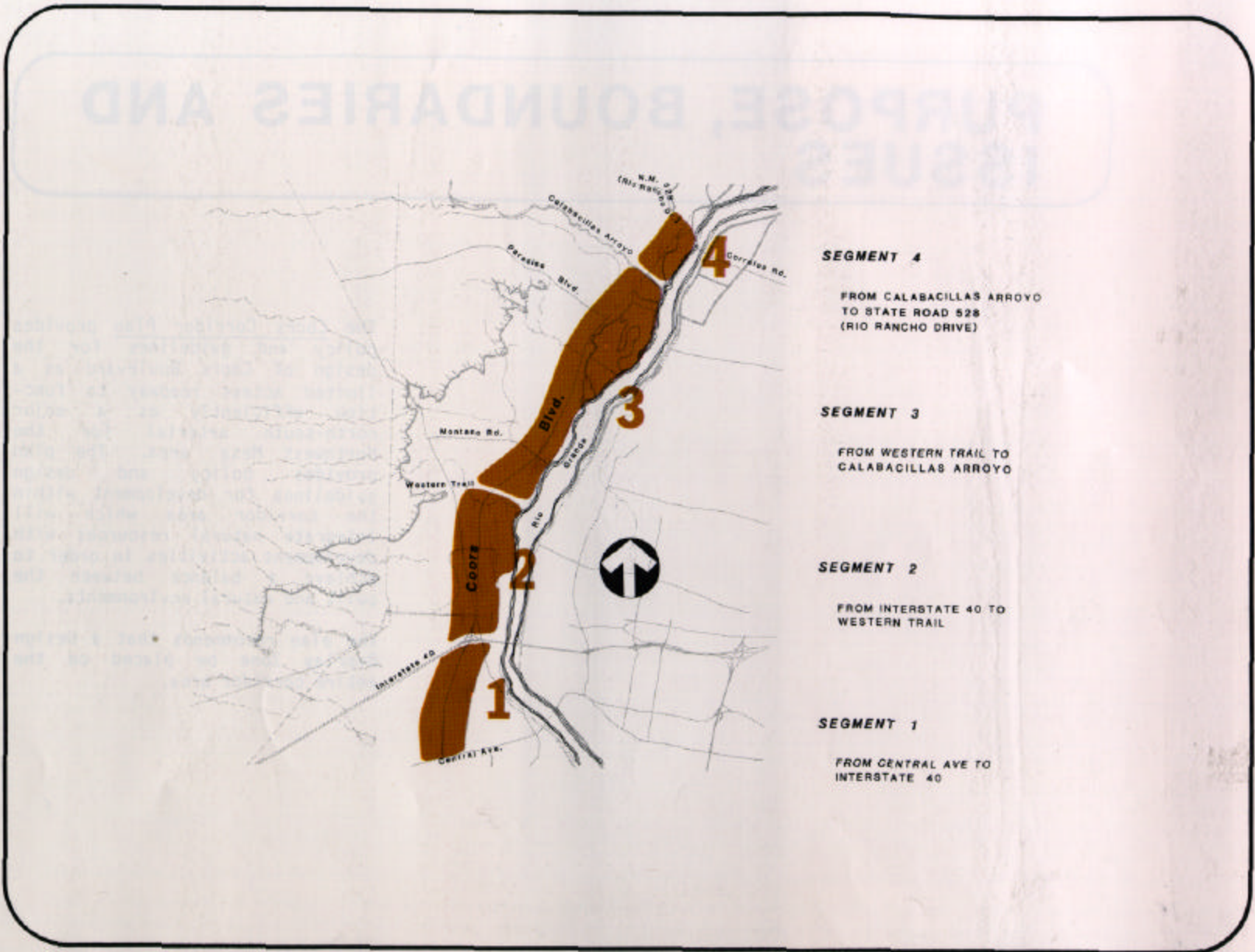


PURPOSE, BOUNDARIES AND ISSUES

The Coors Corridor Plan provides policy and guidelines for the design of Coors Boulevard as a limited access roadway to function efficiently as a major north-south arterial for the Northwest Mesa area. The plan provides policy and design guidelines for development within the corridor area which will integrate natural resources with development activities in order to achieve a balance between the built and natural environments.

The plan recommends that a Design Overlay Zone be placed on the entire corridor area.

PURPOSE, BOUNDARIES AND ISSUES



SEGMENT 4
 FROM CALABACILLAS ARROYO
 TO STATE ROAD 528
 (RIO RANCHO DRIVE)

SEGMENT 3
 FROM WESTERN TRAIL TO
 CALABACILLAS ARROYO

SEGMENT 2
 FROM INTERSTATE 40 TO
 WESTERN TRAIL

SEGMENT 1
 FROM CENTRAL AVE TO
 INTERSTATE 40

figure 2 coors corridor segments

plan area

The Coors Corridor Plan area extends from Central Avenue/Highway 66 on the south to Corrales Road/N.M. 528 on the north. The corridor has been divided into four segments for analysis and recommendations:

Segment 1: Central Avenue to I-40.

Segment 2: I-40 to Western Trail.

Segment 3: Western Trail to the Calabacillas Arroyo.

Segment 4: Calabacillas Arroyo to N.M. 528.

Each of these segments shares the traffic, environmental, land use and visual concerns of the corridor. Yet, each of these segments has specific characteristics with special problems and opportunities for which policies and design guidelines are offered.

summary of issues

Each of the four corridor segments has been analyzed in terms of existing conditions, recommendations, and cost considerations. The estimated cost for public improvements directly related to the ten mile long corridor area is approximately \$20-to-\$25 million, exclusive of public infrastructure. Approximately \$920,000 is currently funded in the 6-year Capital Improvement Program (CIP) with priority given to improvements in the Segment 2 corridor area, from I-40 to Western Trail.

Key policy elements of the major issues in the plan are as follows:

ISSUE 1: TRAFFIC MOVEMENT/ACCESS AND ROADWAY DESIGN

- 156-foot-wide right-of-way for Coors Boulevard to provide for eight traffic lanes when traffic volumes warrant such an expansion.
- Full intersections with traffic signals as far apart as possible: approximately one-half mile minimum spacing.
- Limited intersections for right-turn-off / right-turn-on: approximately one-quarter mile minimum spacing.

- Limited access: a typical road section should have no more than three driveways per side per one-quarter mile.

ISSUE 2: ENVIRONMENTAL CONCERNS AND RELATED IMPROVEMENTS

- Preserve and enhance the natural landscape features of the corridor, such as the bosque, the Oxbow Marsh and the arroyos.
- Provide for adequate storm drainage, and water and sewer facilities.
- Protect the archeological sites from encroachment from development before valuable information contained within the sites is lost.

ISSUE 3: LAND USE AND INTENSITY OF DEVELOPMENT

- Encourage development in accordance with the Albuquerque/Bernalillo County Comprehensive Plan and the Northwest Mesa Area Plan.
- Encourage residential, commercial and industrial cluster development.

- Encourage annexation to the City of Albuquerque in a timely and appropriate manner.

ISSUE 4: VISUAL IMPRESSIONS AND DESIGN OVERLAY ZONE

- Protect and enhance views within the Coors Corridor.
- Protect and enhance views beyond the Coors Corridor.
- Ensure compliance with design guidelines as new development occurs.
- Encourage existing development to comply with the design guidelines.