



VOLCANO HEIGHTS

Sector Development Plan



Council Greenline
August 2013
[FS-R-13-132 Attachment]

Greenline Note for Reviewers:

In this greenline document, changes in **GREEN** are new staff recommendations.

Changes in **BLUE** are staff recommendations for the Redline Draft prepared for the April 10, 2013 LUPZ hearing.

Changes in **RED** are recommended conditions of approval from the December 6, 2012 EPC hearing and include numbers in brackets referring to each condition noted in the Official Notice of Decision.



Volcano Heights Sector Development Plan

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List of Acronyms

AASHTO:	American Association of State Highway and Transportation Officials	ITE:	Institute of Transportation Engineers	RAC:	Roadway Access Committee
ABCWUA:	Albuquerque-Bernalillo County Water Utility Authority	ITS*:	Intelligent Transportation Systems	RI/RO:	Right-in / Right-out (Intersection)
ADA:	Americans with Disabilities Act	LID*:	Low Impact Design	ROW:	Right-of-Way
AMAFCA:	Albuquerque Metropolitan Area Flood Control Authority	LRV:	Light Reflective Value	SAD:	Special Assessment District
AMPA:	Albuquerque Metropolitan Planning Area	MAC:	Major Activity Center	SDP:	Sector Development Plan
BID:	Business Improvement District	MPO:	Metropolitan Planning Organization	SF:	Square Feet
BRT*:	Bus Rapid Transit	MPOS:	Major Public Open Space	SIA:	Subdivision Improvement Agreement
BTZ*:	Build-to Zone	MRCOG:	Mid-Region Council of Governments	TCC:	Transportation Coordinating Committee
CABQ:	City of Albuquerque	MRMPO:	Mid-Region Metropolitan Planning Organization	TDM:	Travel Demand Model
DMD:	City Department of Municipal Development	MTB:	Metropolitan Transportation Board	TIF:	Tax Increment Financing
DOZ:	Design Overlay Zone	MTP:	Metropolitan Transportation Plan	TIDD:	Tax Increment Development District
DPM:	Development Process Manual	MUTCD:	Manual on Uniform Traffic Control Devices	TPTG:	Transportation Program Task Group
DRB:	Development Review Board	NMDOT:	New Mexico Department of Transportation	VHET:	Volcano Heights Escarpment Transition Zone
DRC:	City Design Review/Construction Section	NOD:	Notice of Decision	VHMX:	Volcano Heights Mixed-use Zone
DRT:	Design Review Team	NSF*:	Net Square Feet	VHNT:	Volcano Heights Neighborhood Transition Zone
EIFS:	Exterior Insulating Finishing System	NWMEP:	Northwest Mesa Escarpment Plan	VHRC:	Volcano Heights Regional Center Zone
EPC:	Environmental Planning Commission	ONC:	City Office of Neighborhood Coordination	VHRT:	Volcano Heights Review Team
FAABS:	Future Albuquerque Area Bikeways and Streets	POA:	Property Owners Association	VHSDP:	Volcano Heights Sector Development Plan
FHWA:	Federal Highway Administration	PID:	Public Improvement District	VHTC:	Volcano Heights Town Center
FTE:	Full Time Equivalent (Employee)	PNM:	Public Service Company of New Mexico (Electric Utility)	WSSP:	West Side Strategic Plan
GSF*:	Gross Square Feet	PRT:	Pre-application Review Team	WTF:	Wireless Telecommunications Facility
HOA:	Homeowners Association	PUE:	Public Utility Easement	ZHE:	City Zoning Hearing Examiner
HOV:	High-occupancy Vehicle				

* See **Section 3.5. Definitions starting on page 42** for full definitions, which include any term other than a section heading or cross reference that appears as bold in this Plan.

Quick Reference Zone Matrix

Notes: (1) These summary tables are meant for quick reference only and do not provide complete information. See Plan regulations for details.

(2) Uses are regulated by Character Zone and can be found in **Table 4.4 starting on page 66.**

(3) Frontage standards **for non-mandatory roads** are handled by Character Zone in **Section 5 starting on page 79** and summarized here.

Character Zone	Secondary Streets		Building Frontage Required	
	'A' Street (min.)	'B' Street (max.)	'A' Street (min.)	'B' Street (min.)
Town Center	50%	50%	80%	30%
Regional Center	25%	75%	60%	20%
Village Center	25%	75%	60%	30%
Mixed Use	25%	75%	50%	25%
Escarpment Transition	25%	75%	60%	30%
Neighborhood Transition	0%	100%	60%	30%

Character Zone	Total Acreage	Max. Height	Bonus Height	Block Length	Block Perimeter	Setbacks (feet)		Built-to Zone (feet)	
	(in acres)	(in feet)	(in feet)	(in feet)	(max. in feet)	Front 'A' Streets	Front 'B' Streets	'A' Street	'B' Street'
Town Center	83.68	40	75	300 - 500	2,000	5	10	0-10.5	0-15
Regional Center	109.99	40	60	300-800	2,200	5	10	0-15	0-15
Village Center	12	40	60	300-800	2,000	5	10	0-10.5	0-20
Mixed Use	219.16	26	40	300-1200	3,600	5	10	0-15	0-15.20
Escarpment Transition	68.59	26*	NA	250-600	2,000	5	10	0-10.5	0-20
Neighborhood Transition	33.32	26	NA	200-600	2,000	5	10	0-10	0-20

* Structures within the Impact Area of the Northwest Mesa Escarpment Plan are restricted to 15 feet. Beyond the Impact Area, structures within 200 feet of the Petroglyph National Monument boundary are restricted to 18 feet, with up to 50% of the building footprint allowed to go up to 26 feet.

In order to provide predictability of high-quality built environment along corridors, across property lines, and over time, this Plan includes Site Development and Building Design Standards by Character Zone in **Sections 5-7** as well as Streets and Streetscape Standards in **Sections 10 and 11** **take precedence over Character Zone Site Development Standards.**

- **Primary Street Mandatory Road** cross sections and frontage standards are found in **Section 10.6 starting on page 175.**
- **Secondary Street Non-mandatory Road requirements** and cross section options are found in **Section 10.7 starting on page 191 .**



CHAPTER I

introduction

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1.0 Executive Summary

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1.0 Executive Summary

1.1. Plan Area

Volcano Heights is one of three Sector Development Plan areas in Volcano Mesa. [See **Exhibit 1.1**].

The Volcano Heights Sector Development Plan (SDP) is bordered by Paseo del Norte to the north before it curves southeast, the Petroglyph National Monument on the east, Volcano Cliffs SDP boundary on the south, and Universe Boulevard on the west. The Plan area includes approximately 570 acres and surrounds the intersection of Paseo del Norte and Unser Boulevard—two vital, regional traffic arteries.

1.2. Purpose

The purpose of the Plan is to support pedestrian-friendly and transit-supportive development with particular emphasis on employment, while buffering pre-existing single-family neighborhoods and sensitive lands on the borders of the Plan area from higher-density development toward the center of the Plan area. **The Plan seeks to create a walkable, urban center with a sense of place rooted in its unique volcanic context and with development that respects the Petroglyph National Monument, which includes over 10,000 acres of open space preserved in perpetuity by an act of Congress in 1990.**

1.3. Intent

The intent of this Plan is to encourage development that creates an attractive, vibrant Major Activity Center that respects and honors the unique cultural, historical, geological, and volcanological setting, while providing employment, services, amenities, housing, and transportation choices for the larger region as part of a sustainable community on Albuquerque's West Side.

Adding jobs, urban and mixed-use housing options, and regional retail opportunities in Volcano Heights is part of a larger strategy to provide a center on the West Side that can begin to address the imbalance of jobs and housing that is expected to contribute to increasing traffic congestion on the region's river crossings in the future.

The zoning and corresponding standards are created to support economic development, a sustainable tax base, and job creation by establishing the predictability of private development along corridors and across property lines to support and leverage investment in Volcano Heights. **Infrastructure and utilities, such as safe, reliable electric service, is the cornerstone of are essential to economic development for the Plan area.** [1]

The Plan aims to encourage attractive development through the use of recognized principles of urban design and to allow property owners flexibility in land use, while providing predictability through a higher level of detail in proscribed site development standards, building design, and **the form of the built environment.**

1.4. Strategy for Zoning

All zones in Volcano Heights allow a mix of residential and non-residential development in order to provide maximum flexibility to property owners to adapt to market conditions **over time** and to encourage a mix of housing and services within walking and biking distance.

East of the intersection of Paseo del Norte and Unser Boulevard, the Plan envisions a Town Center with employment-oriented development and entertainment uses organized around a planned transit corridor.

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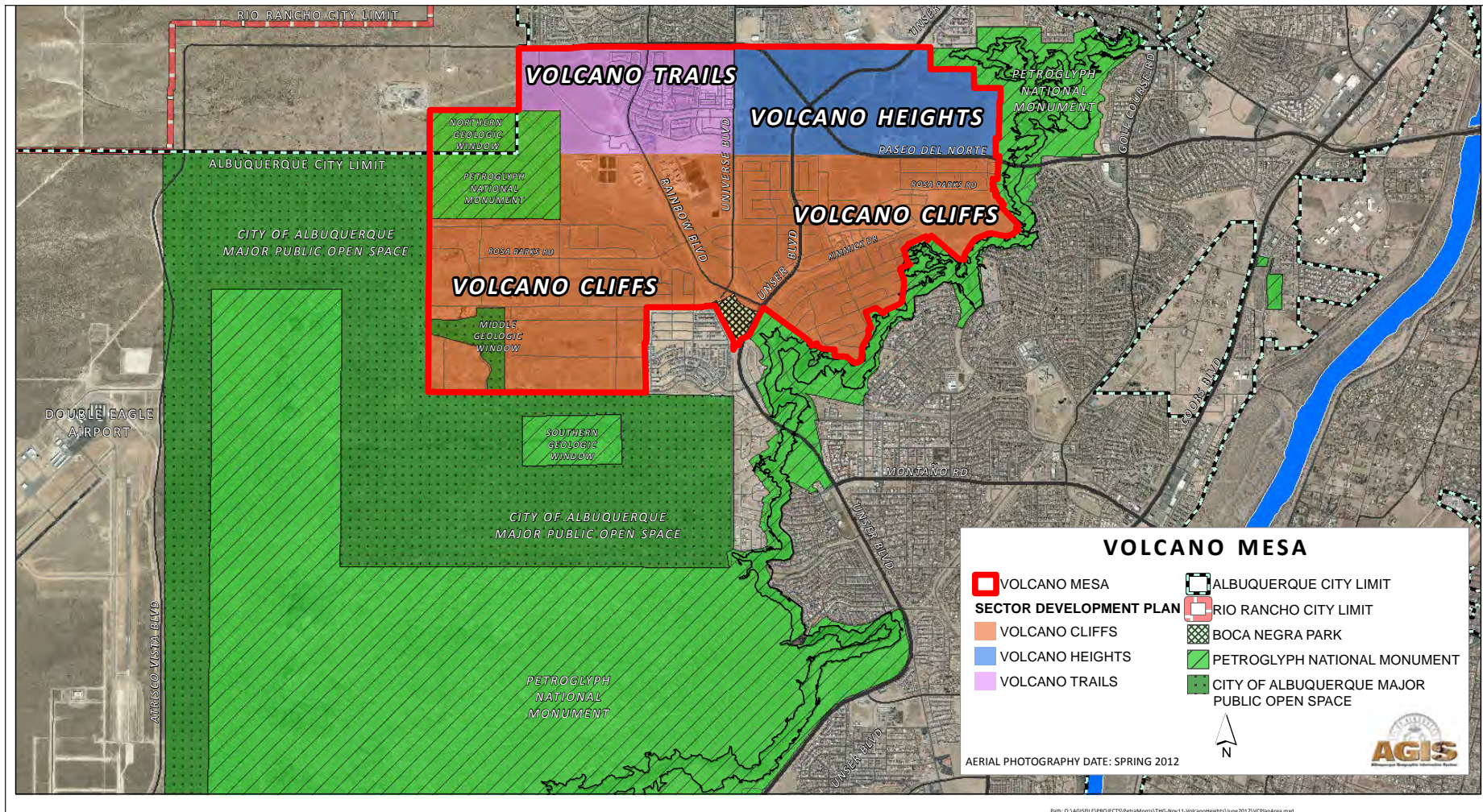


Exhibit 1.1 – Volcano Mesa Sector Development Plan Areas [2]

Development lining these vital regional auto transportation corridors in the Regional Center Zone is intended to support auto-oriented, destination retail and businesses accessed from local roads.

