

*Policy 6.11: The Transportation Evaluation Study described on page 116 should be aggressively pursued and completed (with the funding support necessary) to provide guidance on future West Side transportation options and decisions.*

*Policy 6.12: The City of Albuquerque, through MRGCOG and/or a new Regional Authority, shall continue to investigate joint powers agreements or other formats to allow expanded bus service beyond municipal limits. The expanded service should be cost prorated accordingly.*

*Policy 6.13: The “transit-friendly” design issues identified above shall be incorporated into the Unified Development Code. All new developments, especially those in the Regional Center, Employment Centers, and Community Cores, must address transit connections, linkages, and opportunities within the proposed development.*

### ***Congestion Management/Demand Management***

Most congestion management studies study transportation problems from the supply side of the question, i.e., more lanes, timed signalization, metered ramps, etc. There is also a need to look at traffic problems from a demand management side. This considers the demand for the transportation system and ways to reduce the demand. This can include employer incentives to reduce demand (subsidized bus service costs for employees, required shared parking, etc.) or it can be community-set incentives to reduce single-occupancy vehicle demand (maximums on parking spaces, even-odd day driving requirements, etc.). Sector plans for both the Downtown and Uptown areas call for development of Transportation Management Organizations to help reduce vehicle trips to and from these activity centers. Such an organization should also be considered for areas of high travel demand on the West Side.

The MRGCOG has recently initiated a Congestion Management System study, which is required by the Intermodal Surface Transportation System Efficiency Act (ISTEA) legislation of 1991. Both system supply and demand on the system issues need to be included in this new study.

*Policy 6.14: A Congestion Management Study is mandated by federal law, the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA), and is currently under the guidance of the MRGCOG. This Congestion Management Study shall look at travel demand reduction techniques as well as system supply issues.*

*Policy 6.15: Each Regional Center, Employment Center, and Community Center shall form a Transportation Management Association or Organization. The association shall meet regularly to discuss issues related to the transportation network, new developments within the area and the promotion of travel demand management techniques to promote use of alternative transportation within the area.*

*Policy 6.16: High occupancy vehicle lanes shall be considered in the design of all new arterial roadways and redesign of existing arterials within this Plan's boundaries.*

*Policy 6.17: Transit corridors within this Plan's area shall be noted on the Official Zone Maps for the City of Albuquerque and Bernalillo County. The transit corridor designation shall apply to all properties with 1/4 mile of arterial roadways designated as transit corridors by this Plan.*

### ***Air Quality***

The air quality of the greater metropolitan area is another resource affected by regional actions, and which must be addressed regionally. The City of Albuquerque and Bernalillo County have taken steps in recent years to reduce air pollution problems for the area during the most vulnerable winter months when inversions are most common. A dialogue with neighboring communities has already been started by local Albuquerque officials, and this must continue. It is imperative that the entire area work together toward protection of the common airshed. The City of Albuquerque Environmental Health Department, through the Air Pollution Control Division, is designated under the New Mexico Air Quality Control Act as the lead air quality agency for the Albuquerque/Bernalillo County non-attainment/maintenance area which includes all of Bernalillo County (but not Sandoval or Valencia Counties).

On a local urban form level, a compact urban form, and communities developed around high-density transit facilities function best to preserve good air quality. Reduction of trips in single-occupancy vehicles is desirable. This is another reason why the higher densities proposed within Community Centers, Employment Centers, Neighborhood Centers, and the Regional Center on the West Side should be supported.

The City Environmental Health Department has estimated that two new staff persons per every population increase of 60,000 will be required for Plan review and

*The entire region must work together to protect the common airshed.*

# ***WEST SIDE STRATEGIC PLAN***

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monitoring. Dust control measures on the West Side during construction will remain in force under the new development standards being proposed. Emissions from industrial facilities must be monitored closely by local and State agencies, and the public should continue to demand the preservation of New Mexico's famous blue skies.

*Policy 6.18: Include air quality in whatever Regional Authority model is developed, in order to require all jurisdictions in the greater metropolitan area to participate equally in the protection of clean air. This may extend beyond Bernalillo County.*

*Policy 6.19: The City of Albuquerque and Bernalillo County shall continue their leadership on air quality issues by meeting with other local agencies and working toward cooperative solutions, including expansion of vehicle emission and fireplace restrictions beyond Bernalillo County's borders. The City of Albuquerque is currently working on a joint powers agreement with the City of Rio Rancho on air quality issues. This Plan supports and encourages these types of regional efforts.*

*Policy 6.20: Existing air quality standards shall be maintained and monitored for effectiveness over time. If needed, additional requirements may be added by local governments or a Regional Authority. Commitments to air quality already exist under other local, State, and federal programs.*

*Policy 6.21: New development standards prepared for the West Side shall include dust control measures.*

## ***Bikeways and Trails***

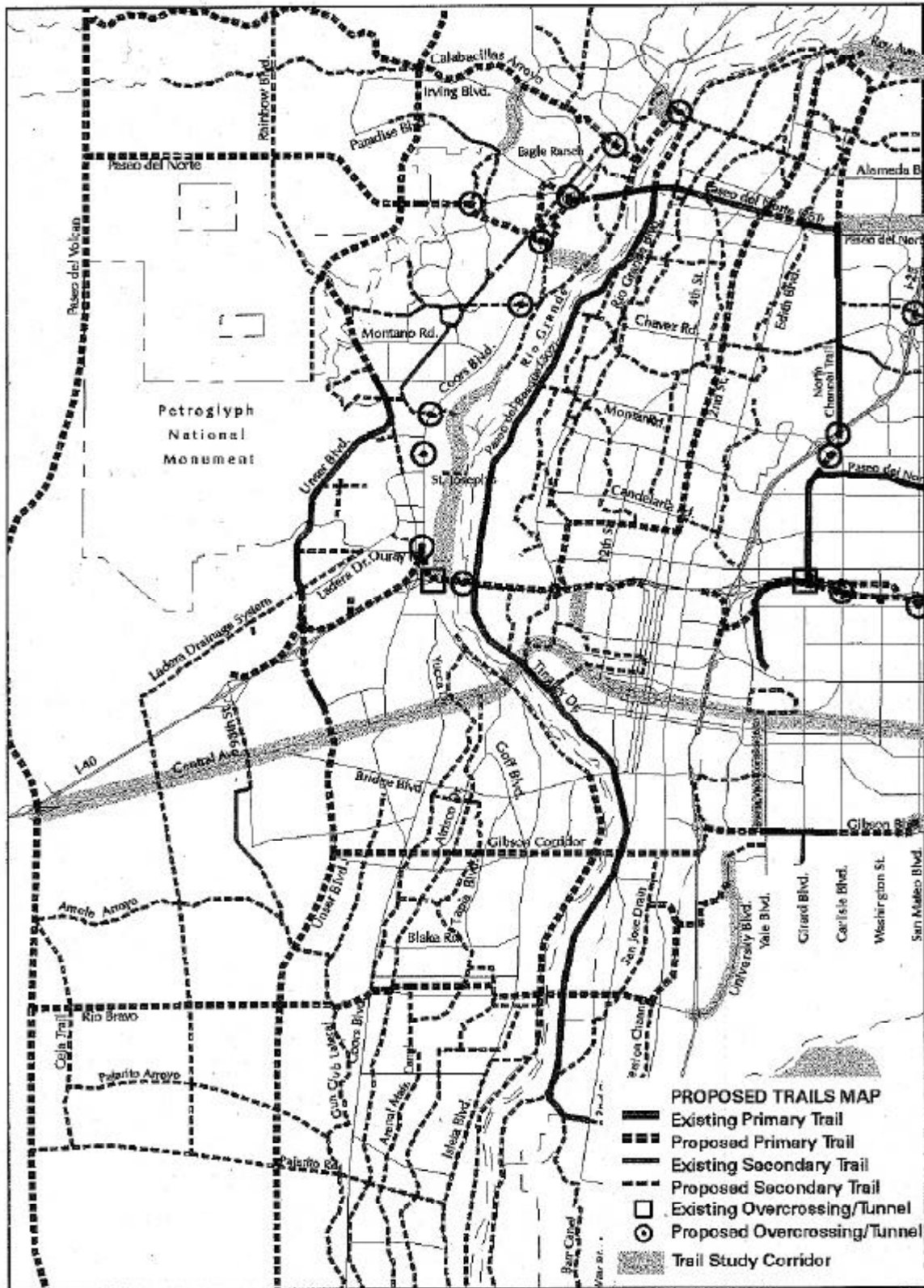
*Bicycle and pedestrian access are essential parts of community design.*

Bicycle and pedestrian access will be an essential part of community design on the West Side in the future. If new modal split goals for the future are to be achieved, both pedestrian and bicycle modes must increase significantly. This can be achieved through design of better and more frequent access systems, and the funding to build identified improvements. It is also a matter of requiring non-vehicular access to and from Community Centers, Employment Centers, Neighborhood Centers, and on regional networks as required by this Plan (and other approved plans such as the Planned Community Guidelines, Trails and Bikeways Facilities Plan, Bikeways Master Plan, etc.).

Multi-use trails and on-street bicycle routes are part of the most significant need in the metropolitan area. Many recreational trails and routes exist, but additional linkages between major employment areas are also needed. The West Side Strategic Plan recognizes and endorses all the trail systems already approved in previous plans, and has added additional trails along all the major arroyos on the West Side in order to provide regional east-west connections for non-vehicular travel. The Plan intends for the regional trails to be multiuse and allow for both pedestrian and bicycle travel on paved trails, and equestrian travel in unpaved areas.



# WEST SIDE STRATEGIC PLAN



*Trails & Bikeways Map*

## ***WEST SIDE STRATEGIC PLAN***

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*Policy 6.22: Bernalillo County and City of Albuquerque Parks and Open Space Division staff members shall work together to identify additional regional trail connections, and work toward acquisition of rights-of-way needed, with identifiable funding sources for construction.*

*Policy 6.23: Require trail access to the regional trail network, through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space identified in the Plan. Require trail access through neighborhoods according to "transit friendly" subdivision design policy in 6.13 above. Proposed trails west of 118th Street are largely not mapped, but they should generally follow open space areas, drainage ways, major land forms or limited access arterials. Generally, an attempt shall be made to provide trails at approximately 1.5 mile intervals. Dedication of right-of-way and/or construction of trails may be required pursuant to Planned Communities Criteria and subject to impact fee policies.*

*Policy 6.24: Bernalillo County and City of Albuquerque transportation planners shall incorporate commuter bicycle needs into all future transportation plans and facilities (bike lanes, shoulders, wide curb lanes, etc.). All arterials shall have bike lanes at a minimum and trail facilities where necessary to serve the functions identified in Policy 6.22 or where identified in the Trails and Bikeways Facility Plan. Wide curb lanes at a minimum and bicycle lanes where there is no parallel residential street route shall be included on all collectors. Bike routes on residential streets or collectors shall connect to the destinations identified in Policy 6.20. When existing arterials and collectors are reconstructed, resurfaced, or the median is rebuilt, and sufficient right-of-way exists for the inclusion of on-street bicycling facilities, appropriate bicycling facilities shall be included. Examples where this may be appropriate include Ladera, Atrisco, and Montañño.*

*Policy 6.25: All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted Trails and Bikeways Facility Plan primary trails network when feasible and subject to development impact fee requirements. All subdivisions, sector plans, planned communities, and other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations.*

*Policy 6.26: Bernalillo County and the City of Albuquerque must incorporate recreational trails/bikeways along with roadway projects as identified in the adopted Trails and Bikeways Facility Plan.*

### ***Double Eagle II Airport***

Definitive plans for DEII have been on hold pending resolution of Paseo del Norte and Paseo del Volcan alignment and design studies. Without arterial access, DEII cannot move forward with planning or development of planned airport improvements. DEII serves as a general aviation reliever airport for Albuquerque International Sunport (AIS). Increased usage of AIS, and a tightly confined airport property there, will create significant capacity problems for AIS if a reliever airport is not developed.

Future plans for DEII are uncertain due to the halt in its planning studies caused by roadway issues. When the planning studies resume, they should include a full analysis of future uses proposed for the airport at its full development, as well as a regional siting study for reliever airports in the metropolitan area. The status of other privately operating general aviation facilities in the region should also be included. An inclusive process which considers the needs of the Petroglyph National Monument, adjacent communities, local businesses, and the public must be utilized for this planning. Creative means for addressing water, wastewater, and storm drainage facilities must also be included due to DEII's geographic location.

*Policy 6.27: A detailed DEII study shall be conducted by the City of Albuquerque Aviation Department which considers all of the issues noted above. Timing for this study is within the next two years (1996-1998).*

### ***Specific Street/Road Issues***

There are several unique street/roadway issues on the West Side which should be addressed as part of any future Transportation Study. These are briefly summarized below:

- a. Irving Boulevard is shown on the Long Range Major Street Plan as a major east-west travel route (minor arterial) connecting Coors Boulevard to Paseo del Volcan, yet this road has currently been developing with homes fronting on it and driveway cuts along a portion of it. While driveway cuts are typically allowed along minor arterials, the major east-west routes to relieve Irving Boulevard (Paseo del Norte extension and McMahon/Westside) have not been built. Regardless of its street classification designation, it functions as a major east-west route. The lack of access control on Irving, and the absence of alternative parallel routes will create increased congestion as the area grows.

## ***WEST SIDE STRATEGIC PLAN***

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- b. Westside Boulevard is an important east-west connection between NM 528 and Paseo del Volcan, yet due to its interjurisdictional location, no one entity has stepped forward to design and build it. Even more critical, the right-of-way for this facility has not been acquired and development is moving into its corridor. The MRGCOG must step forward to protect the future of this roadway. Once acquired, its capacity as a truck route is critical.
- c. Many roads on the West Side, or those crossing the river, are restricted for truck travel. This will significantly affect future employment potential in the area, unless significant truck routes are preserved. The MRGCOG shall assess trucking capacity of the entire West Side transportation network.
- d. Paseo del Volcan is proposed as a limited access multimodal facility within a proposed right of way of 400 ft, in order to facilitate the opportunity for the incorporation of mass transit, pedestrian, bicycle and equestrian components. This facility is intended to provide local and regional transportation from I-40 to I-25 in the Albuquerque Metropolitan area. Approval of this facility follows local, State, and federal guidelines and procedures under the Metropolitan Planning Organization process. Land use concerns, such as the potential for urban sprawl, are of utmost importance to this Plan and it must be carefully addressed.

The City Planning Department supports the proposed eastern alignment of Paseo del Volcan as it heads north of I-40. The Department believes this alignment will better preserve a compact urban form for the economic efficiency of providing services in the urban area. Paseo del Volcan should only be constructed after all current urban service area transportation needs are met.

- e. The preservation of the north-south connections of Universe, Rainbow and Unser to an extended Paseo del Norte are critical to the functioning of the transportation system in Rio Rancho, Seven Bar Community, and Paradise Community.
- f. The connection of Paseo del Norte to Paseo del Volcan and eventually to the outer Loop Road on the west, and to Tramway on the east, is recognized as a critical transportation link along the north end of the metropolitan area. While specific alignment issues are still unresolved at the time of this Plan's writing, it is recognized that the network itself must be preserved. If the currently adopted alignment cannot be built, another alignment must be selected which meets the same network connection attributes.

