

WEST SIDE STRATEGIC PLAN



SECTION D GLOSSARY AND SOURCE LIST

WEST SIDE STRATEGIC PLAN

GLOSSARY

Adjacent - "Properties that either touch the boundary of a designated community or neighborhood center, or are close enough to be connected visually and by walking from the property into the center."

Bosque - The forest of Cottonwood trees and riparian areas that are found on both sides of the Rio Grande. Bosque is a Spanish word that means "forest". Bosques are found along many rivers in the southwestern United States, and the Rio Grande Bosque is the largest and most extensive in this region.

Co-location - A land use concept that stresses the joint or shared location of compatible city/county or private services and facilities to take advantage of pedestrian accessibility, transit routes, bicycle paths, and the proximity of residential neighborhoods to social, recreational, and educational gathering areas. A good example of co-location is some combination of the following facilities and services: parks and drainage basins, libraries and schools, police and fire stations, senior citizen and youth-oriented community centers with health care facilities, etc.

Community - A community is a geographical sub-area encompassing 1,000-12,000 acres with sufficient population base to support community-scale civic, employment, and commercial activities with a land use mix that includes residential, non-residential and open space/recreational uses. Each community should have a unique identity defined by its topography, open space, architectural style, density, or other distinguishing feature. The community is the largest sub-area element of the Plan. There are existing communities (i.e. Taylor Ranch and Paradise Hills) on the West Side as well as new planned communities (Black Ranch, Rio Bravo) in the Plan area.

Community Center - The primary activity center in or focal point of a community where services, facilities, and activities are concentrated geographically and contribute to the identity and sense of character in a community. Community Centers service the entire community, are accessible to major streets, provide a hub for the regional transit system, and are based upon multi-modal transportation needs. Community Centers provide community-wide services and the most intense (highest density) land uses within the community. They are located on major transit routes on the West Side to facilitate the movement of people and products in and out of the community.

Design Guidelines - Adopted criteria guiding the development and/or renovation of land or facilities. Design guidelines address design issues that result in the conservation of water, man power, and other resources, and consider aesthetics, architectural features, safety, and accessibility.

Employment Center - A specific geographic area predominantly devoted to different types of employment uses, including industrial, office, commercial, and service uses. Employment centers are characterized by excellent accessibility to transportation routes for the shipment of goods and for commuting workers, an attractive physical setting, and ample office, manufacturing, and warehouse space. The service area for employment centers is typically area-wide throughout the metropolitan region with enough employment potential to match the demographics of adjacent communities to reduce travel demand. Three major employment centers have been identified in the Plan; Seven Bar Regional Center, Atrisco Business Park area, and the Double Eagle II Airport area. Additional employment centers are encouraged in each of the communities on the West Side.

WEST SIDE STRATEGIC PLAN

Escarpment - The seventeen-mile long, steep slope comprised of exposed volcanic basalt rocks located along the eastern boundary of the Petroglyph National Monument that resulted from volcanic eruptions approximately 190,000 years ago.

Gross Density - The overall density of a defined geographical area that includes rights-of-way, roads, easements, drainage, other necessary infrastructure, and developed and undeveloped acreage. 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 city-wide gross density, and the gross density of most developed sub-areas of the City, is currently less than 3 dwelling units (du) per acre.

Infill - New development on vacant parcels that are served by utilities and surrounded by urban development which have been bypassed in the normal course of urbanization. Infill sites are normally scattered throughout the City and are usually only a few lots wide or in isolated parcels within already built-up areas. The sites are vacant either because the structures formerly on them were demolished or because they remained undeveloped when the adjoining buildings were erected. Infill also includes redevelopment and revitalization projects where existing structures in already developed areas are removed to allow for new construction.

Infrastructure - The basic equipment, utilities, productive enterprises, installations, and services essential for the development, operation, and growth of a city. Infrastructure includes items like roads, utility lines, drainage structures, etc.

Leapfrog - A term applied to development that does not occur contiguously to existing development. Significant amounts of vacant land separates the new and existing developed areas.

Naturalistic - The engineering treatment of arroyos and drainage channels that seeks to make the facility compatible with its natural environment while still fulfilling its basic drainage purpose. Tinted building materials, soft edges, rock structures, and suitable and appropriate plant materials on the banks of drainage channels are examples of naturalistic treatment of arroyos.

Net Density - The resulting density of a defined geographical area that eliminates rights-of-way, roads, easements, drainage, and other necessary infrastructure acreage from calculations. 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.

Performance-based Standards - Specific standards or criteria which measure how each development proposal performs on a unique, site-by-site basis rather than applying similar minimum standards to all sites.

Performance Zoning - A land use guidance system wherein the appropriateness of proposed development of any particular site is evaluated on its impacts on the environment and adjacent land uses rather than according to a predetermined zoning district classification; assumes any land use can, in most cases, be made compatible with any neighboring land use through careful site design and buffering.