Surrounding the Town Center and Regional Center, the Plan offers pedestrian-oriented, mixed use development opportunities with convenient access between new and existing neighborhoods and shopping, employment, services, and amenities throughout the Plan area.

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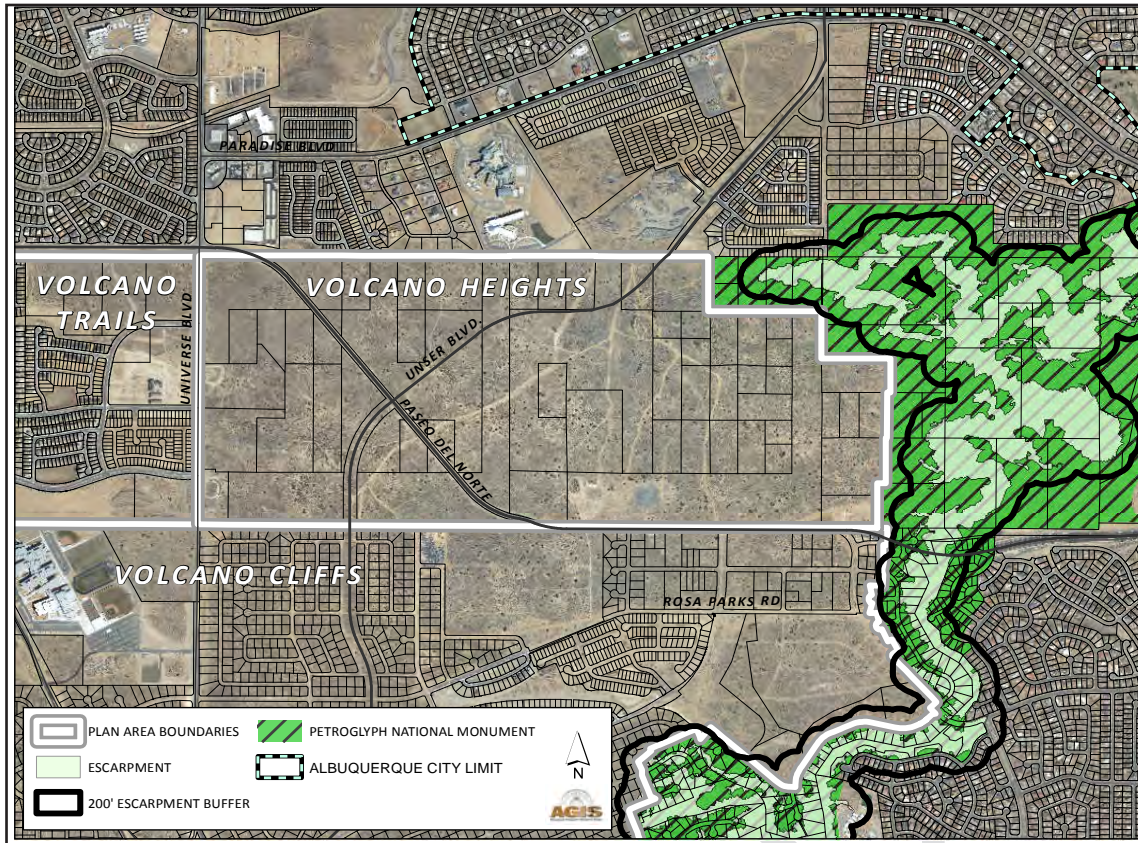


Exhibit 1.2 – Volcano Heights Plan Area

Illustration – Example of potential development layout assuming Anticipated Build-out levels by 2035



One Village Center is incorporated at the intersection of Paseo del Norte and Universe Boulevard, mirroring a Village Center in Volcano Trails.

The Plan includes two types of transition zones as buffers between development densities and intensities: (1) Neighborhood Transitions to ensure that new development is compatible with pre-existing neighborhoods single-family residential areas to the north and south of the Plan area and (2) an Escarpment Transition in the eastern part of the Plan area to ensure development compatible with sensitive lands within the Petroglyph National Monument.

As Volcano Heights is a unique landscape that shares a border with the Petroglyph National Monument, the Plan takes an innovative approach toward building height limits to concentrate opportunities for height and density toward the center of the Plan area and step heights down toward the edges with Transition zones. The Plan offers an optional bonus height system as an incentive to preserve and provide public access to rock outcroppings and other sensitive lands. [See **Section 6.4 Optional Height Bonus for Buildings** starting on page 115.]

1.5. Strategy for Development Standards

The Plan implements the vision for Volcano Heights as established by the zoning map. [See **Exhibit 4.1** on page 66.] The zoning requires minimum standards to guide property owners, developers, and the City on the form, character, and intensity of desired future development within key locations and along key corridors in the Plan area. Six distinct character zones enumerate specific site, building design, and other development standards as basic building blocks to create sense of place. Clear graphic standards are provided for location, height, and building design elements.

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Such standards promote predictability of adjacent developments, flexibility in land use, walkable and transit-supportive mixed-use development, transitions to existing neighborhoods, and protection of natural and cultural resources.

[4] 1.6. **Anticipated Development Vision for Full Build-out by 2035**

The zoning and development standards for Volcano Heights allow more density and intensity of uses than it seems the market will support in the foreseeable future in order to maximize density and thus walkability and transit serviceability where development occurs. The following development scenario represents an optimistic yet realistic vision for the ultimate build-out of Volcano Heights by 2035, based on the developable area in each zone and assuming the required internal street network, the preservation of significant rock outcroppings, and the achievement of bonus heights where they are allowed.

The Major Activity Center consists of the non-Transition Zones (approximately 477 acres). [5] Consistent with the goal of providing a Major Activity Center, more retail and office uses are proposed than residential dwelling units in these zones. Based on conservative estimates of employees per square feet for different land uses, the total jobs associated with the realistic vision for 2035 full build-out is approximately 5,400. No jobs are estimated in the Neighborhood Transition zone, so after removing that acreage, Volcano Heights would average an estimated 10 jobs per acre [i.e. 5,389 jobs / (570-32 acres)] including the Escarpment Transition zone. Based on an average household size of 2.7 people per dwelling unit, consistent with West Side demographics nearby, this anticipated build-out includes approximately 13,000 additional residents.

This anticipated build-out was also used as the base assumption for the traffic study for Volcano Heights, the results of which can be found in Appendix C.

TABLE 1.1 - VOLCANO HEIGHTS ANTICIPATED DEVELOPMENT VISION TOTAL BY LAND USE

Residential	4,769 units
Hotel	53,600 square feet
Office	1,180,135 square feet
Retail	819,498 square feet
Office + Retail	1,999,633 square feet

TABLE 1.2 - ANTICIPATED DEVELOPMENT VISION BY CHARACTER ZONE

Character Zone	Unit Count			Square Footage (SF)				
	Single-family detached	Single-family attached	Multifamily	Hotel	Office	Regional Retail	Specialty Retail	Local Retail
Town Center (VHTC)	0	0	1,406	0	552,650	25,000	125,000	25,000
Regional Center (VHRC)	0	0	551	0	352,800	301,700	131,600	47,600
Village Center (VHVC)	0	0	99	0	20,685	0	65,598	0
Mixed Use (VHMX)	0	165	2,002	0	254,000	0	0	80,000
Escarpment Transition (VHET)	234	126	56	53,600	0	0	0	18,000
Neighborhood Transition (VHNT)	130	0	0	0	0	0	0	0
Volcano Heights Total	364	291	4,114	53,600	1,180,135	326,700	322,198	170,600
Full-time Equivalent (FTE) Job Estimate	NA	NA	NA	600 SF/FTE	300 SF/FTE	600 SF/FTE	600 SF/FTE	600 SF/FTE
Job Estimate Total	NA	NA	NA	89	3934	545	537	284

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The hotel noted in the Escarpment Transition zone was an idea floated by community members during a public meeting. If realized, this facility could honor the unique geological, cultural, and historical context of this area and leverage the permanent open space, recreation opportunities, and spectacular views to create a destination spa/retreat/resort that would set the tone for the character of surrounding development and help anchor the area as a unique destination. While it is a use allowed by zoning, there is no requirement in this Plan that it be constructed or recommendation of its exact location.

1.7. Plan Components

The VHS DP shall provide the official zoning map. It establishes the development standards for all properties within the Plan area, including the following:

1.7.1. Character Zones

The zoning map designates all property in Volcano Heights as one of six character zones, described in **Section 4.0 Zoning** starting on page 57. Each character zone is intended to create a distinct urban form and a mix of residential and commercial uses.

Each character zone establishes the following:

- (i) The intended character of each zone in **Section 4.0 Zoning**, with land uses for each zone per **Table 4.4 on page 66**, including permitted, conditional, and prohibited uses.
- (ii) Site Development and Building Design Standards, including building and parking location, height, massing, glazing, materials, and design, for each character zone per **Section 5.0 starting on page 79**.

~~In order to establish predictability along corridors, where zones change along a **Mandatory Primary Street** [see Exhibit 10.2 on page 8], frontage standards associated with the **Mandatory Primary Street** prevail over site development standards of the character zones.~~

1.7.2. Regulations General to All Zones

The Plan provides standards applicable to all development regardless of character zone. These are presented in separate sections according to subject.

- (i) **Section 6.0 Site Development Standards starting on page 113**, including an optional bonus height system for buildings, grading standards, construction mitigation, utilities, screening, and rainwater harvesting equipment. ~~The optional bonus height system is intended to provide additional height and density incentives for developments in appropriate locations that enhances the built and natural environments. [3]~~
- (ii) **Section 7.0 Building Design Standards starting on page 127**, including building orientation, mass, scale, and color; parking structure and residential garage design; auto-oriented design and **street screens**; and communication antennae.
- (iii) **Section 8.0 Sign Standards starting on page 135** with a table for anticipated sign elements.
- (iv) **Section 9.0 Open Space, Landscaping, and Site Lighting Design Standards starting on page 143**, including detached and **usable open space**, landscape, and site lighting.