## WEST SIDE STRATEGIC PLAN

- g. Improvements to West Central Avenue are of highest priority (first five year planning period). These were described in the section on the West Central Community.
- h. The Montaña Bridge is essential to the transportation network as previously described and must be built as soon as is legally feasible.
- i. Road construction projects are viewed as taking too long at key West Side intersections and river crossings. Incentives for early completion of critical road projects, and penalties for late completion should be required on all projects larger than collector streets. The City and County should work with the State and Federal highway agencies to apply this policy on their projects, as well.
- j. Effective with the adoption of this Plan, housing which fronts onto a principal arterial will be prohibited.

*Policy 6.28: The City of Albuquerque Planning and Public Works Department in conjunction with MRGCOG and Bernalillo County shall designate specific transportation facilities as "scenic facilities" and implement signage restrictions and other design characteristics through overlay zoning techniques.*

*Policy 6.29: Include the specific road and street issues identified above in the West Side Transportation Study described in Policy 6.6.*

Strategies of the Transportation section of this Plan shall be implemented through systematic follow-through on all policies requiring further action, and by enforcement of all policies stating intent. Uniform enforcement and consistency with stated intent is required in order to achieve the transportation improvements outlined in this Plan and endorsed by the community during public meetings held as part of this Plan's process.

The Lead Entity on most transportation action steps will be the MRGCOG, with support from the City of Albuquerque, Bernalillo County, other members of MRGCOG, the State Highway and Transportation Department, the Federal Highway Administration, Parks and Open Space Division planners for trail connections, and the public.

A comprehensive Transportation Study of the West Side jointly conducted by MRGCOG, Bernalillo County and the City of Albuquerque, which responds to the urban form established in this Plan, will accomplish many of the planning actions needed. Significant funding allocations will be needed from lead and support entities to accomplish design and construction of the needed facilities.

**Implementation**

**Lead Entity/  
Support Entity**

**Functional  
Requirements**

# ***WEST SIDE STRATEGIC PLAN***

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## ***Funding***

- Regional Transportation Authority (if created)
- Federal Highway Administration
- Federal Transit Administration
- State of New Mexico
- Special Appropriations
- Special Assessment Districts
- Local Bond Expenditure
- Local Tax Initiatives
- User Fees
- Development Impact Fees

## ***Timing***

- Immediate, with many projects in the first decade.

## ***7. NATURAL AND CULTURAL RESOURCES, RECREATION AND SPECIAL AREAS***

The natural, cultural, and recreational resources on the West Side are primary drivers of the area's character and a major reason that people list for choosing the West Side as home. The Plan's intent is to preserve and protect critical natural features of the area, and to require development that is sensitive and environmentally sound. At the same time, it must be recognized that significant areas of the West Side are ideally situated for development from a landform, slope, and soils standpoint. Significant portions of the West Side (approximately 33 square miles) have already been set aside for various public uses. Additional lands to be acquired for public use are included in this Plan as well.

*Require development that is environmentally sound.*

Many of the development vs. preservation issues on the West Side come down to what happens in an interface area, i.e., how does a proposed development relate to the escarpment face it is adjacent to, or what will a development's impact be on a sensitive Bosque environment? These known areas of community conflict can largely be resolved through preparation of the Unified Development Code and Design Guidelines proposed in the Development Process section of this Plan. The following general statement of intent summarizes this Plan's approach to these issues: The West Side is an urban area integrally tied to the greater metropolitan area and will continue to grow and develop, but the natural, cultural, and recreational needs of the area and the greater community must be recognized and protected by land use decisions.

*Land use decisions must protect natural, cultural, and recreational needs.*

### ***Bosque Interface/Bosque Transition***

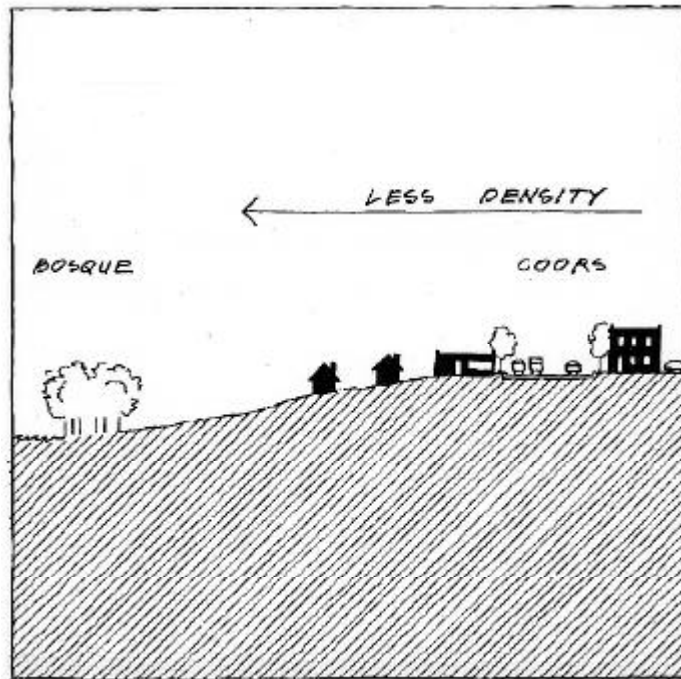
The woodland environment along the Rio Grande (Bosque) is a unique local and Statewide resource. This area is under the control of several local, State, and federal agencies. The local offices of the federal agencies have recently been working on a plan outlining responsibilities for the various functions the Bosque serves such as water supply, flood protection, drainage, agricultural use, biodiversity environments, recreation, and linkages between the east and west sides of the County. The actual river banks are outside of the Plan boundary on the West Side, but the transition woodland area between the river and the upland mesa is a very special part of the area. This area is important for biological, environmental, historic, and recreational reasons. It also provides visual relief from urbanization through one of the most scenic views from the West Side.

*The Bosque is important for biological, environmental, historic, and recreational reasons.*

The Bosque transition zone is located east of Coors Boulevard in that portion of the Plan area which is north of Central Avenue. The woodland edge is irregular, and the topography along the river changes significantly from the steep bluffs

## ***WEST SIDE STRATEGIC PLAN***

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*Bosque Interface Sketch*

found immediately north of Central Avenue to the gradual slopes at Alameda. There are seven formal river access points where most recreational use of the Bosque will occur for West Side residents. These are at: the new La Orilla public access proposed in the Bosque Action Plan for Rio Grande Valley State Park, at the north side of the Alameda crossing, at Central Avenue where access to the new Biological Park will be provided, at the Calabacillas Arroyo, at the southwest corner of Bridge Boulevard, at Rio Bravo, and at La Vega (between Bridge and Rio Bravo).

The types of development locating along the east side of Coors Boulevard are critical to the preservation or destruction of the Bosque transition zone and the important views of the area. The Design Guidelines prepared for the West Side will recognize this and establish separate height, color, massing, and style requirements for the area east of Coors. The goal of these requirements will be to allow views over, between, and past new development to the Bosque and Sandia Mountains in the distance. Tree preservation requirements will apply in this area as well to prevent careless clearing of mature woodland areas. The City and County also intend to impose an amended overlay zone in this area.

Bernalillo County and the City of Albuquerque should also investigate the potential for purchase of certain key parcels of land which could then be leased back for agricultural use, or used for recreational purposes. Additionally, the existing rural subdivisions which have already developed (such as Alban Hills) should be



precluded from future zone changes which would increase the density or allow commercial uses. The existing rural subdivisions provide an important role in buffering the Bosque from higher-density development located elsewhere in the region.

Public and private access points to the Bosque may conflict with the objective of Bosque preservation. Therefore, a careful balance between access to the Bosque and preservation of the Bosque will be sought, complying with the Bosque Action Plan.

*Policy 7.1: Include Bosque transition area protection techniques in the West Side Design Guidelines which will affect new development east of Coors Boulevard. These techniques shall consider height, color, style, massing, and tree preservation. The City and County may also decide to impose an overlay zone in this area.*

*Policy 7.2: The Bernalillo County and City of Albuquerque Planning Directors shall establish a priority list of key parcels in the Bosque transition zone which should be protected from further development through zoning requirements or purchase/lease back options.*

*Policy 7.3: The Bernalillo County and City of Albuquerque Planning Departments shall consider the amendment of the existing overlay zone to further preserve and protect the Bosque viewsheds, agricultural lands, archaeological and historical sites, and to provide public and private access as appropriate.*

### ***Petroglyph National Monument***

The Petroglyph National Monument will be protected and managed according to a General Management Plan being jointly prepared by the City of Albuquerque, the State of New Mexico, and the National Park Service. This General Management Plan is not available for review at the time of this Plan's writing, so no comments on how this Plan and the Monument's Plan will relate are possible. The General Management Plan will be broadly reviewed throughout all sectors of the community, and planning principles set forth in this Plan will be taken into consideration.

There is concern from neighborhood associations located near Unser Boulevard on impacts from Monument visitor traffic on neighborhoods. The General Management Plan intends for Unser Boulevard to be the primary access to the Monument. Communication between adjacent neighborhoods and the NPS is desirable, and the City of Albuquerque should continue to work with NPS to make

sure this occurs. Design of access points to the Monument will be addressed in the Management Plan with sensitivity to concerns of neighboring residential areas.

The transition area at the edge of the Monument and adjacent private lands will be regulated through special view requirements in the Design Guidelines for the West Side. It is the intent of this Plan to clarify the currently confusing guidelines with statements of intent (see Section 4) until such time as the Design Guidelines have been adopted.

*Policy 7.4: The City of Albuquerque Office of Neighborhood Coordination shall continue to work with the National Park Service, other City agencies, and neighborhood associations located near Petroglyph National Monument to discuss visitor impacts to local neighborhoods, and neighborhood impacts on the Monument, and how both may be minimized.*

### ***Archaeological Resources***

There is a high concentration of archeological resources on the west mesa. Many of these sites have been mapped and/or identified, but it is assumed there are an equal number still undiscovered. These resources are dispersed throughout the Northwest and Southwest Mesa, but are found in heaviest concentration along escarpment edges, near volcanoes, along the river, and near arroyos. For sites on State or federal land, or for projects utilizing State or federal funding, the project's effects on archeological resources must be considered. Local government actions, and actions on privately held land conducted with private funding, are exempt from protection requirements. Archaeological resources are important to the metropolitan region, and the City and County shall undertake measures for their protection.

The City of Albuquerque is currently working on an Archaeological Resources Ordinance which would be applicable to private land in the area. The West Side Strategic Plan supports this effort as long as it is completed within a public/private task force setting with extensive public review prior to hearings. If an ordinance can be created which protects sites of greatest significance and allows investigation of others prior to development, without an undue burden on private property rights, the private sector will support it. This should be the goal of the task force when preparing the ordinance. Additionally, both Bernalillo County and the City of Albuquerque should be willing to abide by the same requirements as the private landowner for their public projects.

*Policy 7.5: The City of Albuquerque and Bernalillo County shall jointly prepare and administer an Archaeological Ordinance within a public/pri-*

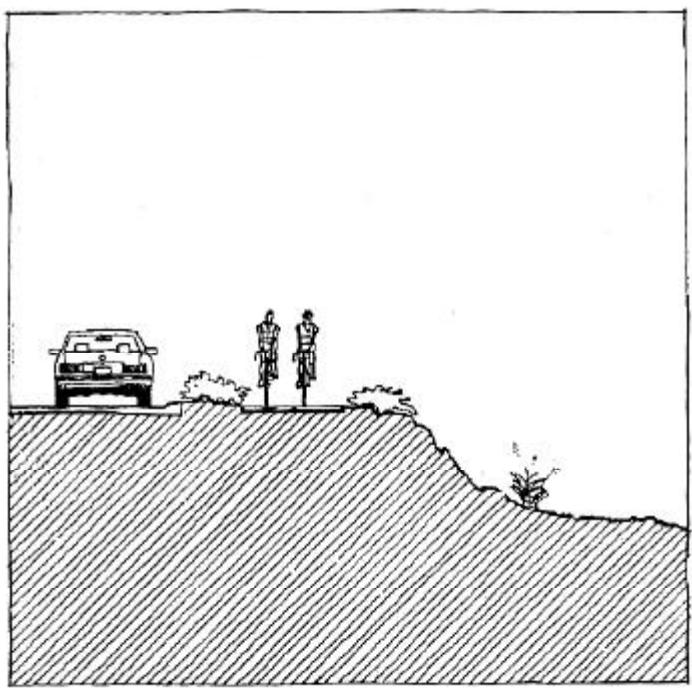
## ***WEST SIDE STRATEGIC PLAN***

*vate sector task force setting. The ordinance shall apply to both public and private projects without an undue burden on private property rights, while still maintaining protective measures for significant resources. The State Historic Preservation Office shall also be involved in the Archaeological Ordinance effort.*

### ***Arroyos***

Major arroyos on the West Side should be protected for flood control and drainage purposes, open space, and recreational trail use. The Facility Plan for Arroyos identifies the Calabacillas as a Major Open Space Arroyo, the Amole, Calabacillas, and Piedras Marcadas as Major Open Space Links, and the Mariposa/Boca Negra, San Antonio, Rinconada, and Ladera/Mirehaven as Urban Recre-

*Arroyos can provide excellent open space and recreational benefits.*



*Multiple Use of Arroyos*

ation Arroyos. These arroyos are key regional east-west facilities which carry stormwater to the river, and can provide excellent regional open space and recreational benefits to the area.

It is recognized that arroyos are dynamic features, capable of shifting alignments, dumping silt, and carrying flood waters at tremendous speeds and volumes. They are also significant community resources for providing long vistas, a break from urbanization, and recreational trails. It is the intent of the Plan that all these uses be accommodated.

The functioning of arroyos for drainage purposes is addressed in a later section of this Plan (see Section 10). The drainage section also includes policy statements regarding naturalistic arroyos and drainage channels which are consistent with the intent of this section. This section primarily recognizes the open space and recreational attributes of arroyos, and the need to protect their regional connections throughout the West Side. The arroyos are one of the key features providing a natural framework and much of the character in the Plan area.

The performance-based Unified Development Code will address arroyo setback requirements along all five of these arroyos. These will be specific to performance criteria that meet both drainage/flood control and open space/recreational needs. Additionally, there will be special criteria in the Design Guidelines to address how development adjacent to the major arroyos occurs. The intent of those criteria will be to preserve open views (through building height, street and wall design), to allow room for recreational trails and to preserve public health, safety, and welfare needs of development adjacent to naturally shifting drainage features. Adopted arroyo corridor plans, such as the Amole Arroyo Corridor Plan, establish specific requirements and regulations in certain parts of the Plan area. Draft plans for arroyos such as the Calabacillas and Piedras Marcadas also provide standards for developments in the Plan area. Additional information on arroyos can be found in the Facilities Plan for Arroyos.