WEST SIDE STRATEGIC PLAN

Plaza Model - A pedestrian-oriented design for public, civic, and commercial spaces that are located around the perimeter of an open, landscaped space. This model is rooted in European design and is traditional to New Mexico. Public and commercial developments being planned for location in community or Neighborhood Centers are encouraged to emulate the plaza model of development when feasible and practical to do so.

Regional Authority - An organizational entity comprised of representatives of area-wide governments to address specific issues and resources of regional concern that transcend jurisdictional boundaries (i.e. transportation, water, air quality). The creation of regional authorities is predicated on the will of all area-governments to cooperate for the benefit of the metropolitan area and for the prudent use of resources. In order for regional authorities to have legal and binding decision-making powers, enabling legislation at the state level must exist. Regional authorities operate best when they replace a layer of bureaucratic function and do not duplicate or add to existing layers.

Regional Center - a concentration of land uses that includes multi-family, employment, residential, and commercial areas which contain the highest intensities and building mass in the metropolitan area. A Regional Center serves an entire region and outlying communities that rely on the metropolitan area for employment, services, entertainment, etc. A Regional Center is characterized by convenient mass transit, pedestrian and other amenities, and is specifically designated by the city for special actions and policies to facilitate its purpose and function.

Rural - Of or pertaining to the country as opposed to the city. Rural areas are characterized by low residential densities per acre, open spaces, agricultural and/or grazing land, fewer city-type services, and a slower pace of life than is found in urban areas.

Sprawl - The awkward spreading out of low-density development around an urban core that makes the provision of utilities and services costly and inefficient. Sprawl is characterized by large areas of low-density widely-separated developments rather than a compact high-density urban form.

Stakeholder - Property and business owners, community or neighborhood organizations, or other groups that have a vested “stake” in policies promulgated and implemented by the government that could potentially affect their investment, livelihood, etc.

Strip Commercial - A long, narrow development style usually found along major thoroughfares with a series of commercial establishments. This style is characterized by a strip of buildings oriented solely toward the nearest roadway with no connection to adjacent land uses or neighborhoods. It is often no more than one lot deep, but extends for miles cumulatively and has a large parking lot adjacent to the major road.

Transit-friendly Design - The physical and spatial design of residential subdivisions and commercial centers that not only incorporate mass-transit into the overall site layout, but also encourage and promote its use based on a reduced dependence on the single-occupancy automobile. Transit-friendly design includes clear, open, and safe pedestrian corridors that link neighborhoods and commercial centers and are adjacent to, but not dominated by, major roads and streets.

WEST SIDE STRATEGIC PLAN

Unified Development Code - A land development code which includes subdivision, site planning, and zoning controls all in one document.

Urban - Pertaining to, located in, or constituting a city. Urban areas are characterized by higher density residential, employment, and commercial areas than in the country or in small towns where people and services are geographically concentrated in a distinct and identifiable area.

Urban Form - The shape and character upon which an urban area develops both intentionally and unintentionally. Factors that affect urban form include the amount and configuration of physical space available for growth, population, regional architectural styles and identity, and the degree to which a mass transit system is developed and used.

Value Housing - The amount of new housing or redeveloped housing that is available to families whose household incomes are typically at 80% of the median household income in a city. In 1995, the City of Albuquerque defines value housing to mean homes with a sales price of \$80,000 or less, or \$500/month or less for rentals. These numbers will have to be revised in future years to accommodate changing home prices and income levels in the metropolitan area.

Neighborhood Cluster - A geographical cohesive sub-area smaller than a community and larger than a single neighborhood. Neighborhood Clusters are comprised of several neighborhoods, typically encompass 650-1200 acres, and are defined by elements such as arterial streets, existing character of development, and major landforms. Neighborhood Clusters have a sufficient population base to sustain basic civic and neighborhood-scale commercial services. Each Cluster has a Center or focal point, which is the most logical location for the highest density land uses of the Neighborhood Cluster. There are typically 4-8 Clusters in most communities. The Neighborhood Clusters and Neighborhood Centers in the Plan area will be defined in subsequent Rank 3 planning efforts, and are not specifically located in the Rank 2 West Side Strategic Plan.

Xeriscape - A landscape design approach whose fundamental principle is the low consumption of water based on a plant's suitability to its natural climate. Planning design, existing soils, efficient irrigation, practical turf areas, selection of climate-appropriate plants, the use of mulches, and appropriate maintenance are all important xeriscape principles. The implementation of xeriscaping results in water conservation and less long-term maintenance while still offering colorful and interesting landscapes. Xeriscape is derived from the Greek word "Xeros" meaning dry and combined with landscaping. Xeriscape is commonly mispronounced as "zeroscape", which perpetuates the myth that attractive landscaping and water consumption are completely absent.

WEST SIDE STRATEGIC PLAN

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WEST SIDE STRATEGIC PLAN

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WEST SIDE STRATEGIC PLAN

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WEST SIDE STRATEGIC PLAN

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