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1.7.3. Streets and Streetscape Standards

All Streets in Volcano Heights are to be constructed ~~by developers and/or property owners~~ at the time of the property's development. All streets and streetscape standards are described in **Section 10.0 Street Standards starting on page 165**. This Plan includes a street hierarchy of **Mandatory Primary Streets** versus ~~non-mandatory Secondary Streets~~ and **street designations of 'A' versus 'B' streets**.

(i) **Mandatory Primary Streets:** The **Mandatory Primary Street Map** designates street types according to **desired** character of development along corridors, as well as designating **Primary Streets** as **'A' Streets** versus **'B' Streets** within the Plan area. All streets, whether 'A' or 'B,' ~~whose alignments~~ are mapped in **Exhibit 10.1 in Section 10.4** are considered **Mandatory Primary Streets** and ~~shall~~ should be constructed in that approximate location, with those general connections to other **Mandatory Primary Streets**, and according to the cross section for the appropriate street type as shown in **Section 10.6 starting on page 175**.

(ii) **Non-mandatory Secondary Streets:** ~~Non-mandatory Secondary~~ streets are those local roads constructed to serve development projects and contribute to the local street network grid. These streets, described in **Section 10.7**, are to be constructed per a menu of cross section options in **Table 10.3**, based on whether they are to be designated **'A' or 'B' Streets** (i.e. primarily to serve pedestrians or to provide vehicle access). Typical cross sections are provided in **Exhibit 10.20** and **Exhibit 10.21**.

TABLE 1.3 – STREET HIERARCHY AND STREET DESIGNATIONS MATRIX

Street Hierarchy	Street Designations	
	'A' Streets	'B' Streets
Mandatory Primary Streets: <ul style="list-style-type: none"> Alignments & connections mapped Required cross sections by street type Primarily serve street network Building frontages regulated by Streetscape Standards 	<ul style="list-style-type: none"> Mandatory Primary streets and portions of Mandatory Primary streets that are pedestrian-oriented Limited curb cuts Primary building frontage 	<ul style="list-style-type: none"> Mandatory Primary streets and portions of Mandatory Primary streets that are auto-oriented Curb cuts, parking, and alley access Primary service/loading access
Non-mandatory Secondary Streets: <ul style="list-style-type: none"> Not mapped Cross section options by street designation Primarily serve local development projects Building frontages regulated by Character Zone 	<ul style="list-style-type: none"> Non-mandatory Secondary Streets and portions of non-mandatory Secondary Streets that are pedestrian-oriented Limited curb cuts Primary building frontage 	<ul style="list-style-type: none"> Non-mandatory Secondary Streets and portions of non-mandatory Secondary Streets that are auto-oriented Curb cuts, parking, and alley access Primary service/loading access

1.0 Executive Summary

This document must be read in its entirety to ensure full comprehension of the policies and regulations governing properties within the boundaries of the Volcano Heights Sector Development Plan.

1.8. Using This Plan

1.8.1. Plan Organization

- (i) **Chapter I** summarizes the purpose and intent of the Plan.
- (ii) Only **Chapter II** includes regulations with the power of law, including zoning and all design and development regulations and standards.
- (iii) **Chapter III** provides standards for streets and streetscapes to be followed as properties develop individually and/or infrastructure is constructed as part of a coordinated effort.
- (iv) **Chapter IV** provides goals, policy and implementation guidance for City staff and developers organized around five main topics: Environment and Open Space; Economic Development; Transportation; Land Use and Urban Design; and Infrastructure.
- (v) The **Appendix** includes supplementary information, including conditions prior to the Plan's adoption, templates for conservation easements, and a traffic study performed for the **Mandatory Primary Street** grid and recommended intersections with the limited-access roadways.

1.8.2. **Project Development Steps:** The following basic steps should be followed to determine the uses and development standards applicable on property within Volcano Heights, including where the building can sit on the lot, limits on its three-dimensional form, range of uses allowed, and palette of materials that will cover it.

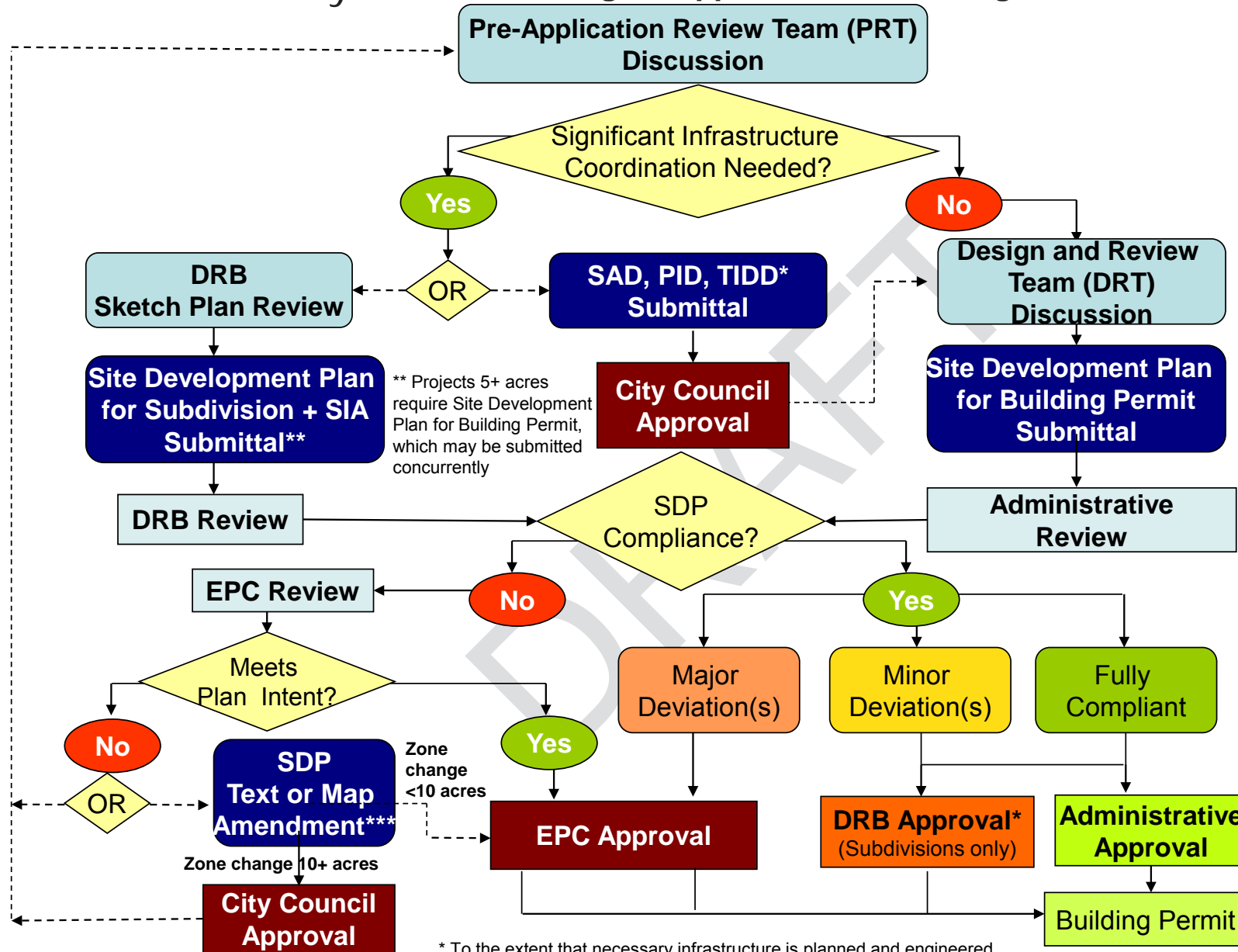
- (i) Review **Exhibit 3.1**, the development review flow chart, on page 23 (copied for convenience at the end of this section) to determine the level of review required based on whether significant infrastructure coordination is needed for the proposed project.
- (ii) Locate the subject property in **Exhibit 10.2 on page 168** and identify:
 - a. the character zone(s) in which the property is located and
 - a. the Street Type designation along all its **Mandatory Primary Street** frontages, if any.
- (iii) Review **Table 4.4 – Land Use Table by Character Zone starting on page 66** to determine allowed uses.
- (iv) Review **Table 3.1 – Applicability of Applicable Plan Sections by Development Type [12] starting on page 24** to evaluate the applicability of the uses and design standards/regulations based on the size and scope of the proposed project.

1.0 Executive Summary

- (v) Examine **Section 5.0 Site Development and Building Design Standards Specific to Zones starting on page 79** to determine the applicable development standards and any special frontage standards for each character zone.
- (vi) Refer to **Section 6.0 Site Development Standards starting on page 113** for regulations at the site level that apply generally to all zones.
- (vii) Refer to **Section 7.0 Building Design Standards starting on page 127** for regulations at the building level that apply generally to all zones.
- (viii) Refer to **Section 8.0 Sign Standards starting on page 135** for regulations about signage that apply generally to all zones.
- (ix) Refer to **Section 9.0 Open Space, Landscaping, and Site Lighting Design Standards starting on page 143** for regulations about open space, landscaping, and site lighting design that apply generally to all zones.
- (x) Review **Section 10.0 Street Standards starting on page 165** for relevant **Mandatory Primary Streets** and options for **non-mandatory Secondary Streets** proposed to serve the project.
- (xi) Projects are also subject to the City's Development Process Manual (DPM) [under separate cover], ordinances, and regulations not in conflict with this Plan.
- (xii) Prior to any application, schedule a free Pre-Application Review Team (PRT) meeting with the Planning Department to confirm the necessary review process based on the project scope.
 - a. If significant infrastructure is required, submit Site Development Plans for Subdivision to the Development Review Board for a free sketch plat review.
 - b. If no significant infrastructure is required, schedule a free Design Review Team (DRT) meeting with the Planning Department to review Site Plans for Building Permit and determine compliance with the policies and regulations in this Plan.

1.0 Executive Summary

Volcano Heights Approval Process Diagram



* To the extent that necessary infrastructure is planned and engineered
 *** Map amendment includes zone changes.



CHAPTER II

regulations

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2.0 Plan Authority

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TABLE 2.1 – RELEVANT RANKED PLANS

Relevant Ranked Plans	Area	Plan Type
Rank 1: Albuquerque / Bernalillo County Comprehensive Plan	Entire Albuquerque Area	Policy
Rank 2: Area / Facility Plans <ul style="list-style-type: none"> West Side Strategic Plan Facility Plan for Arroyos CABQ Major Public Open Space Facility Plan Trails and Bikeways Facility Plan Facility Plan: Electric System Generation and Transmission (2010-2020) Facility-Plan for Electric Service Transmission and Subtransmission Facilities [7] 	Relevant Albuquerque Areas, including Volcano Mesa	Predominantly Policy
Rank 3: <ul style="list-style-type: none"> Northwest Mesa Escarpment Plan (NWMEP) Unser Boulevard Design Overlay Zone (DOZ) 	Specific Area	Policy & Regulation

2.1. **Plan Authority:** The Volcano Heights SDP (“The Plan” or “VHSDP”) is a Rank 3 plan that includes both regulations (i.e. law) and policies (i.e. guidance) as instruments to implement the goals, objectives, and policies of the Rank 1 Albuquerque/Bernalillo Comprehensive Plan, and more specifically the Rank 2 West Side Strategic Plan (WSSP); which designates a Major Activity Center within Volcano Heights as part of the Volcano Mesa Amendment. The Plan supplants the application of all provisions of the City Zoning Code as it pertains to land within the Plan area prior to the Plan’s adoption unless otherwise stated in this Plan.