*Policy 7.6: The City of Albuquerque and Bernalillo County shall recognize the arroyo classifications and policies of the Facilities Plan for Arroyos and other adopted plans and policies. These public agencies shall recognize that these arroyos require unique development standards in order to satisfy the drainage/flood control and open space/recreational needs of these key natural features on the West Side.*

*Policy 7.7: Specific standards for development adjacent to arroyos will be included in both the Unified Development Code and Design Guidelines. Arroyos shall be preserved in their most naturalistic state through the use of these new standards whenever possible.*

*Policy 7.8: The major arroyos cross both City, County, and federally managed lands, and all arroyo plans, trail designs, and flood control/drainage measures must be jointly prepared and administered by all affected entities. Additionally, AMAFCA must be involved in the development of any new standards affecting Major Arroyos due to their critical regional flood protection role. Standards affecting arroyos crossing the Petroglyph National Monument must also be coordinated with the NPS.*

## ***WEST SIDE STRATEGIC PLAN***

*Policy 7.9: All draft arroyo plans will be completed by the City of Albuquerque Planning Department and Parks and General Services Department. Funding will be provided by the City of Albuquerque.*

### ***Open Space***

Open space is one of the most important amenities of the West Side that must be protected. The City of Albuquerque shall protect and expand open space within this Plan area.

The Strategic Plan area contains very large and significant open space tracts. Those already in public ownership include the following areas now contained within Petroglyph National Monument:

- Piedras Marcadas Pueblo (pueblo ruin on the east side of Coors Boulevard)
- Lands in Piedras Marcadas Canyon and along the Piedras Marcadas Arroyo
- Lands in and around former Indian Petroglyph State Park (now Boca Negra unit of the Monument)
- La Boca Negra Park, the southern half of which is within the Monument and the northern half of which is not
- Volcano Park, most of which is within the Monument, but which also includes lands outside of the Monument to the north and east; the Monument's southern geologic window and the southern portion of the northern geologic window are also within Volcano Park.

Additional large open space tracts outside of the monument already in public ownership include:

- The Horseman's Complex and the Maloof Model Airplane Field (both owned by Open Space Division and managed by City Cultural and Recreational Services Department)
- 300 acres of land south of DEII (owned and managed by Open Space Division)
- 1000+ acres of land north of the City's Soil Amendment Facility and west of DEII (owned and managed by Open Space Division)
- Shooting Range Park, 1200 acres (owned by Open Space Division and managed by City Cultural and Recreational Services Department)
- Grasslands Preserve, 3000 acres between the Shooting Range and the Puerco escarpment (owned and managed by Open Space Division)
- Rio Grande Valley State Park, at the northern two-thirds of eastern Plan boundary (owned privately and by MRGCD; managed by Open Space Division)

*The West Side contains large and significant Open Space tracts.*

*It is the intent of this Strategic Plan to preserve and expand open space on the West Side.*

## ***WEST SIDE STRATEGIC PLAN***

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Smaller open space tracts in public ownership as Major Public Open Space include the following (all are owned and managed by the City's Open Space Division):

- “S Curve Park” on the north side of the Calabacillas Arroyo
- Los Metates, a basalt outcrop at the southeast corner of Calle Nortena and Golf Course Road
- Trail link along Piedras Marcadas Arroyo from the dam to the Monument
- Portions of the San Antonio Arroyo
- Trail linkage along the Amole Arroyo

The following areas are indicated in the Comprehensive Plan for acquisition as Major Public Open Space:

- Entire length of the Calabacillas Arroyo within Bernalillo County
- Dissected areas of the Ladera Arroyo headwaters between the Monument and I-40 on Westland property (also known as “Atrisco Terrace”)
- Trail links along the edge of the “ceja” (high slopes overlooking the southwest valley, also known as the “Southwest Mesa Escarpment Sandhills”)
- Hubbell Oxbow (southwest of Coors and Rio Bravo)

With over 10,000 acres in public ownership and several thousand more acres to be acquired, the Open Space Division of the City of Albuquerque is the largest landholding public agency within the Plan area. The open space lands are acquired to be preserved in their natural state for habitat, landform conservation, archaeological site preservation, and the definition and protection of urban edges. The purposes and intent of public land ownership and management as set forth in the Comprehensive Plan and within the Planned Communities Guidelines remains unchanged with this Plan.

### ***Open Space Facility Plan***

A Rank 2 Facility Plan for Open Space is currently being prepared (a draft plan was available in the fall of 1994). This document will address management and acquisition issues for the whole open space system; of importance to the West Side Strategic Plan are those areas, both large and small, outside the National Monument. Specifically, trails and public use areas are contemplated for non-Monument areas of La Boca Negra and Volcano Parks; trail systems are designated for the Calabacillas, Piedras Marcadas, San Antonio, and Amole Arroyos. Other large tracts such as the Atrisco Terrace (identified as 750 acres for public acquisition and 750 acres private easement), the entire stretch of the Rio Puerco Escarpment edge, the sand dunes area, and the Southwest Mesa Escarpment

Sandhills have also been identified as desirable to acquire. These areas comprise several thousand acres of additional land, not including the arroyos. It has not been determined how these lands will be acquired.

This Plan is consistent with the draft Open Space Facility Plan with regards to targeted acquisitions, although funding and dedication mechanisms are not specifically noted due to changing requirements resulting from the Development Impact Fees Act.

Open space lands may be acquired through direct purchase, purchase with lease-back options, “quality of life” taxes, voluntary conservation easements from private landowners, privately owned and maintained open space within and between communities, the Trust for Public Lands, and federal discretionary funds. Density transfer and cluster housing concepts are additional means of acquiring open space. Certain open space buffers and requirements are also included as part of the Planned Community Guidelines.

*Policy 7.10: The City of Albuquerque and Bernalillo County shall protect and expand both public and private open space on the West Side consistent with the final adopted facility Plan for Open Space. Private developers are encouraged to include open space in all major private developments consistent with Planned Community Criteria.*

*Policy 7.11: The Rank 2 Open Space Facility Plan will address open space acquisition and management issues consistent with established procedures.*

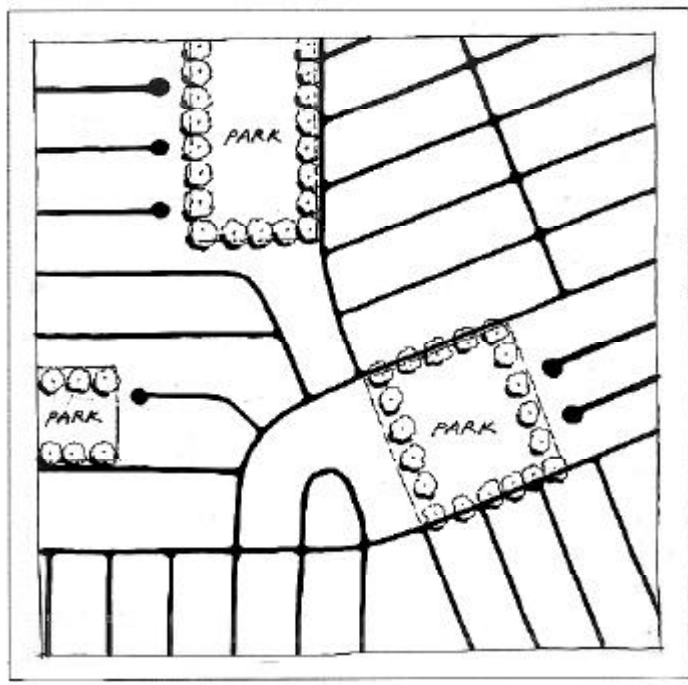
*Policy 7.12: The City of Albuquerque and Bernalillo County shall jointly work on a strategy for acquiring open space lands within and between communities on the West Side which may include: broader funding sources such as local tax initiatives, State appropriations, density transfers, cluster development, incentives for providing on-site open space, land trading, optioning land early, and long-term purchase of open space.*

*Policy 7.13: Proposed Major Public Open Space shall be dedicated to the City, consistent with the Development Impact Fees Act, or an Individual Development Agreement at the time of annexation, or if developed under County Jurisdiction, as part of a County master plan or other development plan. Densities allowed by the existing zoning category shall be eligible for transfer to adjoining property.*

# ***WEST SIDE STRATEGIC PLAN***

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## ***Park Development***



*Parks Sketch*

West Side residents want more developed recreational facilities. While there are vast amounts of acreage in passive or visual open spaces on the West Side, there have been limited places for active recreational pursuits. This is improving through development of the regional facility at Mariposa Basin, but more developed parks are needed for today's population and will continue to be needed in the future. The City Parks and General Services Department has acquired fees or land for parks in the past with park dedication ordinances, however, the funding needed to develop, operate, and maintain these facilities has been lacking.

Neighborhoods now typically wait for up to ten years to get developed park facilities in their vicinity. The proposed Development Fees policy currently under preparation will address park acquisition and development costs, but will still exclude operations and maintenance costs. These will be funded from general City revenue sources.

The amount of park land available on the West Side meets or exceeds national standards for regional parks, community parks, and neighborhood parks on a raw acreage basis. The problems with West Side parks have primarily been associated with timing of park development. The Development Fees program



## ***WEST SIDE STRATEGIC PLAN***

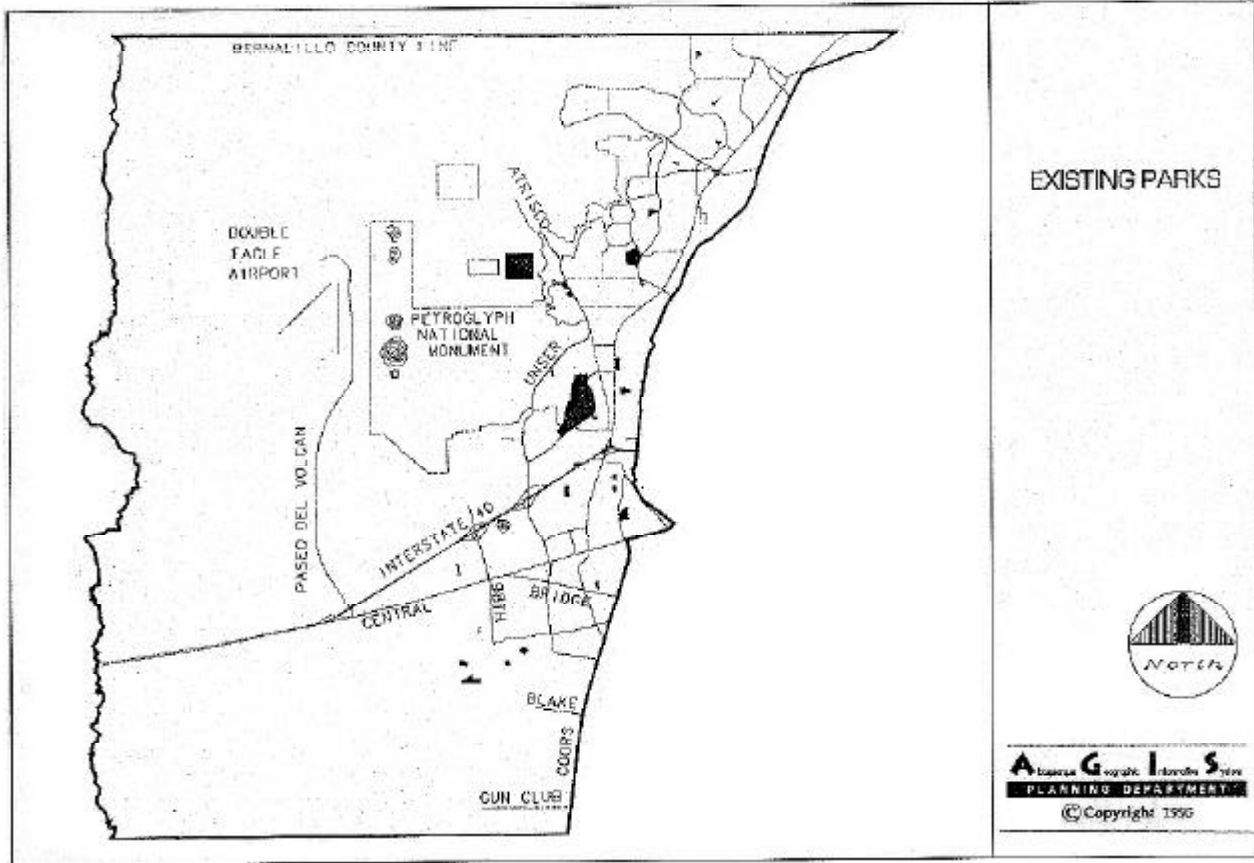
will address this timing issue for new development in the future. However, there is still a gap between existing park needs to service the population already there, and what can legally be attributable to impacts of new development under the Development Fees Act.

There is a need to try to “catch up” to the existing development needs for parks on the West Side with other revenue sources, with hopes to keep up with new development through Development Fees or Individual Development Agreements in the future. It must be clearly understood that there are many costs (construction, maintenance, staffing, etc.) associated with developing new parks. The City will comply with the time constraints for construction adopted under the Development Fees Act. In addition, funding and staffing must be made available for the City to “catch up” to the existing needs. This gap represents a very significant funding implication.

Existing parks on the West Side are shown on the Facilities Plan on the next page, and include the following:

<b><i>Regional Parks</i></b>	<b><i>Acreage</i></b>
La Boca Negra Park	22.54
<ul style="list-style-type: none"> <li>• Horseman's Complex</li> <li>• Maloof Memorial Air Field</li> </ul>	
Ladera Golf Course	159.71
Shooting Range Park (partially developed)	<u>380.00</u>
Total	562.25
<b><i>Community Parks</i></b>	<b><i>Acreage</i></b>
Alamosa Center for Family and Community Services (undeveloped)	10.00
John Adams Soccer Field	3.42
Mariposa Basin Park	51.00
Pat Hurley Park (developed)	10.55
Pat Hurley Park (undeveloped)	9.87
Redlands Park (West Mesa Little League)	7.00
Santa Fe Village Park	19.25
Sierra Vista West Swim & Tennis Complex	4.38
Sierra Vista West Swim & Tennis Complex (undeveloped)	1.13
St. Pius Soccer Fields (leased property - expires 1997)	8.00
Town of Atrisco Park (undeveloped)	5.00
Westgate Heights Park (Westgate Little League)	6.84
Westgate Park	7.68
Westgate Park (undeveloped)	<u>6.78</u>
Total	150.90

# WEST SIDE STRATEGIC PLAN



*Parks/Facilities Plan*

<i>Neighborhood Parks</i>	<i>Acres</i>
Alamosa Park	
Carlos Rey Park	7.71
	3.00
East Atrisco Park (undeveloped)	
El Rancho Atrisco Park	2.52
	11.58
Hunters Ridge Park (undeveloped)	
Katherine Nicole/ Ladera Heights Park (undeveloped)	
Ladera Ponds (undeveloped)	18.00
	0.60
Lavaland Park	
Mesa View Park	2.93
	1.52
Paradise Meadows (undeveloped)	
Pat Hurley Upper Park	4.91
	2.06

## ***WEST SIDE STRATEGIC PLAN***

<b><i>Neighborhood Parks (continued)</i></b>	<b><i>Acreage</i></b>
Riconda Point (undeveloped)	4.80
Riverview Park (undeveloped)	9.40
Salida del Sol Park (undeveloped)	4.74
Sierra Vista West Swim & Tennis Complex (undeveloped)	1.13
Skyview West Park (undeveloped)	.69
South Taylor Ranch (undeveloped)	2.80
Sunrise Terrace Park (undeveloped)	2.25
Truman Soccer Field	1.86
Tuscany (undeveloped)	0.80
Vista Nueva Park (undeveloped)	2.00
Volcan Cliffs Park (undeveloped)	7.64
West Bluff Park	2.49
West Bluff Park (undeveloped)	2.00
West Mesa Community Center Park	3.92
Westgate Community Center Park	2.05
West Mesa Park	<u>10.00</u>
Total	130.97

There are currently four County Park facilities in the Plan area (Paradise Hills Park, Paradise Hills Pool, Paradise Hills Community Center, and Globus Park). Additional future parks will be required to service the planned County population within the Plan area.