2.1.1. **Rank Plans**

The City of Albuquerque uses a system of ranked plans, starting with the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan, which sets the vision, goals, and overall policies from a City-wide perspective. There are also lower-ranked plans that must comply with the intent, policies, and goals of higher-ranked plans. Rank 2 Plans, such as the WSSP or the Arroyos Facility Plan, are exclusively policy documents that provide more detail and give more direction about large but distinct areas or facilities within Albuquerque. Rank 3 Plans, including Sector Development Plans (SDPs) such as this Volcano Heights SDP, take the most detailed look at smaller areas and can include both policy and regulations.

This Rank 3 VHSDP is intended to further and comply with the policies and intents of the adopted plans in **Table 2.1**. In order to achieve the goals and unique vision embodied by this Plan, **Table 2.2** summarizes the authority of this Plan in relation to other relevant plans and procedures. [6] Where other plans and procedures are silent, the regulations and standards of this Plan shall prevail.

TABLE 2.2 – PRECEDENCE OF EXISTING REGULATIONS AND PROCEDURES

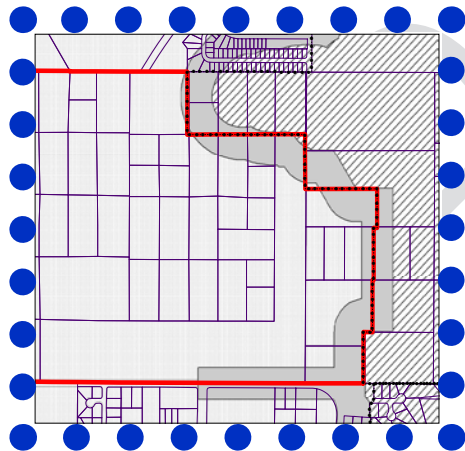
Existing City Regulations or Procedures	Precedence
NWMEP	VHSDP
Unser Boulevard Design Overlay Zone	Most restrictive
Subdivision Ordinance	VHSDP
Right-of-Way Widths	Subdivision Ord.
Other Standards	VHSDP
DPM	DPM VHSDP
City Zoning Code Other	VHSDP

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2.1.2. **Northwest Mesa Escarpment Plan (NWMEP)**
 The Rank 3 NWMEP provides policy guidance and regulations for development within its boundaries. Adopted in 1988, it sets regulations and policies to control design, construction mitigation, view preservation, and drainage to protect sensitive lands in and around the Escarpment, parts of which became the Petroglyph National Monument.

The NWMEP designates three distinct areas and distinguishes regulations and policies accordingly: Conservation, Impact, and View. Volcano Heights is included in the NWMEP boundary and contains a small portion of Impact Area along the boundary of the Petroglyph National Monument to the east, while the rest of Volcano Heights is designated as View Area and subject to policies applicable to that designation. [See Exhibit 2.1.]



Detail : Impact Area in Volcano Heights

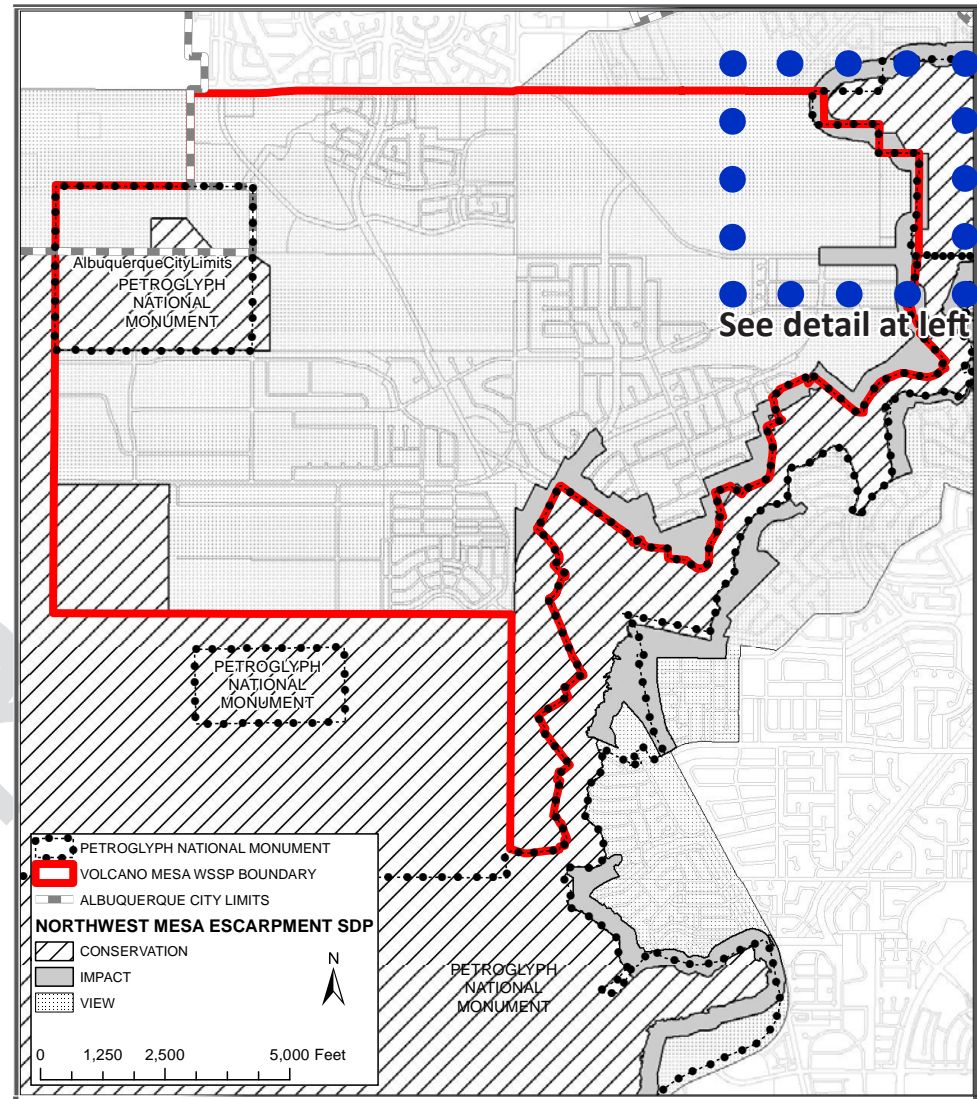


Exhibit 2.1 – NWMEP and WSSP Volcano Mesa Amendment Boundaries [117]

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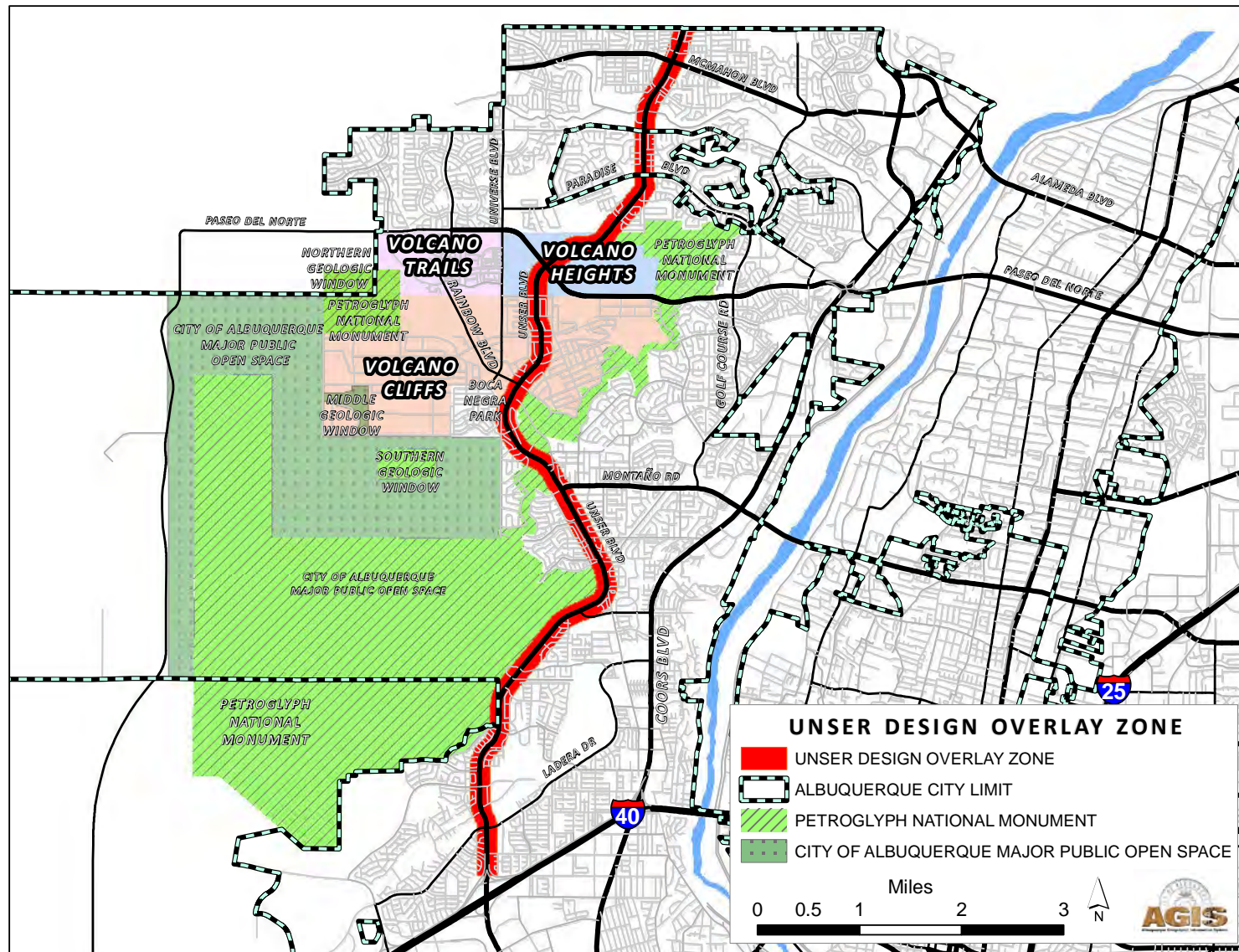
- (i) Because the VHSDP and the NWMEP are both Rank 3 plans with overlapping boundaries, where a policy or regulation conflicts, the VHSDP prevails, unless otherwise stated in this Plan. Where one plan is silent, the policies/regulations of the other plan prevail.
- (ii) Maximum heights by right in Town Center, Regional Center, Mixed-Use, and Neighborhood Transition Zones in Volcano Heights comply with the 40-foot maximum height allowed in the NWMEP View area, although the NWMEP measures from natural grade, and this Plan measures from approved grade, which in some cases may include a minimum amount of fill necessary for construction or to connect to infrastructure. Within Volcano Heights, the approved grade is used to govern **structure building** height.
- (iii) Portions of the Escarpment Transition Zone **and Regional Center Zone [8]** that are also within the NWMEP Impact Area have **structure height** restrictions of 15 feet per the NWMEP, with the exception that heights shall be measured from approved grade. No variances or deviations shall be granted.
- (iv) No bonus heights shall be granted within the Escarpment Transition or Neighborhood Transition Zones.
- (v) Color shall be regulated per **this Plan NWMEP**. All structures and fences shall have exterior colors within a light reflective value of 20-50 percent. This restriction includes building walls and surfaces, roofs, mechanical equipment, and landscaping walls and fences [See **Section 7.5 starting on page 129** for building color restrictions. See **Section 9.7.3 starting on page 154** for walls and fences. ~~See Appendix F for sample colors.]~~ including walls and fences, ~~with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures. [9]~~ The intent is to minimize visibility for the purpose of views into the Plan area **and maximize harmony with the natural environment within the Petroglyph National Monument, as the NWMEP intended.**

In order to balance the intent of respecting and protecting the fabric of unique cultural and geological features of this area with the intent of creating opportunities for a regional employment center and Major Activity Center, the VHSDP includes an optional bonus height system that allows **building height** above 40 feet for the Center and Mixed-Use Zones. Projects must meet additional criteria intended to provide commensurate benefits to both the natural and built environments as a trade-off for bonus height and density.

2.1.3. **Unser Boulevard Design Overlay Zone (DOZ):** The Unser Boulevard Design Overlay Zone, adopted in 1992, sets design regulations regarding signs along the Unser Boulevard corridor between I-40 and the Sandoval County line. [See **Exhibit 2.2 and Exhibit 8.1 on page 137.**]

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Path: Q:\AGISFILE\PROJECTS\PetraMorris\THG-Nov11-VolcanoHeights\December2012\UnserDesignOverlayZone.mxd

Exhibit 2.2 – Unser Boulevard Design Overlay Zone Boundary [117]

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Enacted to preserve views of the Rio Grande Valley, the Sandia Mountains and the West Mesa Escarpment, it affects an area extending 500 feet on either side of the centerline of the roadway. The DOZ prohibits off-premise signs, portable signs, and signs that flash, move, or rotate. On-premise signs within the DOZ boundaries are generally limited to one wall or permanent free-standing sign per façade per business, the height and size of which are regulated based on façade area. For additional details and regulations, please consult the Unser Boulevard DOZ, available on the Planning Department's publications webpage: <http://www.cabq.gov/planning/publications/>

Because the VHSDP and the Unser Boulevard DOZ are both Rank 3 plans with overlapping boundaries, where a policy or regulation conflicts, the more restrictive prevails, unless otherwise stated in this Plan. Where one plan is silent, the policies/regulations of the other plan prevail.

- 2.1.4. **City Zoning Code:** Development standards not addressed in this Plan shall be governed by the City Zoning Code to the extent they are not in conflict with the intent or provisions of this Plan. Where in conflict with this Plan, the development standards under City Zoning Code §14-16-3-18 General Building and Site Design Regulations for Non-Residential Uses, as amended, shall not apply to property within Volcano Heights.

- 2.1.5. **City of Albuquerque Subdivision Ordinance:** Development projects shall be subject to the City of Albuquerque Subdivision Ordinance with the following exception: **Right-of-way widths** identified in **Section 10.6 starting on page 175** in this Plan shall prevail over those in the Subdivision Ordinance, where conflicting. Where the Subdivision Ordinance **conflict is silent in regard to street or streetscape standards** in this Plan, the standards in this Plan **apply shall prevail in order to meet the intent of development in this unique area.**

- 2.1.6. **Development Process Manual (DPM):** Development projects shall be subject to the City DPM. Where the DPM **is silent in regard to street or streetscape standards** in this Plan, **conflicts with this Plan** the standards in this Plan **apply shall prevail to meet the intent of development in this unique area.**

- 2.1.7. **Other City Regulations:** In order to meet the intent of development in this unique area, the provisions of this Plan, when in conflict, shall take precedence over those of other City codes, ordinances, regulations, and standards as amended except **for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and** as noted elsewhere in this Plan. [11] Where this Plan is silent, relevant City of Albuquerque codes, ordinances, regulations, and standards shall apply.



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3.1. Applicability

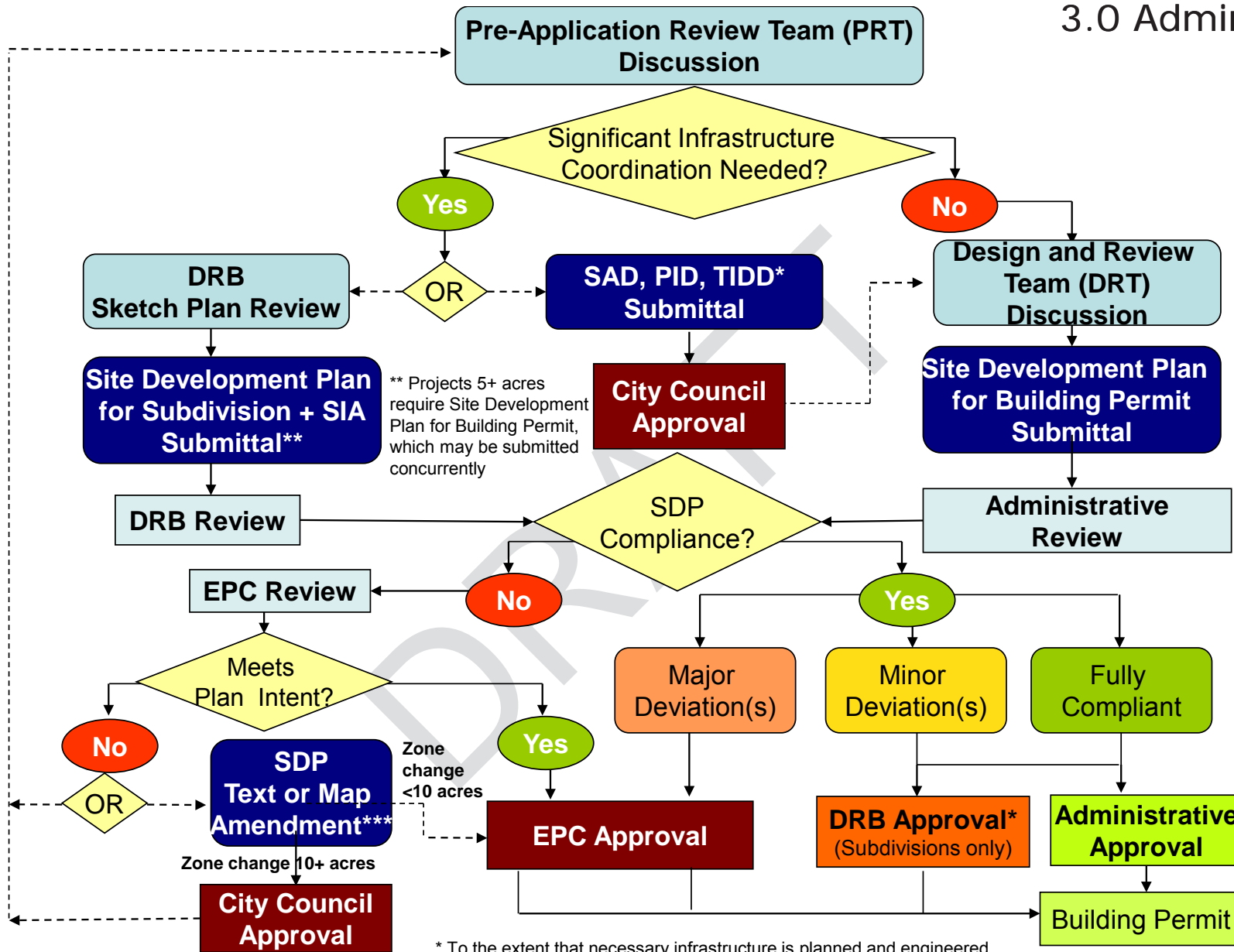
- 3.1.1. The uses, buildings, and structures on all land within Volcano Heights shall conform to this Plan. **Table 3.1** shall determine which sections of the Plan apply to any proposed development based on the type and scope of the proposed development.
- 3.1.2. Provisions of this Plan are activated by “shall” when required, “should” when recommended, and “may” when optional.
- 3.1.3. Terms used throughout this Plan (as noted in bold) are defined in **Section 3.5 starting on page 42** of this Plan. Development within Volcano Heights shall be held to these definitions. For those terms not defined in this Plan, City Zoning Code §14-16-1-5 shall apply. Terms not defined in either section shall be accorded commonly accepted meanings. In the event of conflict, the definitions of this Plan shall prevail.
- 3.1.4. Where in conflict, numerical metrics shall prevail over graphic metrics.
- 3.1.5. In order to meet the intent of development in this unique area, the provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, standards, and plans as amended except as noted elsewhere in this Plan. Where this Plan is silent, relevant City of Albuquerque codes, ordinances, regulations, and standards shall apply. [See **Section 2.0 Plan Authority starting on page 15**].

3.1.6. Projects Subject to Review:

- (i) All private development and redevelopment projects are subject to administrative review by the Planning Department and/or official review by the Development Review Board (DRB) and/or Environmental Planning Commission (EPC) for compliance with the Plan. **Table 3.1** establishes the standards for the applicability of **the various sections of this Plan to all development and redevelopment projects.** [12]
- (ii) Applications for redevelopment projects shall be accompanied by a full-size set of the approved Site Development Plan for Building Permit or Subdivision, whichever is relevant. No building permit shall be approved unless it is consistent with the approved Site Development Plan and landscaping plan, particularly for any items contributing to a bonus height granted for buildings on the property. [See **Section 6.4 starting on page 115**.]

3.2. Development Review and Approval Process

- 3.2.1. **Intent / Purpose:** In order to encourage and support development in Volcano Heights, review and **approval** of proposed projects should be conducted as speedily as possible. As such, this Plan proposes several opportunities to streamline **approval**, notwithstanding any efforts needed to coordinate infrastructure for development in the short-term.



* To the extent that necessary infrastructure is planned and engineered

*** Map amendment includes zone changes.

Exhibit 3.1 – Volcano Heights Approval Process Diagram

CHAPTER II: REGULATIONS

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TABLE 3.1 – APPLICABILITY OF APPLICABLE PLAN SECTIONS BY DEVELOPMENT TYPE [12]

Plan Section	4.1 Land Use Table	5.X.2 Building Placement	5.X.4 Height Standards	5.X.6 Parking & Service	5.X.7.i Encroachments	5.X.7.iii Single-Family Buffer	5.X.9-12 Building Design Standards by Zone	6.0 General Site Development Standards	7.0 General Building Design Standards	8.0 Signage	9.0 Open Space Standards	9.6 Landscaping & Lighting	10.0 Street Standards	11.0 Streetscape Standards
Type of Development														
Residential Buildings (including single-family attached and detached buildings)														
New construction	X	X	X	X	X		X	X	X	X	X	X	X	X
Change of Use with no expansion of building	X			X					X	X		X		
Expansion of use/structure (any building addition, deck, porch, etc.)	X	X	X	X	X		X	X	X			X		
Expansion of use/structure (new accessory building/structure on the lot)	X	X	X		X		X	X	X			X		
Façade changes to existing buildings*														
'A' Street façade					X		X	X	X			X		
All other street façades					X		X	X	X					
Non-residential or Mixed Use Commercial (retail, office, restaurant), lodging, mixed-use building, apartment/multifamily building (3+ units per lot), and live-work buildings														
New Construction	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Renovations associated with change of use/expansion of use with no expansion of building [12]	X			X	X				X	X				
Building Expansion														
0% - 49% increase in building square footage <i>(Standards in applicable sections shall apply only to the expansions)</i>	X	X	X	X	X	X	X	X	X	X	X	X		
50% or greater increase of building area <i>(Standards in applicable sections shall apply the entire building including retrofitting of the existing building if non-conforming)</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X

* Restuccoing with a color other than originally approved requires a permit in order to ensure compliance with color regulations per Section 7.5 starting on page 129.