The City and County Parks Plans should respond to the urban form identified in this Plan for strategic planning purposes in acquiring future needed park facilities in appropriate locations.

*Policy 7.14: Bernalillo County and City of Albuquerque Parks Plans shall respond to the urban form and Community planning intent of this Plan when planning future park land acquisitions. Adequate land for parks should be identified and acquired as early as possible in the planning and development process.*

*Policy 7.15: The City of Albuquerque shall prepare a strategy for funding of existing needed park facilities which will not be eligible for funding under the Development Fees Act. Additionally, funding sources for community centers shall be identified. The goal for park development on the West Side is that park land acquisition and/or construction shall begin within seven years of building permit issuance (when fees are collected).*

*Policy 7.16: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage*

*Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be*

*sive park development costs due to highly engineered solutions addressing site constraints.*

*: The City of Albuquerque shall revise its regulations for private park development in order to provide stronger incentives for selection of this*

*The Parks and General Services Department will re-evaluate its regulations for private park development.*

Provision of recreation programs and services can be accomplished through planning and partnerships between the public and private sector. The vast size of the level of communication and cooperation than in other parts of Albuquerque.

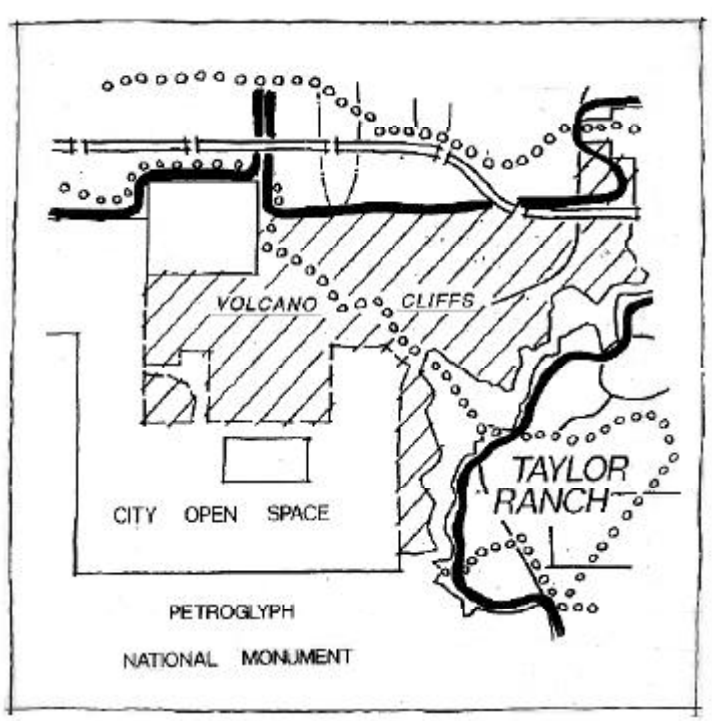
The City and County should work cooperatively with recreation agencies such as and reduce overlapping services. Youth athletic organizations representing soccer, football, and baseball must be included in this collaboration. Neighborhood asso-

*Policy 7.18: This Plan promotes cooperative recreation program planning recreation providers, as well as volunteer groups, schools, and parent organizations should be part of the program planning framework. The goal is to eliminate gaps in service.*

### ***Volcano Cliffs Area***

of the Volcanic Escarpment, north and west of the Petroglyph National Monument, east of the Volcano Park City Open Space, and south of the Town of Alameda area was masterplanned and platted in the 1960s and 1970s as the Volcano Cliffs Subdivision, and was annexed into the City of Albuquerque in 1981 by Council Bill

The City affirms its commitment to the extension of infrastructure to and development of the Volcano Cliffs Area pursuant to Council Bill O-92, Enactment No. 1-1981. Upon the extension of Unser Boulevard and accompanying infra-



*Volcano Cliffs Area Map*

structure into the Volcano Cliffs Area, and subject to acceptable drainage arrangements, the City shall prepare one or more Special Assessment Districts for the Volcano Cliffs Area, to be in conformance with Council Bill O-92, Enactment No. 1-1981. A task force of City representatives and Volcano Cliffs Area property owners, and representatives of other city property tax and rate payers shall be formed to study and present recommendations for development issues concerning the Volcano Cliffs Area, including the possible development of the Volcano Cliffs Area prior to the extension of Unser Boulevard through development financing and infrastructure methods other than traditional SADs. Off-site improvements that are necessary to support the Volcano Cliffs Area infrastructure shall be scheduled as part of the normal Capital Improvements Program consistent with other City infrastructure needs.

*Policy 7.19: It is a policy of this Plan that the Volcano Cliffs Area as described above and generally shown on the Plan maps shall be considered for development through one or more Special Assessment Districts, upon extension of Unser Boulevard and accompanying infrastructure and subject to acceptable drainage arrangement, or through other development financing and infrastructure methods.*

*Policy 7.20: It is the policy of the City that, in areas such as may occur in the Volcano Cliffs Area, in which SAD improvements construction costs*

## ***WEST SIDE STRATEGIC PLAN***

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### **Implementation**

*exceed normally occurring costs by 10% or more based on average actual costs incurred in the last three, non-scattered site SADs adjusted for inflation, the City will not be responsible for paying the portion of the SAD assessment for each parcel which is greater than the benefit to the parcel of the Special Assessment District improvements.*

*Policy 7.21: The City of Albuquerque Planning Department shall take the lead in establishing a task force made up of City representatives and Volcano Cliffs Area property owners, and make recommendations concerning development issues and/or open space purchases for the Volcano Cliffs Area.*

*Policy 7.22: Classification of the Volcano Cliffs Community as Priority 2 shall not prohibit the provision of system improvements sooner than anticipated in the prioritization. However, the City's adopted policies concerning "no net expense" contained in the Comprehensive Plan and the Planned Communities Criteria: Policy Element shall apply when such infrastructure is sought prior to the normal provision of utilities through the City's Capital Improvement Program. Alternative techniques for the provision of master plan infrastructure shall be considered based upon no additional cost to the City and no degradation of appropriate service standards. The reasons for this policy include: slower build-out of the Volcano Cliffs subdivision expected due to its status as a premature subdivision, the number of parcels contained in the subdivision to be served through system improvements, and possibly higher construction costs due to volcanic soils in the area.*

*Policy 7.23: The City shall encourage the orderly, efficient from the stand point of the provision of urban infrastructure, and environmentally sensitive development of the Volcano Cliffs area through planning approvals and infrastructure extension determinations.*

*Policy 7.24: In the Volcano Cliffs Area, the City shall encourage developments which assemble lots of multiple owners, cluster housing to provide more open space and efficient provision of utilities, and use xeriscape landscaping and other water conservation techniques. Such encouragement may include the provision of master plan infrastructure prior to normal extension of infrastructure in Priority 2 areas when the cost of such infrastructure is exceptionally low to the City. This shall be done in a way, however, which avoids scattered site development in adjoining areas.*

Implement the strategies of the Natural Resources, Cultural Resources, and Recreation section of the Plan through systematic follow-through on all policies requiring further action, and by enforcement of all policies stating intent. Uniform

## ***WEST SIDE STRATEGIC PLAN***

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achievement and consistency with stated intent is required in order to achieve the urban form and preserve the natural systems of the area as proposed by the public. It should be noted that many policies in other plans (Comprehensive Plan, Open Space Facility Plan, Parks Plans most notably) contain specific goals with respect to natural, cultural, and recreational resources, as does the General Management Plan for Petroglyph Monument. These other policies remain in effect, and while not repeated here, also apply to implementation actions on the West Side.

City of Albuquerque staff, Bernalillo County staff, with participation from NM State Historic Preservation Office, AMAFCA, State Engineer's Office on water, NPS, all metropolitan jurisdictions on water and air quality issues, federal agencies for Bosque actions, and APS for joint use of parks and other facilities.

The City of Albuquerque and Bernalillo County shall designate the necessary staff to achieve the policies of this section which cover many departmental programs. Elected officials will be required to support and fund needed improvements and acquisitions recommended in this section of the Plan consistent with overall priorities for the city, and must commit their agencies to continuing involvement on the task forces and other study groups identified.

- Support for staff positions necessary for City/County implementation
- Public funding for needed public improvements identified, allocated in a timely fashion
- Private development sources
- Joint funding whenever possible in multi-jurisdictional areas
  
- Immediate need to address park development lag times
- Long-term strategy for open space acquisition methods
- Development standards and design guidelines in 1996
- Regional Authority, or other model, by year 1998

***Lead Entity/  
Support Entities***

***Functional  
Requirements***

***Funding***

***Timing***

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## 8. SITING AND EXPANSION OF PUBLIC FACILITIES

The location of public facilities, including schools, and the timely delivery of services are integrally tied to the quality of life on the West Side. Several City parks are already sited in conjunction with schools or other public facilities. This section of the Plan addresses the need for co-location of future public facilities, the timely delivery of community services and service level standards for those services, and school issues. The standards for the delivery of City services that apply City-wide shall not be altered for the Plan Area by this Plan.

### *Co-location and Shared Facility Concepts*

Traditionally, whenever a City or County department or APS has needed a new facility (fire station, library, school, etc.), the department or agency has secured funding and property and constructed the facility on a stand-alone site. An example of these types of facilities exist on Los Volcanes Drive west of Coors Boulevard. Here the City of Albuquerque has a senior citizens center and a police substation that are less than 1,000 feet apart but on separate sites not connected through design. Albuquerque Public Schools has a high school site (West Mesa High) less than a half-mile away, but not connected to any other facilities.

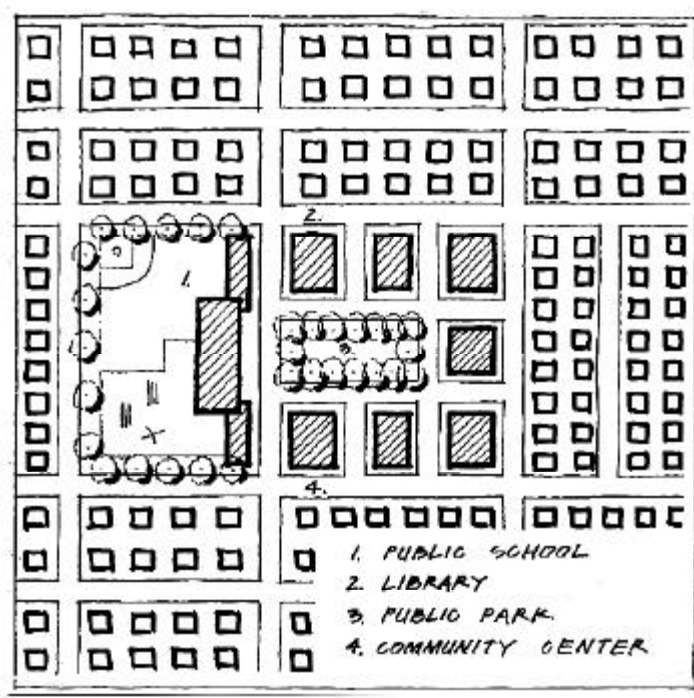
The West Side Plan is promoting shared and co-located facility concepts instead. Rather than building isolated facilities, public agencies should look for opportunities to locate near or next to each other, or even to share facilities with each other in some cases. Public facilities are also encouraged to locate adjacent to (or with) private sector facilities. Community service facilities can appropriately locate in shopping centers, for example. By being more efficient in facility location, infrastructure costs per facility will drop, shared land costs will be less per agency, shared parking facilities will be more conducive to transit stops, and the public can make multiple stops at public facilities without having to drive between them. These co-located or shared facilities will locate in the mixed-use centers within each Community, i.e., Community Activity Centers, Employment Centers, Neighborhood Centers, etc. They will then be adjacent to other high-activity land uses, and have adjacent densities conveniently located for utilizing services. This not only builds better communities and prevents needless sprawl and unnecessary automobile trips, it saves money for the public agencies as well.

This Plan requires that public agencies must look for locations where shared or co-located facilities are possible. Additionally, these locations must be within or adjacent to a mixed-use center within Neighborhoods or Communities. It is desirable that public and private facilities locate together in these Centers. Stand-

*Promote shared facilities and co-location of public facilities.*

## ***WEST SIDE STRATEGIC PLAN***

alone public facilities will not be approved and funded unless it can be demonstrated that no other options were available, and it serves a clear public purpose to be segregated.



*Co-location of Facilities*

Some uses mix together better than others. Senior centers and elementary schools are recognized as compatible neighbors, and so are police stations and high schools. Libraries are compatible with most other uses. Parks, community centers, and health services facilities will all be most beneficial if located near schools. Youth programs should be integrated into all these uses.

In-house coordination on facility location is fairly easy to accomplish through requiring Department Head meetings where future facilities get planned and programmed jointly. Interagency coordination is more difficult. Getting the new post office located near a community center, or a new school located adjacent to a park requires more planning and significant commitment from all parties toward achieving co-location goals. This type of interagency communication and cooperation is the cornerstone of the West Side Plan, so many policies of this Plan are intended to foster this relationship.