TABLE 3.1 – APPLICABILITY OF APPLICABLE PLAN SECTIONS BY DEVELOPMENT TYPE (Cont'd)

Plan Section	4. 1 Land Use Table	5.X.2 Building Placement	5.X.4 Height Standards	5.X. 6 Parking & Service	5.X.7.i Encroachments	5.X.7.iii Single-Family Buffer	5.X.9-12 Building Design Standards by Zone	6.0 General Site Development Standards	7.0 General Building Design Standards	8.0 Signage	9.0 Open Space Standards	9.6 Landscaping & Lighting	10.0 Street Standards	11.0 Streetscape Standards
Expansion of parking area only (not in conjunction with expansion of building or use)														
Up to 10 spaces				X				X	X	X		X		
11 or more additional spaces				X		X		X	X	X	X	X		
Façade changes to existing buildings*														
'A' Street façade					X		X	X	X	X		X	X	X
All other street façades					X		X	X	X	X		X		
Signage														
Modification of an existing sign where the cost of the modification is valued at <u>more than</u> 50% of the replacement value of the sign								X	X					
New sign or complete replacement of an existing sign								X	X					

* Restuccoing requires a building permit in order to monitor compliance with color regulations per Section 7.5 starting on page 129.

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3.2.2. Pre-Application Review Team (PRT)

Discussions: Prior to submitting an application for ~~As the first step in proposing~~ a new development project, all potential **applicants** shall schedule and attend a discussion with the Planning Director or his/her designee. The Planning Department holds Pre-Application Review Team discussions weekly to provide informal guidance to property owners and/or developers during the conceptual design phase. This discussion will help determine whether major infrastructure will be needed, options for infrastructure planning and coordination, and opportunities for streamlining approvals. Based on conceptual plans, a staff planner may be assigned to the project to help **applicants** navigate necessary **approval** processes.

3.2.3. Significant Infrastructure Coordination:

Significant infrastructure is determined on a case-by-case basis but generally applies to a major street, drainage or utility facility, etc. that is necessary for the subject property as well as other nearby properties to develop. **Applicants** have two process options to coordinate **significant infrastructure**:

- (i) A Site Development Plan for Subdivision may be submitted to the Development Review Board (DRB). This submittal includes a Subdivision Improvement Agreement (SIA), which documents financial guarantees of funds available to provide infrastructure. **The developer must provide evidence that adequate and appropriate coordination with private utilities has occurred [10] and may be required to show evidence of coordination with nearby**

property owners for other necessary infrastructure.

- a. Once approved by the **DRB**, Site Plans for Subdivision for projects less than 5 acres may proceed directly to **building permit**.
- b. Subject to **approval** by the **DRB**, Site Plans for Subdivision 5 acres or greater shall require a Site Plan for Building Permit, eligible for Administrative Review and Approval per **Section 3.2.5** in this Plan. These site plans may be submitted concurrently.

(ii) Applications for a **Special Assessment District (SAD)**, **Tax Increment Development District (TIDD)**, or **Public Improvement District (PID)** may be submitted to the City Council for **approval**, per the following City Ordinances.

- a. **SAD:** Albuquerque Code of Ordinances Section 6-8.
- b. **TIDD:** Albuquerque Code of Ordinances Section 4-10.
- c. **PID:** Albuquerque Code of Ordinances Section 6-9.
- d. **To the extent that Because** these processes include planning for **significant infrastructure** and provide a financial mechanism to fund infrastructure improvements, applications that receive City Council **approval** are eligible for Administrative Approval of Site Development Plans for Building Permit.

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3.2.4. **DRB Sketch Plat Review:** All applicants shall schedule and attend a discussion with the DRB before submitting a Site Development Plan for Subdivision or a Site Development Plan for Building Permit that requires infrastructure. The DRB holds weekly sketch plat reviews for no fee.

3.2.5. **Administrative Review and Approval:** Once infrastructure is either in place or coordinated with financial guarantees in place per Section 3.2.3 of this Plan, Site Development Plans for Building Permit that fully comply with all standards of the Plan shall be processed administratively by the Planning Director or his/her designee and, if approved, proceed to building permit.

The Planning Department offers Design Review Team (DRT) appointments to applicants every other week to review projects within Sector Development Plan areas. Projects that comply with design regulations may receive a stamp from the DRT and proceed to building permit.

The Planning Director or his/her designee shall be responsible for the following:

- (i) Conducting Pre-Application Review Team Discussions;
- (ii) Assigning Staff to follow the project through the necessary approvals;
- (iii) Conducting DRT Discussions;
- (iv) Reviewing Site Plans for Building Permit for compliance with the intent, policies, and requirements of the Plan;

- (v) Determining whether a Site Plan for Building Permit deviates from any standard within the thresholds for:
 - a. Minor Deviation per Section 3.2.10 and Table 3.2 below and therefore eligible for Administrative Approval;
 - b. Major Deviation per Section 3.2.11 and Table 3.3 below and therefore required to obtain approval by the EPC;
 - c. Non-compliance without meeting the intent of this Plan and therefore required to modify the Project or amend this Sector Development Plan per City Zoning Code §14-16-4-3; OR
 - d. Non-compliance yet still meeting the intent of this Plan and therefore eligible for approval by the EPC with an exception per Section 3.2.13 in this Plan.
- (vi) Determining the public notice required for proposed projects, based on the approval process determined above
 - a. Public Notice for Site Plans for Subdivision per Table 3.4 OR
 - b. Public Notice for Site Plans for Building Permit per Table 3.5.
- (vii) Mailing Public Notice, at the applicant's expense, to relevant Property Owners as noted by (PO) in Table 3.4 or Table 3.5;
- (viii) Determining whether convening the Volcano Heights Review Team is appropriate;

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- (ix) Convening a Volcano Heights Review Team of relevant City staff and/or members of the public, **if deemed appropriate**;
- (x) Processing Site Development Plans for Building Permit that fully comply with the intent, policies, and requirements of the Plan;
- (xi) Approving minor deviations to ~~previously approved~~ Site Development Plans for Building Permit that comply with this Plan and all applicable City ordinances, as per **Section 3.2.10** in this Plan and City Zoning Code §14-16-2-22(A)(6), **including Site Development Plans previously approved either by the EPC or administratively**;
- (xii) Forwarding any major deviations to the EPC per **Section 3.2.11 starting on page 34** below; and
- (xiii) Forwarding any appeals of the decision of the Planning Director, **DRB**, or **EPC** to the City Council, per City Zoning Code §14-16-4-4.

3.2.6. Volcano Heights Review Team (VHRT)

- (i) As part of the Administrative Review Process, a Volcano Heights Review Team (“the Review Team” or VHRT) may be convened by the Planning Director or his/her designee for projects that require interpretation or discretionary judgment with respect to the project’s compliance with standards. This non-judicial Review Team shall be charged with working cooperatively and creatively with the applicant to solve problems and resolve conflicts regarding

elements of a proposed development project that seem to meet the intent and policies of this Plan but face logistic challenges in meeting its numeric or text regulations **or standards**.

The VHRT may include, but is not limited to, the following City staff and/or agency representatives:

- Planning Director or his/her designee
- Staff Planner assigned to proposed project;
- City Planning & Zoning;
- City Hydrologist;
- City Department of Municipal Development (DMD);
- City Open Space Division;
- City Parks and Recreation;
- City Office of Neighborhood Coordination;
- Albuquerque-Bernalillo Water Utility Authority (ABCWUA);
- Mid-Region Council of Governments (MRCOG);
- Public Service Company of New Mexico (PNM);
- New Mexico Gas Company;
- Telecommunications companies;
- Adjacent property owners;
- Potential tenants;
- Neighborhood Association representatives;
- Merchants’ Associations representatives; and/or
- **American Institute of Architects (AIA) representative(s) or other licensed design professional(s) [14].**

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- (ii) City Planning Department shall designate a staff planner to specialize in this Plan and participate in all VHRT meetings.
- (iii) City Open Space Division shall be included in the review process where development is proposed within the Impact Area as defined by the NWMEP or within 200 feet of a significant rock outcropping as shown in **Exhibit 9.1** on page 149 [13].
- (iv) As the Plan area develops, PNM shall be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement [15].

3.2.7. **Development Review Board (DRB) Approval**

- The **DRB** shall be responsible for the following:
- (i) Conducting sketch plat reviews weekly;
 - (ii) Reviewing/acting on Site Development Plans for Subdivisions that comply with this Plan, the DPM, and City ordinances;
 - (iii) Reviewing/acting on minor deviations from any dimensional standard in a Site Development Plan for Subdivision per **Section 3.2.10 starting on page 30** of this Plan;
 - (iv) Reviewing/acting on Site Development Plans for Building Permit that involve 4 or more feet of fill; and
 - (v) Reviewing/acting on Site Development Plans for Building Permit that involve construction within the Impact Area as defined by the NWMEP. [See **Exhibit 2.1** on page 17.]

3.2.8. **Environmental Planning Commission (EPC)**

Approval: The EPC shall be responsible for the following:

- (i) Reviewing/approving Major Deviations from the standards beyond Minor Deviations as defined in **Table 3.2** below, which includes an opportunity for public review and comment at a public hearing. Major Deviation thresholds shall be allowed per **Table 3.3**. The EPC shall not approve projects that fail to meet the intent of this Plan.
- (ii) Reviewing/approving requests for adjustments to street standards beyond the thresholds specified in **Table 10.1 on page 169** that meet the intent of this Plan and can demonstrate policy justification for such requests to the satisfaction of the EPC.
- (iii) Reviewing/approving requests for **exceptions** to the regulations of this Plan that still meet the Plan’s intent, per **Section 3.2.13** in this Plan.
- (iv) Reviewing/approving requests for zone changes 10 acres or less in size and reviewing/recommending to City Council **approval** or **denial** of zone change requests for more than 10 acres.



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3.2.9. City Council Appeal and Approval

- (i) The City Council shall be the body to review/act on SAD, TIDD, and/or PID applications. [See **Section 3.2.3.ii** in this Plan.]
- (ii) Per City Zoning Code §14-16-4-1, the City Council shall be the final review and decision-making body in the following circumstances:
 - a. Zone Map amendments for projects 10 or more acres in size; and/or
 - b. Text amendments, including design regulations.
- (iii) The City Council shall be the final appeal body for proposed projects, per City Zoning Code §14-16-4-3.