*Policy 8.1: Bernalillo County and the City of Albuquerque shall work together to jointly plan, acquire, and build public service facilities which are co-located for maximum efficiencies of the agencies and the public.*

## ***WEST SIDE STRATEGIC PLAN***

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*Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.*

*Policy 8.3: Stand alone City and County facilities will not be approved for funding until it has been demonstrated that all reasonable and prudent options for co-location or shared facilities have been explored.*

*Policy 8.4: The City of Albuquerque and Bernalillo County shall jointly prepare and distribute a document addressed to all departments stating their intent to seek co-location or shared facility locations on the West Side in the future. Ongoing communication will be maintained between all other agencies currently building facilities on the West Side, including local agencies and the State and Federal government, in order to seek their cooperation in the co-location of facilities whenever possible.*

*Policy 8.5: The cooperation of APS in appropriately locating new school facilities in accordance with the principles of this Plan shall be actively sought by Bernalillo County and the City of Albuquerque. While co-location of schools with other facilities is deemed desirable and will be encouraged, it is understood that cost and site suitability factors may preclude co-location in some instances.*

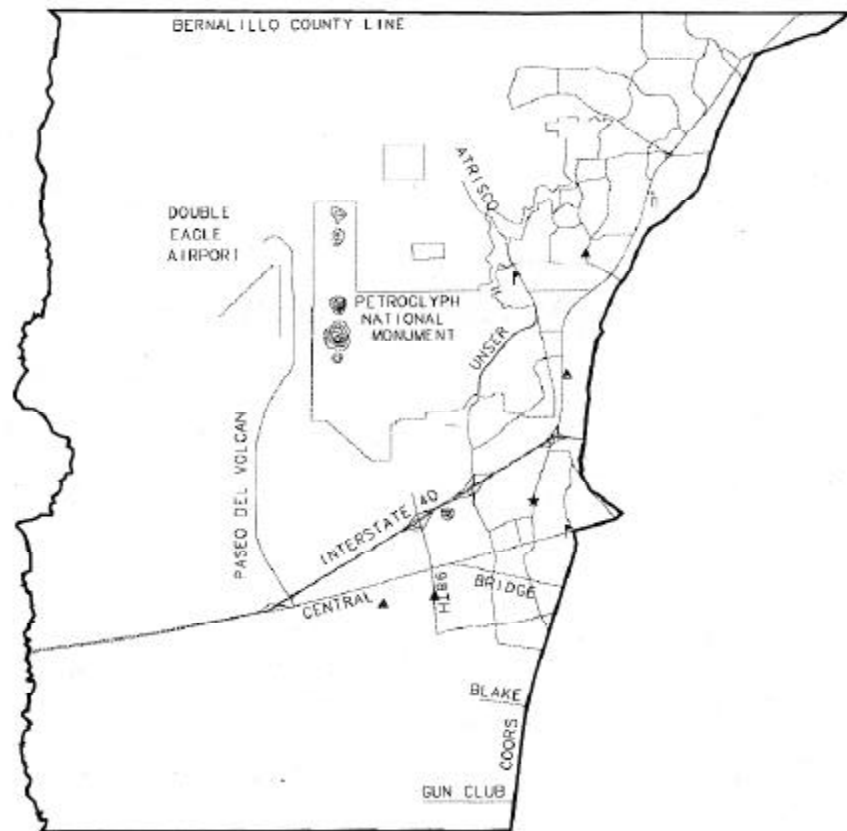
*Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.*

### ***Community Services***

The community services addressed in this Section include City police, City fire and emergency services, and libraries. These services are not described elsewhere in other Plan sections. Service level standard information and cost estimates within the County were not available to be included in this Plan, but, with the exception of libraries, will be determined as part of the Development Fees process during 1995.

# WEST SIDE STRATEGIC PLAN

## Existing Public Facilities



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- ▲ Fire Stations
- ★ Police Stations
- Libraries



A map of existing City fire and police stations and libraries is included on the previous page.

### ***City Fire and Emergency Services***

When considering the expansion of fire and emergency services in the Plan area, it is important to note that total population served, station strategic location, area covered in square miles, and population growth within each area must all be addressed in order to have a true assessment of how the Fire Department would meet the need for expansion. Preliminary assessment of these issues indicates that square miles served or degree of compaction has significant impacts on service delivery for the Fire Department. While compact populations generate higher call volumes, the operating costs and capital expenditures savings of building larger centralized facilities rather than dispersed smaller facilities is significant.

The thresholds used by the Fire Department to plan expanded facilities include: Population, Total Population Served, Response Time, and Geographical Response Location. These are described below:

***Population:*** The first consideration for expansion is population. The current firefighter per thousand population ratio in Albuquerque is 1.3, which is used as a benchmark for evaluating future staffing decisions.

***Total Population Served:*** The threshold for a new fire station based on population is one new station for every population of 21,842. For additional equipment and/or stations, a threshold call volume of 35,000 calls is used.

***Response Times:*** The Fire Department predicates all thresholds on the commitment to maintain a four minute response time. Excessive response times may trigger service expansion or modifications.

***Geographical Response Location:*** It is the intent of the Department to segment designated areas of the City and equally apportion services in the segments based on abilities to meet response goals. Service adjustments are most frequently required in new peripheral areas where population has not yet justified a new station, but response times from other stations exceed goals. Currently, each station in Albuquerque is responsible for an average of 8.5 square miles of service delivery protection.

Additional thresholds are needed to define hazardous material responses. For planning purposes, the Fire Department determines when hazardous material facilities and crews are needed based on all the standards above, as well as by

## ***WEST SIDE STRATEGIC PLAN***

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land use, i.e., freeways and airports generate more hazardous material response needs than residential areas.

There are four existing fire stations in the Plan area in 1994 with another planned for 1999 (near Coors and Alameda). If the population increases by 96,028 by the year 2015 as projected by MRGCOG, 4.5 new fire stations will be needed on the West Side. One issue related to this is the lag time for service. Because new stations are built every 21,000+ increase in population, the population increase between the last 21,000 and the next 21,000 increment could experience delays in service until the next threshold is met. This type of performance level issue will be addressed in the Development Fees process, but a potential service level standard of 1,500 dwelling units (or every 4,500 population increase) could trigger a reassessment of service delivery in the area. This may merit further consideration by the Department.

*Policy 8.7: Once service level standards are better defined through the Development Fees process, amend this Plan for consistency.*

*Policy 8.8: Locate new fire stations in or near the Regional Center, Community Centers, Employment Centers, or Neighborhood Centers. Require co-location on a site with other public agency facilities.*

### ***City Police***

The current level of service for City Police is an officer to 1,000 population ratio of 2.20.

In addition to meeting basic population ratios, the Police Department determines number of officers per substation based on number and type of service calls. General standards for response to service calls are: Immediate response for Priority 0 and Priority 1 calls (life threatening, in progress crime, or felonies within last five minutes); ten minute response time if not life threatening but has potential to escalate to bodily harm or property damage; and 60 minute response if no likelihood of additional life or property harm.

The West Side currently has one substation located on Los Volcanes between I-40 and Central Avenue. In the 10th year of the most current decade plan, another substation is listed for the West Side in an unknown location. Location will depend upon growth, and the future of the Montano Bridge.

It is expected that service level standards and programmed new facilities will be further defined during the Development Fees process. Additionally, standards may change once community policing initiatives have been implemented, both in terms of personnel and facility location.

There are special police needs associated with West Central Avenue, especially on weekends. The Department should continue to meet with local residents and the West Central Merchants Association to create a response strategy to the existing problems. This may include increased staffing on weekends, recommendations for changes to existing traffic movements and speeds, and changes to existing Department policies in some instances. Improving West Central Avenue from an economic, physical, aesthetic, and public safety standpoint is a high priority with this Plan.

*Policy 8.9: Once new service level standards have been developed as part of the Development Fees process, and through implementation of community-based policing, amend this Plan. Designate future police station facilities as soon as possible.*

*Policy 8.10: The City Police Department shall consider the co-location and shared site potential for future facilities. Locating police stations near community centers and high schools is seen as being particularly attractive. Seek out locations for new substations near other facilities in or adjacent to the Regional Center, Community Centers, Neighborhood Centers or Employment Centers established in this Plan.*

*Policy 8.11: The City Police Department shall prepare a strategy and present it to the Mayor's Office, City Council, West Central Merchants Association, and local residents for better control over social problems currently affecting West Central Avenue between the river and Coors Boulevard.*

### ***Libraries***

The existing standards for libraries vary by source, and like police and fire, will be further refined in the future. However, the Development Fees process will not address library standards since libraries may not be funded by Development Fees under current New Mexico law. The City's fiscal impact model uses a service level standard of 31,415 population per branch library. The library staff use an estimate of 40,000-45,000 population per branch library. The City/County Comprehensive Plan utilizes a goal of serving no less than 25,000 people within a two mile service radius of a branch library. Additionally, the Comprehensive Plan states goals of having one volume per capita on opening day of a library, two volumes per capita within three years of opening, one study space per 2,000 population, and one employee per 5,000 citizens in the service area.

The existing West Side population would warrant two or three branch libraries, depending on the standard being used. There are currently three branches serving West Side residents: Taylor Ranch, Esperanza, and South Valley (County).

## ***WEST SIDE STRATEGIC PLAN***

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The County currently contracts with the City for library services. A new small station (smaller than a full size branch library) will open in Westgate Heights in 1995. Rio Rancho and Corrales both have their own libraries.

*Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area.*

*Policy 8.13: Libraries are particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.*

*Policy 8.14: The Albuquerque Library Services Division shall continue their dialogue with APS regarding the potential for sharing, both fiscally and physically, library services that meet the needs of the community. This should be considered as one approach that may provide increased efficiency and reduced costs for library service delivery, but it will require follow-up analysis to verify. Other alternatives may also be viable and should be considered.*

### ***Albuquerque Public Schools***

*Residents feel that schools have not kept up with growth*

In addition to increased transportation facilities and developed park requests, the third most commonly mentioned issue on the West Side is schools. Residents feel that school capacity has not kept up with growth, and that new schools and school sites are not being acquired quickly enough. This is reflective of a capacity and funding problem that exists district-wide at APS. There is currently more need than resources for school facilities.

APS has a comprehensive Facilities Master Plan in place to guide its capital improvements program. The primary constraint of this Plan is financial. The Plan has identified \$779 million in facility needs throughout the district. The district is trying to receive additional funds, which if approved, may total as much as \$230 million, still leaving a shortfall of over \$550 million. Sudden shifts in zoning and development plans in the City and County can exacerbate this shortage of capital funds by shifting student populations into school facilities not programmed to accommodate increased enrollments. A map of existing schools is included on the previous page.

Exacerbating this problem is the fact that schools were specifically excluded from the Development Fees Act, and no process is currently in place which would allow APS to require dedication or early purchase of school sites as proposed developments get approved by the City and County. Therefore, APS



must either buy school sites at developed-land appraised values, or accept set-aside sites which are sometimes too small, in flood plains, in poor locations, or have other physical site problems. Some developers now work closely with APS to identify school sites and make them available early in the development process. This practice is encouraged for new developments throughout the City.

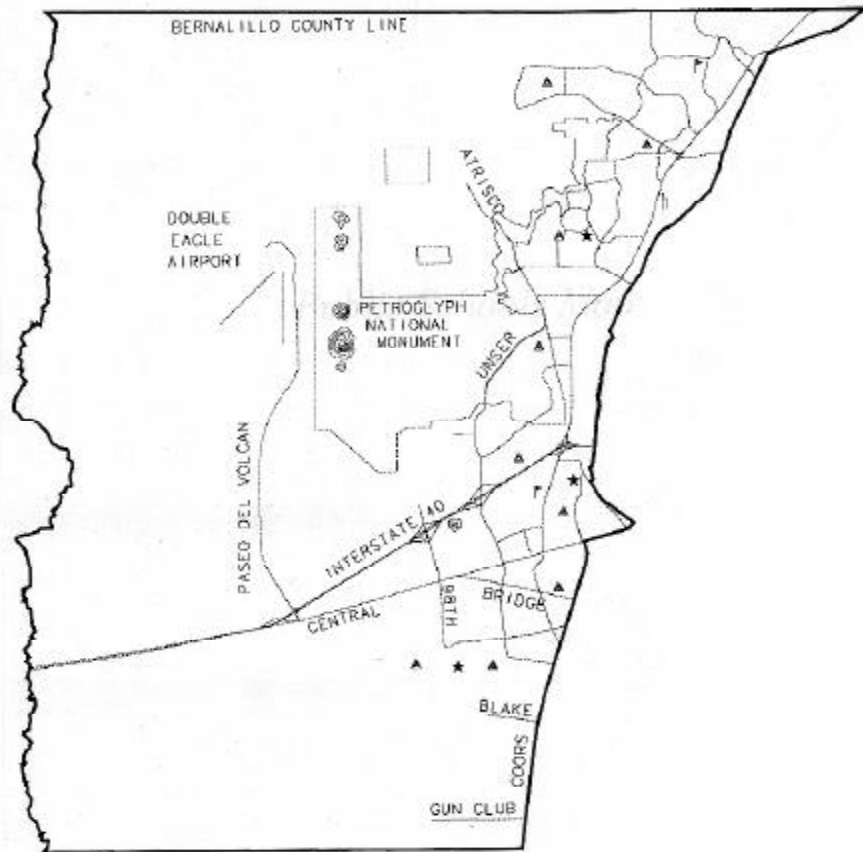
Several strategies have been discussed during this Plan process to enhance cooperation between local agencies reviewing development proposals and APS. Possible options for continued consideration include:

- a. Requesting the State Legislature to grant APS power to acquire land for school sites as part of any development review process. This would have to be administered on a local level through joint powers agreements with the City and County.
- b. Through State-granted authority, require the use of “will serve” letters from APS prior to development plan approval by local agencies. This is similar to the concept outlined above, except rather than requiring the actual school site, developments would not be approved until a “will serve” letter is in place. This would require developers to meet with APS, determine the need for school sites (if any), and arrange a deal for dedication or purchase prior to development plan approval. Although this is now done by some developers, broader participation would help eliminate continued problems in meeting school needs.
- c. Requiring through State law, a means for the school district to acquire land at a discounted rate.
- d. Having APS and local governments enter into joint powers agreements for shared facilities which are built on sites acquired by the City or County with cost-share from APS.
- e. Working with APS to comment on development plan submittals from the standpoint of whether a new facility is needed in that location, and if so, what the strategy is to acquire it. Currently, APS comments on development plans usually concentrate on populations at existing facilities and do not address the need for future facilities. These evaluations will be made within the context of the APS Facilities Master Plan, and other planning and programming documents.

The timing of services remains the biggest unsolved problem. APS and the City, County, and State should all work together to prepare a strategy on how concurrency goals for schools can be met. Jointly submitted requests for special funding to the Legislature will be met more favorably than if each agency asks for appropriations separately.

# WEST SIDE STRATEGIC PLAN

## Public Schools



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- ▲ Elementary Schools
- ★ Middle Schools
- High Schools



## ***WEST SIDE STRATEGIC PLAN***

### ***Existing APS Level of Service Guidelines***

APS uses the following guidelines for site size and enrollments:

Elementary Schools	300-750 students	10-12 net dev. acres
Middle Schools	600-1000 students	15-20 net dev. acres
High Schools	1500-2000 students	40-50 net dev. acres

Note that APS has schools with both higher and lower enrollments and larger and smaller sites than these. In some cases, it is simply a matter of overcrowding. However, in some instances, there are physically larger schools with greater carrying capacity than the general guidelines. The guidelines provide only a general guide, and not a firm service level standard.