3.2.10. Minor Deviations:

- (i) As defined in **Table 3.2**, the **DRB** shall have the authority to approve minor deviations from Site Development Plans for Subdivision and the Planning Director or his/her designee shall have the authority to approve minor deviations to Site Development Plans for Building Permit that:
 - a. Meet the intent of this Plan;
 - b. Do not materially change the circulation and building location on the site;
 - c. Do not increase the building area permitted;
 - d. Do not change the relationship between the buildings and the street, **except in the case of preserving a rock outcrop, sensitive land, and/or culturally significant features;**

- e. Do not allow greater height of any building without a commensurate benefit to the natural environment and built environment;
- f. Do not eliminate regulations intended as protections for single-family development existing at the time of this Plan's adoption; and
- g. Do not change any required element of the **zoning map or Mandatory Primary Streets map** beyond the thresholds established in **Table 3.2** below.

- (ii) **Minor deviations should be considered especially appropriate where they help to preserve a rock outcrop or other cultural or natural feature deemed significant by the City Open Space Division.**
- (iii) Any appeals shall be heard by the City Council, per City Zoning Code §14-16-4-4.

TABLE 3.2 - MINOR DEVIATION CRITERIA

Standard	Minor Deviation Allowed	Criteria
Non-dimensional standard	Any non-dimensional standard deemed minor by the Planning Director or his/her designee.	<ul style="list-style-type: none"> Any deviation shall be based on specific development context that poses a challenge to meet the standards OR a demonstration that the proposed change improves the project's ability to meet the Plan's intent(s).
Site Development Standards		
Build-to zones/setbacks	<ul style="list-style-type: none"> No more than a 20% change in the maximum or minimum setback. On 'B' Streets, BTZ may be extended to 75 feet in the case of avoiding natural and/or culturally significant features. A greater allowance for setbacks and BTZ on 'A' Streets is permitted on a case-by-case basis. 	<ul style="list-style-type: none"> Deviations to the build-to zones and setbacks shall only May be granted due to changes to the street cross sections; changes in the width of a sidewalk; changes to building placement to protect view corridors and/or enhance solar efficiencies; and/or changes to avoid major topography, road elevation changes, or natural and/or culturally significant features or sensitive lands, particularly rock outcroppings [17]. May be granted to create a parking court, where appropriate. In no case shall the sidewalk be less than 6 feet in width.
Building Frontage	No more than a 15% reduction in the required building frontage along each block of an 'A' Street.	<ul style="list-style-type: none"> Any reduction in the required building frontage shall be to accommodate porte cocheres for drop-off and pick-up.
Street screen	Waiver of street screen requirement along a 'B' Street.	<ul style="list-style-type: none"> Requirement for a street screen may only be waived along a 'B' Street frontage of any interim surface parking lot (off-street) that is intended to be in-filled with a parking structure within 2 years. Applicant may be required to show financial records and/or sketch plats indicating intent and/or planning. In no case shall any portion of the surface parking have frontage along an 'A' Street without a required street screen. In no case shall the (off-street) surface parking lot be located at a street intersection for a minimum depth of 20' along each street (regardless of street type). Requirement may be waived where street screens are incompatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair, as long as other satisfactory screening methods are employed or the applicant can demonstrate that the proposed use poses no negative visual impact to the built environment. [84].
	Waiver of street screen requirement next to elevated roadways.	<ul style="list-style-type: none"> Where the roadway grade exceeds the approved property grade by more than 4 feet, the requirement for a street screen may be eliminated as long as the uses pose no negative visual impact from adjacent roadways and/or other methods of screening unsightly visual elements are employed [19]. Requirement may be waived where street screens are incompatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair [84].



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TABLE 3.2 – MINOR DEVIATION CRITERIA (Cont'd)

Standard	Minor Deviation Allowed	Criteria
Building Design Standards	Any dimensional standard change (increase or decrease) up to 10%.	<ul style="list-style-type: none"> Any deviation shall be based on specific development context that poses a challenge to meet the standards OR a demonstration that the proposed change improves the project's ability to meet the Plan's intent(s).
	Any non-dimensional standard deemed minor by the Planning Director or his/her designee.	<ul style="list-style-type: none"> Any deviation shall be based on specific development context that poses a challenge to meet the standards OR a demonstration that the proposed change improves the project's ability to meet the Plan's intent(s).
Off-site Parking Spaces	Additional spaces may be added where limits are placed on conditional uses.	<ul style="list-style-type: none"> Applicant shall provide evidence of no adverse effects on surrounding uses. One or more of the following shall be required, subject to the approval of the Planning Director or his/her designee: <ul style="list-style-type: none"> Parking shall be fully screened via landscaping, wall, and/or fence per Section 6.8.5 starting on page 124 in this Plan. Parking shall be broken up with landscaping every 10 spaces and as otherwise regulated per City Zoning Code §14-16-3-1. Pedestrian walkways shall be included to front entrances, per City Zoning Code § 14-16-3-1(H).
Location/geometry of Mandatory Primary Streets [MOVED to Chapter III Section 10]	Deviation from the Centerline of the street up to 300 feet. In the case of avoiding natural and/or culturally significant features, a greater allowance is permitted on a case by case basis and may require a signed agreement with affected adjacent owners when it affects their properties [16].	<ul style="list-style-type: none"> Shall not introduce a curve beyond what an automobile can navigate safely as defined in the City's Development Process Manual (DPM) Chapter 23, Sections 2 and 3. Any deviation to the location of a Mandatory Primary Street shall be reviewed by the Planning Director or his/her designee for approval. Any deviations proposed to avoid rock outcroppings or other natural and/or culturally significant features shall be coordinated with City Open Space Division.

TABLE 3.2 – MINOR DEVIATION CRITERIA (Cont'd)

Standard	Minor Deviation Allowed	Criteria
<p>Mandatory Primary Street Cross Sections and Frontage Standards [MOVED to Chapter III Section 10]</p>	<p>Any dimensional standard change (increase or decrease) up to 20%.</p>	<ul style="list-style-type: none"> • Shall not eliminate any element from a cross section. • Shall not alter the total right-of-way (ROW) of the paved portion of the cross section. • Shall not decrease travel lanes below 10 feet or increase travel lanes to more than 12 feet. • Shall require justification by the applicant. • May include criteria for variances per City Zoning Code §14-16-4-2(C).
	<p>Adding medians to an 'A' Street.</p>	<ul style="list-style-type: none"> • When incorporating a median, the median shall be a minimum of 2 feet and shall provide enough width to allow vegetation to be planted and sustain itself within the entire median, including turn bays.
	<p>Adding or removing reverse-angled parking to/from an 'A' Street.</p>	<ul style="list-style-type: none"> • On-Street parking may be parallel or reversed angled parking. Where reversed angled parking is used, abutting property owners shall dedicate sufficient additional ROW shall be increased to add that element while still maintaining appropriate dimensions for all other elements. A median is recommended with reverse-angled parking.
	<p>Adding or removing roundabouts and/or other traffic control device.</p>	<ul style="list-style-type: none"> • Roundabouts and/or other traffic control devices shall be constructed in compliance with all City standards with the minimal allowed profile and all feasible best practices to ensure compatibility with a high-quality pedestrian environment. • Roundabouts and/or other traffic control devices on transit corridors shall be designed in coordinate with ABQ Ride. • Prior to the removal of roundabouts and/or other traffic control devices on 'A Streets,' projects shall demonstrate alternative methods to ensure multimodal accommodations to preserve a high-quality streetscape for all transportation modes.
	<p>Increasing the Built-to Zone (BTZ) up to 75 feet from the property line on a 'B' Street.</p>	<ul style="list-style-type: none"> • Allowed to accommodate major topography or road elevation change. • Allowed to avoid a rock outcropping or other sensitive land. • Allowed to create a parking court.
	<p>Changes to the arrangement of street cross sections</p>	<ul style="list-style-type: none"> • Any changes in arrangement of the streets cross section shall be reviewed by the Planning Director or his/her designee to ensure compatibility with the intent of this Plan. • Reference to ITE's "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach" or Context Sensitive Design is encouraged.

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<i>Standard</i>	<i>Minor Deviation Allowed</i>	<i>Criteria</i>
Non-mandatory Secondary Street Cross Section [MOVED to Chapter III Section 10]	Changes to the arrangement of street cross sections	<ul style="list-style-type: none"> Any changes in arrangement of the streets cross section shall be reviewed by the Planning Director or his/her designee to ensure compatibility with the intent of this Plan. Reference to ITE's "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach" or Context Sensitive Design is encouraged.
Streetscape Standards [MOVED to Chapter III Section 11.1]	Street tree planting, street lighting, and other streetscape standards may be adjusted based on the development context and street cross section.	<ul style="list-style-type: none"> Any deviations from the streetscape standards shall be based on specific development context such as vegetation, natural features, drainage, and fire access and are subject to approval by the Planning Director or his/her designee and/or relevant City department.

3.2.11. Major Deviations:

- (i) The EPC shall have the authority to approve major deviations, as defined in **Table 3.3**, that:
 - a. Meet the intent of this Plan;
 - b. Do not materially change the circulation and building location on the site;
 - c. Do not increase the building area permitted;
 - d. Do not change the relationship between the buildings and the street, ~~except in the case of preserving a rock outcrop, sensitive land, and/or culturally significant features;~~
 - e. Do not allow greater height of any building without a commensurate benefit to the natural environment and built environment;
 - f. Do not eliminate regulations intended as protections for single-family development existing at the time of this Plan's adoption; and

- g. Do not change any required element of the **zoning map** ~~or **Mandatory Primary Streets** map~~ beyond the thresholds established in **Table 3.2** below.
- (ii) Major deviations should be given special consideration where they help to preserve a rock outcrop or other cultural or natural feature deemed significant by the City Open Space Division.
- (iii) Any appeals shall be heard by the City Council, per City Zoning Code §14-16-4-4.

TABLE 3.3 - MAJOR DEVIATION CRITERIA

Standard	Major Deviation Allowed	Criteria
Mandatory Primary Street Cross Sections [MOVED to Chapter III Section 10]	The elimination of a street cross section element or adjustment of a dimension beyond the 20% allowed by a minor deviation.	<ul style="list-style-type: none"> Changes to a Mandatory Primary Street cross section may only be due to utility use, drainage requirement, engineering for safety, or to respond to site context. The applicant shall provide engineering drawings demonstrating the need for an adjustment to the street cross section and proposing an improved cross section that works for the project site and adjacent sites, while still meeting the intent of this Plan.
Site Development Standards		
Build-to Zones/Setbacks	A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features or for the purpose of utility use [21] , a greater allowance is permitted on a case-by-case basis.	<ul style="list-style-type: none"> Changes to the build-to zones and setbacks may only be due to any changes to the street cross sections, changes due to utility use [20], changes in the width of a sidewalk, and/or changes to building placement to protect view corridors and/or enhance solar efficiencies [18]. In no case shall the sidewalk be less than 6 feet in width.
Building Frontage	A reduction in the required building frontage along each block of an 'A' Street between 15-30%.	<ul style="list-style-type: none"> Any reduction in the required building frontage shall be to accommodate porte cocheres for drop-off and pick-up.
Building Design Standards	Any dimensional standard change (increase or decrease) between 10-40%.	<ul style="list-style-type: none"> Any change shall be based on specific development context that poses a challenge to meet the standards OR a demonstration that the proposed change improves the project's ability to meet the Plan's intent(s).
	Any non-dimensional standard deemed major by the Planning Director or his/her designee.	<ul style="list-style-type: none"> Any change shall be based on specific development context that poses a challenge to meet the standards OR a demonstration that the proposed change improves the project's ability to meet the Plan's intent(s).