Existing schools serving West Side residents include the following:

<b><i>Elementary Schools</i></b>	<b><i>Enrollment (1994)</i></b>
Alamosa	592
Carlos Rey	586
Chaparral	895
Lavaland	685
Marie Hughes	880
Mary Ann Binford	673
Navajo	592
Pajarito	549
Petroglyph	841
Sierra Vista	554
Susie R. Marmon	765

<b><i>Middle Schools</i></b>	<b><i>Enrollment (1994)</i></b>
Adams	898
Harrison	741
Lyndon Baines Johnson	1162
Taylor	889
Truman	922

<b><i>High Schools</i></b>	<b><i>Enrollment (1994)</i></b>
Cibola	2380
Valley	1815
West Mesa	2282

## ***WEST SIDE STRATEGIC PLAN***

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***Proposed New Schools:*** APS is expecting enrollment growth to accompany ongoing West Side development. In keeping with these expectations, the district is building a new elementary school on a 15 acre site in Taylor Ranch (Homestead Circle North) which is scheduled to open in January, 1996. The district is acquiring additional school sites in the northwest area which will be used to relieve overcrowded facilities. Construction will occur when and if the facilities are required and construction monies are available.

APS uses a variety of strategies to relieve overcrowded facilities. Boundary changes, reduction of transfers, and the addition of portable classrooms and/or building additions may be used to relieve crowding. Cibola High School will receive significant relief when the Rio Rancho School District opens its own high school. Approximately 60% of Cibola High School's enrollment comes from Rio Rancho.

Overcrowding in certain schools is usually addressed through limiting transfers, building temporary or permanent classroom additions, or consideration of split sessions.

### ***Funding and Priorities***

School facilities are primarily funded through five year general obligation bonds. The annual capital budget for APS is approximately \$50 million. An APS Facilities Plan is used to set priorities and analyze equity in different parts of the City. APS facilities planning efforts and City and County strategic planning efforts need to be coordinated better in the future such that concurrence over population projections, approved new development areas, and co-location of facilities can better occur. This type of ongoing cooperation should be mutually resolved by the elected officials of all bodies and enforced by the same.

Since 1964, APS has had a joint use agreement with both the City of Albuquerque and Bernalillo County. APS and the City and County need to continue working together regarding the sharing of facilities and programs. All public agencies should consider the opportunities for shared facilities and programs with non-profits such as Girl Scouts, Boy Scouts, YMCA, YWCA, etc. There are significant cost-saving and community-building advantages of running some school programs out of City facilities and vice versa. These need to be further explored. The public also needs to work with APS to help them become more responsive to the changing demographics of today's population (single parents, working parents, latch key kid issues, gang intervention programs) by providing extended hours for recreational programs (in conjunction with the City and County and private interests) at school facilities. Kids need activities in the afternoons and evenings, and facilities used for multiple purposes are more cost-efficient to operate than single use facilities.

*Cost savings from joint use of school and City facilities should be explored.*

## ***WEST SIDE STRATEGIC PLAN***

*Policy 8.15: The City of Albuquerque City Council and Bernalillo County Commissioners shall take the lead to work with the Albuquerque Public Schools Board of Education about continuing and expanding a joint strategy for better use of facilities, co-location of facilities, opportunities for cost-sharing, joint funding requests to the State, and acquisition method for future school and community facilities.*

*Policy 8.16: New school facilities should be located within Community Centers (High Schools), Employment Centers, Neighborhood Centers, and Neighborhood Centers (Middle and Elementary Schools) whenever possible to provide easy access to local residents and reinforce the urban form established in this Plan. It is understood that cost and site availability factors may preclude this opportunity from occurring in every case.*

*Policy 8.17: Consistency of policies and forecasts with other local agencies, and concurrency of service delivery (providing school facilities and operations when needed) are additional goals which shall continue to be considered by the Board of Education to support the needs and desires of the public. The district has utilized City/County demographic projections in the past, and is encouraged to continue this process.*

*Policy 8.18: Request the State Legislature to provide the financial means for the school district to acquire land at a discount rate.*

*Policy 8.19: It is suggested that APS and local governments consider entering into joint powers agreements for shared facilities which are built on site acquired by the City or County with cost-share from APS.*

*Policy 8.20: The City shall request that APS comment on development plan submittals from the standpoint of whether a new facility is needed in that location, and if so, what the strategy is to acquire it.*

The strategies of the Community Services section of the Plan can be implemented by enforcement of all policies stating intent, and systematic accomplishment of all policies requiring further action. Coordination with other agencies will be required to implement the strategies outlined above.

City of Albuquerque is the lead agency, with support from Bernalillo County and Albuquerque Public Schools.

***Implementation***

***Lead Entity***

# ***WEST SIDE STRATEGIC PLAN***

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## ***Functional Requirements***

The City of Albuquerque shall expand discussions with APS regarding the sharing of library services, co-location principles, cost-sharing strategies, and land acquisition methods. Additionally, new facilities must be sited according to co-location principles and in appropriate Community Center or Neighborhood Centers according to strategies expressed in this section of the Plan. Continuing population growth will create the need for additional facilities and staffing levels to maintain existing levels of service for all agencies, and funding requests for these needs must be fulfilled to achieve these public goals.

## ***Funding***

- Bond appropriations for facilities
- General fund (tax revenues) for staffing
- Cost-sharing potential between agencies
- Special appropriations from State or Federal agencies
- Dedications and negotiations with property owners

When population warrants expansion, new facilities and staffing levels will be needed. Initiatives regarding planning and strategy development begin in 1996.

## **9. WATER/WASTEWATER FACILITIES**

Uncertainties exist with respect to planning for water and wastewater facilities on the West Side due to the Water Resources Management Plan not being completed, the physical topography and geology of the West Side affecting well and treatment plant locations, water quality issues relative to arsenic (which is more prevalent in West Side wells), and issues of multiple water suppliers in the region. There are also questions with regards to efficiencies of service, how rural development areas are served, and changes to existing policies resulting from the Development Fees Act. These issues will be resolved outside the scope of this Plan, but there are some strategic policies affecting West Side water and wastewater treatment facilities included below.

### ***Water***

The City relies on groundwater which is pumped into storage facilities from various wells geographically dispersed throughout the City prior to distribution through water lines to end users. Studies conducted during the 1960s (and repeated in most of the existing West Side plans) indicated that there was a virtually unlimited groundwater supply. Recent studies, however, suggest a very different picture which indicates that the region is actually “mining” its groundwater. The USGS study "Geohydrologic Framework and Hydrologic Conditions in the Albuquerque Basin, Central New Mexico (1993)" verified the limitation of the area's groundwater to sustain in perpetuity the water supply needs of the City's existing population at current rates of consumption. The City is in the process of developing a long-term water resource management strategy which has an objective to identify the means to sustain water supply to the City's existing customers and identify the amount of growth that can also be accommodated on a sustainable basis.

Water conservation is one of the strategies that will be employed in meeting the objective, which will be applied to the total water system service area. A long-term water conservation program has been adopted and is being implemented. Strict and prudent conservation and planning will enhance the area's growth and development potential. As discussed previously, the overall question of water supply is a regional issue which should be addressed through a Regional Authority, or some other regional body. However, the City of Albuquerque pumps 72% of the water withdrawn in the Albuquerque basin.

Capacity within the City varies geographically. Generally, supplies are better on the east side of the Rio Grande than on the West Side. There is currently no pumping of water across the river, although that may be a needed option in the future. The West Side has several wells which are out of service due to arsenic

*General Principles/  
Summary of Objectives*

*Strategies and Policies*

## ***WEST SIDE STRATEGIC PLAN***

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problems, which is generally found in higher concentrations on the West Side. However, other good quality/good quantity wells which meet current EPA drinking water standards exist on the West Side. The average daily use of the City's wellfields is 110 million gallons/day (MGD). The peak day capacity for the total wellfield is 280 MGD. The peak day production of record is 213 MGD.

Existing water service standards are set by the City water line extension policies. The City uses cost projections to determine utility expansion charges for developing areas, and imposes meter hookup fees at the time service is actually provided. The level of service expansion charge for water are currently \$1,419/residential dwelling unit and \$2,563 for non-residential. The City Utility Division believes that current charges only cover a portion of the actual capital costs. These costs will be revised as part of the development impact fees process.

The developer generally funds everything up to 8" diameter in size, which includes all residential lines. Larger 12" or 14" lines are required for regional delivery lines and nonresidential development. The developer usually pays for the first 8" of these larger lines as well. The City usually pays for master planned lines of 14" or larger. However, if the developer wishes to develop prior to the programmed construction of the master planned facilities, he/she may pay to put in the facility with a reimbursement program (pro rata shares) possible to retrieve some of the cost. The City acquires well sites during the platting approval process. All of these policies, costs, and cost-share methodologies will be revised as part of the Impact Fees Program being developed for the City and County.

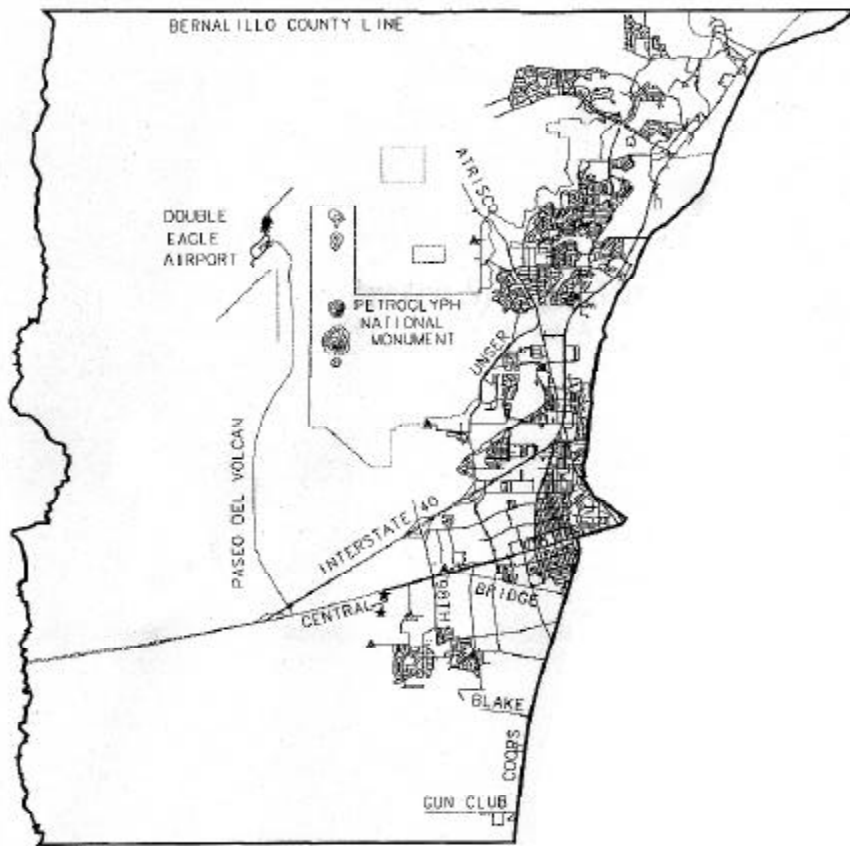
There are several water suppliers within and adjacent to the Plan area. The existing City development is largely serviced with City of Albuquerque water. Exceptions to this exist in the Paradise and Seven Bar Ranch Communities where water supply is from a private utility, New Mexico Utilities, Inc. New Mexico Utilities sets its own extension and cost policies subject to review by the State. Rates are typically higher than those paid by City of Albuquerque water users. Only City of Albuquerque water system facilities are shown on the map on the following page.

Rio Rancho Utilities services that area north of the Sandoval/Bernalillo County line, and has extensive facilities on top of the mesa in Rio Rancho. The City of Rio Rancho is in the process of acquiring (through condemnation) the Rio Rancho private water utility.

The Village of Corrales uses a system of individual wells, some of which are quite shallow. The Taylor Ranch Community is served by the Volcano Trunk and the Ladera Community is served by the College Trunk of the City's water system. The Westland North Community and the westerly one-third of the Atrisco



**Existing Water System**



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- ▲ Reservoirs
- ★ Pump Stations
- Water Lines



## ***WEST SIDE STRATEGIC PLAN***

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Park Community will be served by the College Trunk of the water system. The remainder of the Atrisco Park, Bridge/Westgate and West Central Communities are served by the Atrisco Trunk of the water system.

The unincorporated areas of Bernalillo County utilize individual wells also under existing State policies allowing up to 3 acre feet/year for each lot owner in the area. Bernalillo County has no water rights of its own at the present time, but does have the bonding capacity to develop public water systems using water rights provided by or purchased from others. The County may become an active participant in the water supply business in the future in some of the new Planned Communities outside of the City's intended service area.

The City of Albuquerque currently has enough water resources and water rights to provide sustainable water supply for a population of over 700,000 people only on the assumption of 30% water conservation and funding and implementation of the Water Resources Management Strategy. The City is committed to providing a safe, sustainable, and adequate water supply and is currently developing plans to ensure its ability to do so for decades to come.

Our continuing ability to provide an adequate water supply hinges on success in three areas:

- Protecting the aquifer that is and will continue to be our primary water supply source from contamination, overpumping, and practices that can jeopardize its future productivity,
- Using our surface water resources, and
- Implementing the adopted long-term water conservation strategy to reduce our high per capita use to a level comparable to other Southwestern cities.

Relatively low replenishment of the ground water system from the river means that ground water from even the exceptionally bountiful aquifer area underlying the near Northeast Heights is being pumped at rates that cannot be sustained. It also means that Albuquerque's surface water rights and resources, including Albuquerque's share of the San Juan-Chama project, which were acquired to offset river depletion caused by recharge of the aquifer from the river, cannot be used for that purpose. However, this surface water can be used directly for public water supply. Determining the best methods and locations for use of currently-unused surface water is a fundamental goal of Albuquerque's water resources planning program.

On the West Side, the aquifer is not productive enough and does not recharge quickly enough to continue as the sole water supply source for West Side customers. The more distant from the river the wells are, the less productive they tend to be. In addition, naturally occurring arsenic in the ground water generally increases with increasing distance to the west. Two of the western-most municipal wells are now out-of-service because the water from them contains more arsenic than is allowed by federal drinking water regulations.

As with other areas of the City where the locally available ground water either is not abundantly present, or is contaminated, or is being overpumped, much of the West Side will rely on water produced outside the immediate areas where it is consumed. This is currently standard practice in some part of the City. For example, there are no municipal water supply wells located east of Juan Tabo; water system customers living in the higher elevations of Albuquerque's east side are served from wells located closer to the valley.

Given the recent realization that current exclusive use of ground water immediately underneath the metropolitan area is inadequate as Albuquerque's sole, sustainable water supply source, the Public Works Department is developing the Albuquerque Water Resources Management Strategy, a comprehensive water supply plan to meet Albuquerque's water needs through the year 2060.

Conceptual evaluation of alternatives for use of the City's San Juan-Chama water is in progress. Basic options to use this surface water include treatment of water diverted from the river followed by direct use as municipal water supply or recharge of the aquifer via deep well injection. Ground water development outside the metropolitan area and wastewater reuse are other options. Several of the specific alternatives being evaluated include use of surface water to supplement West Side ground water. A report describing the costs and consequences of these alternative surface water uses will be completed in July 1995.

Public evaluation of the San Juan-Chama water use alternatives will provide direction regarding which alternatives should receive more detailed technical evaluation. The more detailed technical evaluations, development of solutions for arsenic treatment, planning for optimum long-term use of local ground water resources, identification of future water supply sources, developing plans for implementation financing, and substantial additional public consideration will lead to an adopted strategic water supply plan, which will provide water supply solutions for all of Albuquerque, including the West Side, through 2060. Completion of the Albuquerque Water Resources Management Strategy and adoption as Albuquerque's Rank 2 water supply plan is expected in 1998.

*Water service must respond to the urban form of this Plan.*

All other issues notwithstanding, the City of Albuquerque and other water suppliers, must address service delivery in the future which meets demand concurrent with development, and which responds to the urban form and land uses established in this Plan. This may include the design of a more radial system servicing concentrated centers, rather than the typical grid-based system of line design. It should also include an examination of system design which maximizes gravity flow service for Communities as a whole.

Regional approaches to evaluating water quality, measuring water quantity, facility and infrastructure planning, finances, and distribution are most appropriate. The City must also continue to work more closely with Bernalillo County and the other water utilities to resolve issues of franchise service boundaries, and who will build, operate, and maintain water supply systems in the unincorporated portions of the Plan Area. The regional utility task force recommended in this Plan is an important first step in resolving these issues.

Water conservation policies included below apply to the West Side, and will be further developed in any new Water Master Plan developed for the West Side. Additional water policies will be included in the new Water Master Plan which will address developer cost responsibilities, per capita domestic consumption limits, provision of water rights, and on-site fire flow requirements. These requirements must be equitably applied to all growth areas of the metropolitan region and relate to new Impact Fees methodologies.

Utility easements shall be designed for multiple use to accommodate other needs such as trails, open space, and roadways. The design of the utility system must respond to the urban form and land uses of this Plan, which may require departure from previous designs used elsewhere.

### ***Water Conservation and Supply***

Water supply, quality, and conservation is a regional issue which will require cooperation from the entire metropolitan region to manage. The aquifer underlying the Middle Rio Grande Basin is tapped by many entities and currently supports a total population of half a million people. Questions regarding the ultimate carrying capacity of this aquifer must be answered through regional study, appropriate allocation of population and industries, and regional strategic planning for long-term protection of the area's most precious resource.

A Regional Authority has been proposed to address the local water supply and water quality questions of the area. This issue is so critical to the viability of the greater metropolitan area, however, that local leaders of all communities must

*The West Side can be a leader by setting new standards for wise water use.*

begin a dialogue on this issue immediately. A majority of the public is sensitive to the desert environment of the area and is willing to take the necessary steps to preserve this natural resource. It is believed that the West Side can become a leader within the metropolitan area in setting new standards for wise use of water.

West Side development standards must be prepared which are consistent with the goals of the City of Albuquerque's new water conservation program. Site-specific standards will be utilized to reduce water consumption, and promote water conservation by many means. Some of these methods may include: low-flow appliance requirements, water budgeting, and restrictions for landscape, xeriscape principles for all landscaping requirements on the West Side, and water recycling/water harvesting techniques which may be utilized in the area. Public agencies which utilize large amounts of water for irrigation will be expected to participate in the same programs as private developments. The efficiency of different water delivery systems will also be investigated (see page 165 regarding water utility system delivery options).

*Policy 9.1: The City of Albuquerque and Bernalillo County shall take the lead in establishing a Regional Authority Task Force to address the regional issue of water supply and quality. (See also Policy 5.1).*

*Policy 9.2: Bernalillo County and the City of Albuquerque shall jointly support new metropolitan area water conservation standards which require methods to reduce water consumption and conserve the water available.*

*Policy 9.3: The Unified Development Code and Design Guidelines for the West Side shall incorporate water conservation principles through specific requirements for xeriscape design standards, water recycling/harvesting techniques, low-flow fixtures, and other means of achieving conservation goals.*

*Policy 9.4: The delivery of water services in all of the Communities shall follow the east-to-west water zone method of providing service.*

### ***Wastewater***

There are currently a variety of wastewater lines on the West Side and two lift stations that pump to the wastewater treatment plant on the east side of the river. The City's treatment plant has a capacity of 76 MGD with a current demand of 54 MGD. Additional capacity will likely be needed after 2005. New capacity plans have not been detailed, but may entail a 20 MGD expansion, or possibly a new West Side facility. Expansion would be funded through bond funds and impact fees. The level of service expansion charges for sewer are currently

## ***WEST SIDE STRATEGIC PLAN***

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*Alternative wastewater treatment options must also be considered for the West Side.*

\$919/residential unit and \$1,636 for non-residential, depending on meter size. These costs are being recalculated as part of the development fees work currently underway.

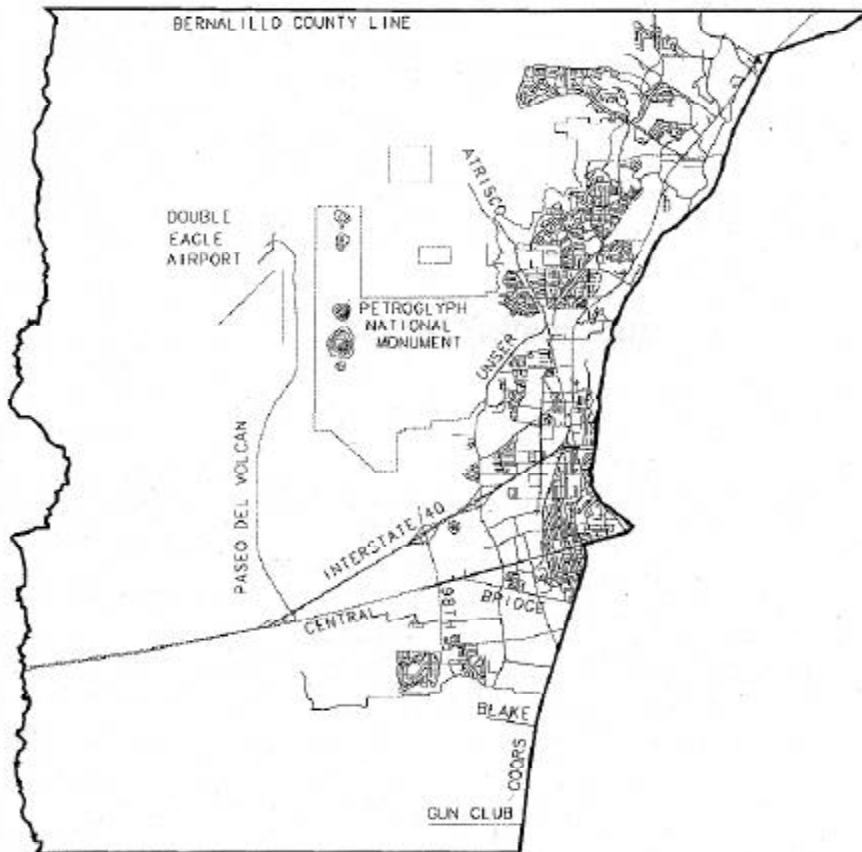
As is the case with water, standards for wastewater extensions and costs are set by line extension policies set by the City. Generally, the developer is responsible for all costs associated with providing needed service within the subdivision, while the public agency is responsible for costs associated with those portions of the systems that are part of the overall master planned service delivery system. The developer generally funds everything up to 8" in diameter. Interceptors start at 15" in size and the developer is usually responsible for 8" of the 15". Where lines are needed in advance of the interceptor availability, the developer may fund the facility and be reimbursed for costs as the area develops. In the County, wastewater lines are currently built through State appropriations. The County may fund these in the future. Other individual lot-sized facilities, such as septic tanks, have proliferated in the County.

Alternative wastewater treatment options must also be considered for the West Side. Bernalillo County is beginning to review designs for constructed wetlands (individual to community-scale in size) and other alternative systems. These types of systems do not connect to the main wastewater treatment facility for Albuquerque. They are designed to protect groundwater resources better than existing septic tank and field facilities may provide a viable alternative for West Side development in the future. Alternatives to septic tanks must be examined in the rural County areas especially, in order to protect the region's groundwater quality. The City of Albuquerque wishes to preserve the option for City conveyance and treatment of wastewater flows from County managed Communities (except the Far West Mesa Community). The City believes this is a preferred alternative to on-site or community level wastewater treatment. The County may establish its own centralized wastewater treatment facility in the future. New standards will be developed for determining developer's costs for design and construction of wastewater systems which must respond to new Impact Fees methodologies.

The Ground Water Protection Policy and Action Plan (GPPAP), recently adopted by the City and County but not yet implemented, calls for protection measures regarding septic tank systems. GPPAP calls for the phased implementation of on-site liquid waste disposal measures including:

1. An analysis of ground water quality data where septic tanks are in use;
2. A two year effort to test, demonstrate, and develop performance criteria, operating and maintenance requirements for alternative on-site disposal systems;

**Sewer System**



**A** **G** **I** **S**  
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- ▲ Lift Stations
- Sewer Lines



## ***WEST SIDE STRATEGIC PLAN***

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3. A re-evaluation of lot size guidelines; and,
4. On-going efforts to analyze additional ground water quality information and evaluate alternative systems. This process will eventually result in changes to the County liquid waste ordinance.

GPPAP also calls for an examination of the extension and annexation policies, particularly in instances where providing water and wastewater services would mitigate a clear public health danger or threat to the regional aquifer.

Multiple use utility easements shall be utilized whenever feasible to create common corridors for trails, open space, and other utilities.

The City's wastewater system presently serves the developed portions of the Taylor Ranch, Ladera, Atrisco Park, West Central, and Bridge/Westgate Communities. The existing water and wastewater infrastructure will be extended and expanded as necessary to provide for growth. The wastewater systems will be designed to serve the specific type and configuration of development in each Community.

*Policy 9.5: The City of Albuquerque Utilities Division shall include West Side service issues in the Water Master Plan and the Wastewater Master Plan being conducted which responds to the urban form of this Plan, addresses service efficiency issues such as maximized gravity flow, addresses future well and lift station locations, and addresses the potential need for a West Side wastewater treatment plant.*

*Policy 9.6: The Bernalillo County Public Works Department shall prepare standards for wastewater treatment and water supply in the unincorporated areas of the West Side which eliminate further proliferation of septic tanks and shallow wells. These standards shall be consistent with other recently developed groundwater protection policies, but take the unique West Side landforms into consideration. The use of constructed wetlands and other alternative wastewater treatment options should be considered.*

*Policy 9.7: Bernalillo County and the City of Albuquerque shall continue to work cooperatively on establishing a utility service policy for unincorporated areas relative to annexation, groundwater protection, and State participation for funding. This policy shall become ordinance for both entities.*

*Policy 9.8: Bernalillo County and the City of Albuquerque Public Works Departments, in cooperation with landowners and other City/County departments, shall work to define future utility service areas for new Planned*



*Communities on the West Side and establish a methodology for determining which entity shall provide service and how the new systems will be funded, operated, and maintained. These methodologies shall then be enforced by the elected officials when reviewing applications for new planned communities. Utility costs determinations must respond to impact fee methodologies.*

*Policy 9.9: Multiple-use utility easements shall be used whenever possible to provide joint-use corridors to and through communities. Possible shared uses include open space, trails, other utilities, drainage, and transportation.*

### ***New Water/Wastewater Treatment Standards***

Both water and wastewater treatment standards are being revised due to new State and federal regulations, and separate standards established by adjacent Pueblos. These new standards may cause the need for extensive treatment of water for domestic purposes, which may create the need to treat potable water and irrigation/fireflow water separately. The costs for dual piping systems may outweigh the cost savings of reduced treatment of supplies for separate uses, but a study should be conducted to determine its feasibility if new standards get implemented.

Additionally, new wastewater treatment standards may change the economies of discharge and may make it more cost-efficient, as well as better for groundwater recharge, if treated effluent were used for aquifer recharge rather than river flow maintenance. Both water treatment and wastewater treatment issues have regional implications, and significant changes to how this water is treated and handled will require changes to State water law. These issues may best be addressed in a regional forum, but should at the very least, be examined closely on a local level. Significant changes to delivery and treatment systems may result from new standards and the community should be ready to implement the most efficient solution possible once the standards are in place.

*Policy 9.10: The City of Albuquerque Public Works Department shall study and prepare a strategy on various options in response to changes in water and wastewater treatment standards now being considered. When responses to new standards require changes to existing State regulations, a regional approach (information sharing and lobbying with other communities in New Mexico at the State level) shall be utilized.*

Implement the strategies of the Water and Wastewater Facilities section of the Plan through regularly scheduled action steps to achieve the intent of the policies

***Implementation***

# ***WEST SIDE STRATEGIC PLAN***

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noted above. Most of the policies in this section require specific actions such as the preparation of plans and methodologies for addressing certain issues. The designated West Side staff persons for the City and County shall follow-through to ensure that these actions have begun and will be completed.

***Lead Entity/  
Support Entities***

The City of Albuquerque and Bernalillo County Public Works Department staffs are the lead entities for implementation of water/wastewater policies with participation from Rio Rancho Utilities, New Mexico Utilities, the State Engineer's office, State Environmental Improvement Division, and local landowners.

***Functional  
Requirements***

The designated West Side staff persons from Bernalillo County and the City of Albuquerque shall follow-up on activities pursuant to the policies in Section 7, with programmed actions occurring by the staff of the Public Works Departments of both the City and County. Some of the studies and methodology formulation on these issues may be delegated to contractors or task forces, but will in all cases, have firm completion deadlines consistent with the intent of this Plan.

***Funding***

- Support for staff positions necessary by City and County
- Support for Water and Wastewater Master Plan for West Side
- Legislative appropriations for certain improvements
- Lobbying for legislative amendments to existing State laws may be needed
- Joint-funding in multi-jurisdictional areas whenever possible

***Timing***

- Water and Wastewater Master Plan complete by 1997
- Strategy development on other issues begins in 1996, and is completed by 2000

## 10. DRAINAGE AND ARROYOS

Storm drainage improvements represent a significant infrastructure cost throughout Albuquerque and may end up being the most expensive part of the infrastructure needed to service West Side growth and development. A major purpose of the storm drainage system is to protect life and property from flooding caused by major storms. Generally, storm drainage improvements are classified as either major facilities or local facilities. Major facilities include the large flood control dams, as well as larger hardlined or softlined channels located throughout the metropolitan area. Local facilities consist of drainage rundowns, underground storm drains, and detention ponds designed to protect a particular subdivision or development. These are usually constructed by developers and/or the City, and usually maintained by the City. A map of existing City-maintained storm drainage facilities is included on the next page.

The Plan will look at existing standards for storm drainage improvements, planned future improvements and some possible changes to current drainage policies for implementation of West Side planning goals.

The costs of storm drainage infrastructure are borne by various entities including the City, County, AMAFCA, State Highway and Transportation Department, and local developers. Because of this, there is no centralized database showing the costs for storm drainage in a general way. However, in 1992, the City of Albuquerque Hydrology Division undertook an analysis to determine the overall costs of storm drainage within the City for planning purposes. This analysis included a detailed look at one square mile of developed land in the Northeast Heights of Albuquerque, and one square mile of land in the North Valley. It was felt that these two areas combined would represent a cross-section of drainage improvements within the City.

This analysis showed the average cost of storm drainage protection based on historic levels of protection to be approximately \$10,000,000 per square mile. This includes facilities developed by all entities (public and private) involved in constructing storm drainage improvements.

It is important to know that the facilities constructed historically were planned and designed under “old” hydrology criteria and may not meet current standards. The design flows under current standards may be much higher than those under the previously accepted standards; therefore, any planning and cost estimating for future facilities should take this into account. Construction cost does not increase linearly with design flows; however, there is a significant cost differential based on flow. The capital costs for constructing facilities for larger flows could be approximately 30-40% larger than for previous design criteria.

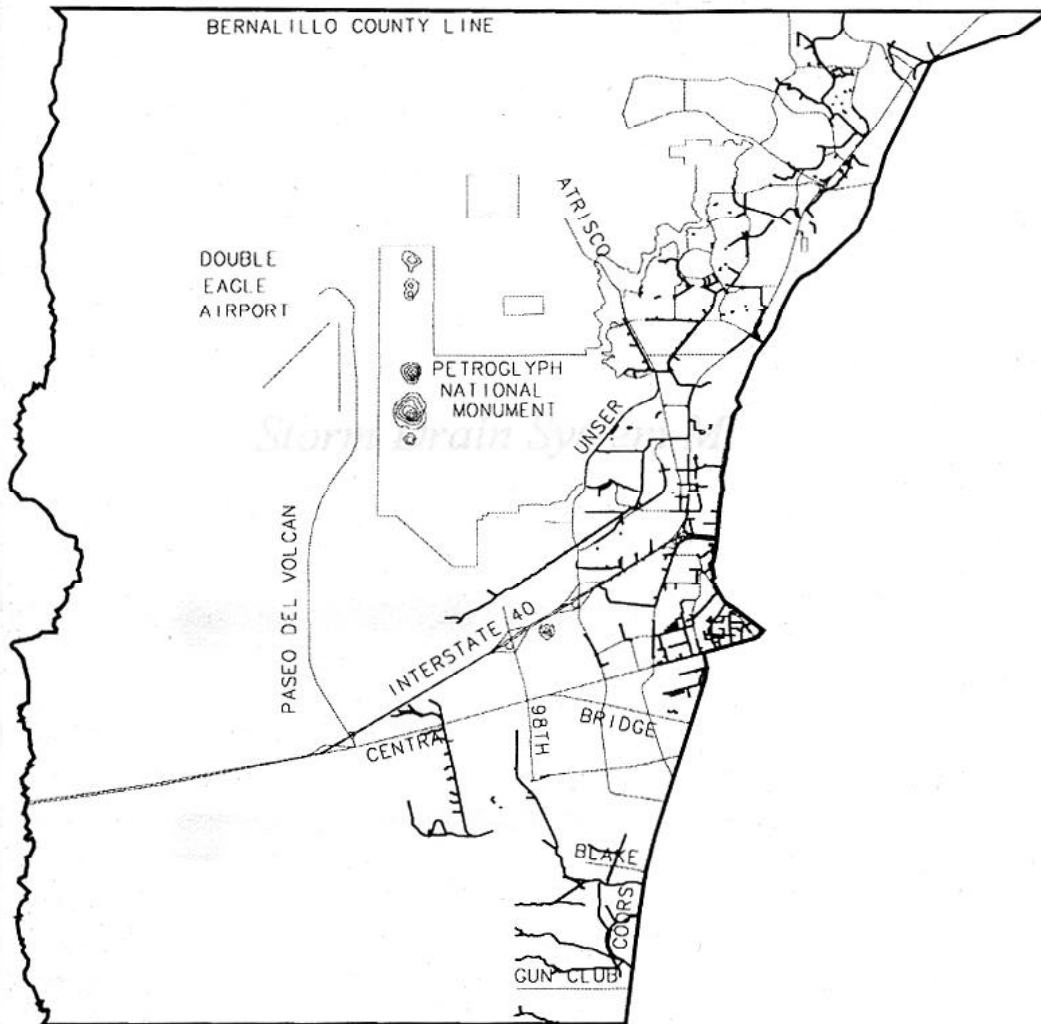
### *General Principles/ Summary of Objectives*

*Storm drainage improvements represent a significant cost needed to service West Side growth.*

### *Strategies and Policies*

# WEST SIDE STRATEGIC PLAN

## Storm Drain System



**A**buquerque **G**eographic **I**nformation **S**ystem  
CITY OF ALBUQUERQUE  
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 Storm Drains



***Natural Arroyos and Channels***

The Plan recommends that developers and public agencies explore the most natural possible treatment of drainage channels (see glossary for definition of naturalistic arroyos). In cases where the more natural design will not perform adequately, other less natural treatments will be considered. The objective is to find a balance between safety, maintenance, function, and aesthetics when assessing the performance of drainage systems. Performance-based design will include drainage treatment as an issue. There is also a focus on joint use of drainage facilities with recreational uses whenever possible.

*The Plan recommends naturalistic drainage channels on the West Side.*

This is a result of public preferences for open space and recreational uses of arroyos in conjunction with their stormwater flow functions. The cost implications of naturalistic arroyos become important, as increased costs for maintenance may be inherited by the public sector. It is often true that natural-type channels have very similar initial costs as hardlined (concrete) channels and they will require significantly greater maintenance costs than hardlined channels and larger land acreage amounts will be required to set aside to create them. As the frequency of storm runoff increases with development, the dynamics of channel and bank erosion will change significantly from the undeveloped condition. These increased costs appear to be acceptable to the public (based on public opinion expressed during West Side meetings) in exchange for the visual and recreational value of the unlined channels. The many hardlined channels of the Northeast Heights are typically mentioned by the public as undesirable for the West Side. A comparison of lined and unlined channels is shown below.

	<u>Lined</u>	<u>Unlined</u>
Right of way	70-100' (low cost)	200-500' (high cost)
Allowable velocities:		
Earth		2-4 ft/sec (1-2 mph)
Synthetic mats	5-8 ft/sec (3-5 mph)	
Rock	7-11 ft/sec (4-7 mph)	
Gabions	15 ft/sec (10 mph)	
Soil cement/concrete	30+ ft/sec (20+ mph)	
Cost	High initial Low long-term	Medium-High initial High long-term
Maintenance	Low	High
Safety implications	High speed water	Bank cave-ins

A significant cost of unlined channels is the cost of the underlying land. Under current regulations, a developer has the choice of leaving a channel in its natural condition, or of constructing a channel and reclaiming the land for development. The economics of this decision usually lead the developer to construct a channel.

If the public consensus is to require a landowner to leave a channel or arroyo unlined, it may be that the taxpayer will have to bear some of the cost for right-of-way acquisition for floodplain areas, or the landowner may dedicate the land in exchange for higher densities. However, along large regional arroyos, the required setback from the edge necessary for safety could significantly impact the property left to develop. The prudent line area adjacent to the Major Arroyos listed in the Open Space section of this Plan (Section 7) may be considered for public purchase, traded for density transfer elsewhere, or otherwise set aside in an undeveloped condition. Any lands exceeding the credit amount may be considered for public purchase or other acquisition method.

### ***Existing Standards for Storm Drainage***

The current standards for storm drainage improvements are as follows:

- a. Prevent flooding of private property during storms of up to and including 100 year frequency.
- b. Provide one unflooded lane of travel in each direction on arterial streets during 10 year storms.
- c. Off-site and on-site flows are not allowed to exceed the capacity of downstream facilities.
- d. Detailed standards, in addition to those described above, are located in City/County Drainage and Floodplain Ordinances, and in AMAFCA resolutions.

An additional standard is added as a result of this Plan. It is:

Whenever feasible (as determined through performance-based standards included as part of the Unified Development Code), arroyos and drainage channels will be retained in as natural a condition as possible. Concrete or other hardlined surfaces shall be discouraged.

Existing regional drainage facilities are also included on the map shown on preceding. A facility currently under construction, and not yet on the map, is the Unser South Detention Ponds and Storm Drain. Likely new facilities within the strategic timeframe of this Plan (20 years) include:

- Within the Piedras Marcadas Watershed:
  - Detention dam and diversion to Calabacillas Arroyo, west of Paradise Hills
  - Major storm sewer in Paradise Boulevard
  - Storm sewer diversion in Lyons (Unser) from Paradise Boulevard to Calabacillas Arroyo
  
- San Antonio Arroyo Improvements, from Coors Boulevard to Rio Grande
- I-40 Diversion, from Coors Boulevard to 98th Street
- Amole Diversion Dams and outlet to the I-40 Diversion
- Gun Club Road Drainage Improvements
- 98th and Central Detention Basin
- Tierra Bayita Storm Drain to 98th and Central
- West Mesa Diversion, I-40 to Bluewater
- Osage La Media Outfall to the Rio Grande
- Atrisco Park Detention Basin and Pump Station
- South Coors Boulevard Street and Storm Drain Improvements
- Crossing Structures over the Boca Negra Arroyo, Mojave and Tesuque Drives
- Crossing Structures over the Calabacillas Arroyo at Eagle Ranch Road

Other facilities which may be needed (not yet designed):

- Storm water crossings of the escarpment along proposed Paseo del Norte, in the Calle Nortena Corridor, and Piedras Marcadas Middle Branch
- Stormwater facilities along Unser Boulevard on top of the Escarpment, draining across the escarpment into the Boca Negra/Mariposa Basin facilities
- Ladera West Dam, and outfall facilities to the existing Ladera System and/or I-40 interceptor
- Detention dam in upper Boca Negra watershed
- A significant number of drainage facilities in the numerous arroyos which convey flows through the Escarpment.

### ***Groundwater Protection Issues Related to Drainage***

The adopted Bernalillo County/City of Albuquerque Groundwater Protection Policy and Action Plan states the importance of protecting and recharging the regional aquifer for future generations. Drainage solutions and treatments should play a major role in meeting these long-term community needs. The West Side Strategic Plan strongly supports the policies and actions of the GPPAP. The City and County should strive to become a leading community in the arid southwest in preserving and protecting its aquifer.

### ***Drainage Costs***

As noted earlier, there is no one answer on what drainage costs will be. The City's Fiscal Model shows two different numbers for growth related costs. One is \$295 per capita of new population, the other is \$5,000 per acre of developed area (although this number is outdated and does not account for "new" hydrology). The \$5,000 per acre is only the City's share of the total cost. When AMAFCA's share and the developer's share are added in, the more accurate number may be \$15,000 per acre of new development.

The drainage cost-share situation is changing due to Development Impact Fees. The current City policy is that master planned facilities are paid by the City, on-site facilities by the developer, and if upgraded facilities or master planned facilities in advance of the City's programmed expenditures are needed, the developer pays the cost. In practice, cost shares and identifiable improvements and upgrades have been negotiated, but will become more rigorously defined through Development Impact Fees in the future. AMAFCA will remain free to negotiate with all parties concerned on cost-sharing for facilities.

AMAFCA is currently limited to \$20 million of debt which means that all needed facilities cannot be funded by AMAFCA. Current debt is approximately \$13 million, with another \$5 million proposed for February, 1995 bringing debt to \$18 million. AMAFCA has been spending \$5-6 million per year at their current indebtedness.

The City of Albuquerque is currently at about \$10-12 million for capital expenditures, but this amount is not sustainable. The long-term Citywide amount is closer to \$7-10 million/year for everything (including engineering, design, construction, etc.).

*Policy 10.1: The public has stated that they would like to see arroyos treated in a more naturalistic manner. They made it clear that they do not want to see concrete channels on the West Side. This Plan strongly recommends naturalistic treatment of all arroyos on the West Side. It is recognized that structural improvements may be required in arroyos and channels on the West Side. The Plan will require developers and public agencies to explore naturalistic treatments where possible. If such designs fail to be physically or financially feasible, less natural treatments may be considered. All review agencies (DRB, DRC, EPC, CPC, etc.), as well as the appropriate City, County, and AMAFCA staff, should carefully analyze the impacts of proposed developments to existing arroyos and should determine which treatments are most appropriate physically and financially.*



## ***WEST SIDE STRATEGIC PLAN***

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*Policy 10.2: Include performance-based standards for drainage improvements on the West Side in the Unified Development Code.*

*Policy 10.3: The citizens' views about the undesirability of the grey concrete box or trapezoidal channels of the East Side is a challenge to the local hydrology community to come up with drainage treatments that are more aesthetically pleasing while still serving essential flood protection functions. Use of earth tone colors, natural building materials, or vegetative slope coverings will be considered whenever possible.*

*Policy 10.4: Bernalillo County Public Works, AMAFCA, and City of Albuquerque Public Works Department shall identify the costs associated with increased maintenance needs of prototypical naturalistic arroyos and channels of various types, and program funds for that purpose in future budgets.*

*Policy 10.5: Bernalillo County Public Works, AMAFCA, City Parks and General Services Department, County Parks and Recreation Department, and City of Albuquerque Public Works Department shall consider joint-use of drainage facilities (for recreational and open space purposes especially) whenever feasible. Joint funding for additional right-of-way and facilities is also necessary.*

*Policy 10.6: Until the Unified Development Code and/or West Side design guidelines are developed, the policies and guidelines in the Facility Plan for Arroyos and other adopted Rank III Arroyo Corridor Plans shall be followed. Where arroyo rights-of-way are to be jointly used for multiple use trail corridors, adequate width shall be provided outside the 100 year flood area for safe and pleasant trail development. The trails standards contained in the Trails and Bikeways Facility Plan contain guidance in this area.*

*Policy 10.7: The cooperation of the NPS will be sought by the City, County, and AMAFCA in determining where and how drainage improvements will cross National Monument lands. The NPS is encouraged to cooperate in developing reasonable solutions to drainage and flood control problems. City Open Space Division and City Hydrology shall work closely together to present a consistent City position to the National Park Service regarding drainage crossings.*

# ***WEST SIDE STRATEGIC PLAN***

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***Implementation***

Implement the strategies of the Drainage and Arroyos Section of the Plan through systematic follow-through on all policies requiring further action, and by enforcement of all policies stating intent. Uniform enforcement and consistency with stated intent is required in order to achieve the urban form envisioned herein and endorsed by the community.

***Lead Entity/  
Support Entities***

City of Albuquerque, Bernalillo County, and AMAFCA are all lead agencies with support needed from the State of New Mexico, the NPS, and landowners.

***Functional  
Requirements***

The City of Albuquerque, Bernalillo County, and AMAFCA will need the resources necessary for staff and/or consulting fees to prepare the plans and prioritization tasks required by the policies of this section. Support for lobbying efforts to amend State legislation may be needed. Development of new performance-based drainage standards within the Unified Development Code will be required.

***Funding***

- City of Albuquerque capital program
- Bernalillo County bonds
- AMAFCA funds
- State appropriations
- Development Impact Fees

***Timing***

- Immediate, begin 1996 on new standards and policies
- Funding of improvements, as money becomes available