- 3.2.12. **Non-compliance:** This Plan distinguishes projects that meet the intent of this Plan, as determined by the Planning Director or his/her designee, from those that do not.
- (i) Projects that meet the intent of this Plan but require deviations beyond those considered Major per **Table 3.3** in this Plan shall follow one of the relevant processes below:
 - a. Request and justify a variance because of unique parcel conditions through the process outlined in City Zoning Code §14-16-4-2 OR

- b. ~~Request and justify a zone change to SU-2 for SU-1 per City Zoning Code §14-16-2-22 to accommodate a compatible use not listed as permissive or conditional in Table of this Plan;~~
- c. Request and justify an **exception** to a design standard (e.g. Site Development or Building Design Standards) per **Section 3.2.13 in this Plan.**

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- (ii) Projects that do not meet the intent of this Plan shall require either modification to the project or amendment of this Plan, per **Section 3.3** of this Plan and City Zoning Code §14-16-4-3.

3.2.13. Exceptions from Design Standards in this Plan, Subdivision Ordinance, and/or DPM

- (i) As long as a proposed project meets the intent of this Plan, the EPC shall be authorized to approve Site Development Plan submittals with appropriate **exceptions** to adopted standards and regulations, provided a project meets at least one of the following conditions, as justified by the **applicant**:
 - a. The project includes ~~elements of~~ **exceptional** civic, architectural, or environmental design. These design elements should provide a benefit to the City, **adjacent** property owners, and/or the built or natural environment that justifies the requested **exception** to the satisfaction of the EPC.
 - b. The **exception** will help to preserve and/or enhance significant views, **rock outcroppings**, or other natural features.
 - c. The **exception** will help to coordinate and/or enhance development or improvements on **adjacent** properties ~~and/or accommodate utility use or public utility structures [22]~~.

- d. The **exception** is needed to accommodate a **major employer**. ~~Such an exception may be subject to a development agreement with the City that includes clawback provisions in the event that the major employer leaves the Plan area within 5 years of project approval.~~

- (ii) In order to justify requests for **exceptions**, the **applicant** shall submit sufficient design sketches, photographs, and other detailed information as may be necessary to demonstrate the case and solution requested for an exception to the adopted regulations.

- (iii) Site Development Plans may require additional analysis and/or documentation, such as, but not limited to: site elevations, site sections, and building heights showing impacts to views and/or relationship to nearby **sensitive lands**.

~~3.2.14. **Project Approval:** The Planning Director, DRB, or EPC are authorized to approve Site Development Plans for public and private projects that meet the intent of the Volcano Heights Sector Development Plan. This approval is required as a condition for the following: [Removed as redundant to Table 3.6 and other text sections in 3.2]~~

- ~~(i) Acceptance by the Planning Department of an application for a grading permit;~~
- ~~(ii) Acceptance by the Planning Department of an application for a **building permit** for construction of a new structure;~~
- ~~(iii) Acceptance by the Planning Department of an application for a **building permit** for expansion of an existing structure;~~

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- (iv) ~~Acceptance by the Planning Department of an application for a building permit for exterior renovation, remodeling, or other alteration of existing structure;~~
- (v) ~~Construction of a surface parking lot; and/or~~
- (vi) ~~Acceptance by the Planning Department of an application for a sign permit.~~

3.2.15. **Review of Phased Projects:** To minimize review steps for phased projects, the **DRB** may approve a Site Development Plan for Subdivision for all phases provided that the **applicant** submits drawings that depict the initial phase as well as all future phases. The Site Development Plan is valid for seven years from the date of the **approval** and may be amended administratively per City Zoning Code §14-16-2-22.

3.3. **Amendments to the Sector Development Plan and/or Zoning Map:** Amendments and/or changes to the zoning map, ~~Mandatory Primary Streets map, and property boundaries~~ shall be considered by the EPC for sites 10 acres or less. For sites more than 10 acres and for all text amendments, the EPC is the recommending body, and the ~~Land Use Hearing Officer shall consider such changes and recommend approval or denial for final action by submit a recommendation to the~~ City Council is the decision-making body per City Zoning Code §14-16-4-1.

3.4. Public Notification

3.4.1. Notification for Site Plans for Subdivision shall be required as per **Table 3.4**.

3.4.2. Notification for Site Plans for Building Permit shall be required as per **Table 3.5**.

3.4.3. **Applicant Responsibilities:** When required (as noted with “NA” in **Table 3.4** or **Table 3.5**), the **applicant** shall give written **notification** of the Application for Site Development Plan to ~~the relevant groups registered with the Office of Neighborhood Coordination. This may include recognized~~ **Neighborhood Associations**, Neighborhood Coalition, non-recognized neighborhood organization, homeowner association, property owner association, or merchant association that covers, abuts, or is across the public **right-of-way** (ROW) from the project site.

- (i) The Office of Neighborhood Coordination (ONC) shall provide the **applicant** with a complete list of the names and addresses for all people who require **notification**, including any interested parties in the area who have registered with ONC to receive notice. The **applicant** shall not be held responsible for notifying people who are not on the ONC list.
- (ii) Notification shall include a reduced version of the proposed Site Development Plan, including the Landscape Plan; the date, time, and location of the **DRB** or EPC hearing; contact information for the **applicant**; and the name, e-mail, and phone number of the Staff Planner.

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(iii) Notification shall be sent by certified mail, return receipt requested, and postmarked at least fifteen (15) days in advance of the hearing.

(iv) The **applicant** shall give copies of the ONC **notification** list and proof of mailings to the Approval Body for the hearing record. Failure by the **applicant** to show proof of **notification** shall be grounds for a deferral of the applicant’s proposal at the Hearing until proper proof of **notification** is provided by the **applicant**.

TABLE 3.4 – APPROVAL PROCESS AND NOTIFICATIONS: SITE PLANS FOR SUBDIVISION

Zones	Proposed Project	Compliance	Approval Process		Notification		
Transition Zones	Any Project < 5 acres	Fully Compliant	DRB				NR
		Minor Deviation(s)	DRB				NR
		Major Deviation(s)		EPC	NA	PO	
	Any Project 5+ acres	Fully Compliant	DRB		NA	PO	NR
		Minor Deviation(s)	DRB		NA	PO	
		Major Deviation(s)		EPC	NA	PO	
Center Zones + VHMx	Any Project < 5 acres	Fully Compliant	DRB				NR
		Minor Deviation(s)	DRB				NR
		Major Deviation(s)		EPC	NA	PO	
	Any Project 5+ Acres	Fully Compliant	DRB				NR
		Minor Deviation(s)	DRB				NR
		Major Deviation(s)		EPC	NA	PO	

Approval Process Abbreviations

DRB = Development Review Board

EPC = Environmental Planning Commission

Notification Abbreviations

NA = Neighborhood Associations *(Includes relevant Merchants Associations registered with the Office of Neighborhood Coordination. Notice shall be the responsibility of the applicant.)*
PO = Property Owners within ~~200~~ 100 feet *(Notice shall be the responsibility of the Planning Director or his/her designee at the applicant’s expense.)*
NR= Not Required

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3.4.4. **Planning Director Responsibilities:** When required (as noted with “PO” in **Table 3.4** or **Table 3.5**), the Planning Director or his/her designee shall provide mailed **notification** to property owners within one hundred (100) feet of the boundaries of the proposed project site, excluding public rights-of-way, **at the applicant’s expense.**

Notification shall be postmarked a minimum of ~~ten (10)~~ **fifteen (15)** days prior to the hearing and shall include reduced copies of the proposed Site Development Plan, the Landscape Plan, and contact information for the Planning Department and the **applicant.**

TABLE 3.5 – APPROVAL PROCESS AND NOTIFICATIONS: SITE PLANS FOR BUILDING PERMIT

Zones	Proposed Project	Compliance	Approval Process				Notification	
Transition Zones	Residential Project < 5 acres	Fully Compliant	AA					NR
		Minor Deviation(s)	AA	VHRT				NR
		Major Deviation(s)			EPC	NA	PO	
	Residential Project 5+ acres OR Project with Non-residential Component (any size)	Fully Compliant	AA	VHRT		NA	PO	NR
		Minor Deviation(s)	AA	VHRT		NA	PO	
		Major Deviation(s)		VHRT	EPC	NA	PO	
Center Zones + VHMx	Any Project < 5 acres	Fully Compliant	AA	VHRT				NR
		Minor Deviation(s)	AA	VHRT				NR
		Major Deviation(s)		VHRT	EPC	NA	PO	
	Any Project 5+ Acres	Fully Compliant	AA	VHRT				NR
		Minor Deviation(s)	AA	VHRT				NR
		Major Deviation(s)		VHRT	EPC	NA	PO	

Approval Process Abbreviations

- AA = Administrative Approval
- VHRT = Volcano Heights Review Team
- EPC = Environmental Planning Commission

Notification Abbreviations

- NA = Neighborhood Associations *(Includes relevant Merchants Associations registered with the Office of Neighborhood Coordination. Notice shall be the responsibility of the applicant.)*
- PO = Property Owners within ~~200~~ **100** feet *(Notice shall be the responsibility of the Planning Director or his/her designee **at the applicant’s expense.**)*
- NR= Not Required

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TABLE 3.6 – APPROVAL PROCESS BY DEVELOPMENT TYPE

Type of Request	Administrative Review (PRT/DRT)	Administrative Approval (AA)	DRB Decision	EPC Decision	City Council Decision	Building Permit (Front Counter)	Applicable Sections/Criteria
1. Ordinary building maintenance (includes changes to the exterior and/or interior)						X	<ul style="list-style-type: none"> Interior changes may require building, electrical, and/or other city permits Exterior changes affecting more than 120 SF require a building permit.
2. Renovation or alteration of a building interior with no exterior façade changes						X	<ul style="list-style-type: none"> Interior changes may require building, electrical, and/or other city permits.
3. Renovation, alteration of, or addition to an existing building	X	X				X	<ul style="list-style-type: none"> Any decision on Major Deviations from dimensional elements limited to building height and building setbacks shall be made by the EPC.
4. Demolition of a building	X					X	<ul style="list-style-type: none"> Requires demolition permit from the City.
5. New construction with < 4 ft. fill NOT requiring significant infrastructure	X	X		Major Deviat.		X	
6. New construction with < 4 ft. fill requiring significant infrastructure	X		X	Major Deviat.		X	
7. New construction with 4+ ft. fill	X		X	Major Deviat.		X	<ul style="list-style-type: none"> Requires sign-off from City hydrologist.
8. Construction of a parking garage	X	X		Major Deviat.		X	<ul style="list-style-type: none"> Building Design Standards shall apply.
9. Construction of a new surface parking lot or expansion of an existing surface parking lot	X		X	Major Deviat.		X	

Notes:

1. Appeals per City Zoning Code §14-16-4-4
2. Deviat. = Deviation [See **Table 3.2** and **Table 3.3**]

TABLE 3.6 – APPROVAL PROCESS BY DEVELOPMENT TYPE (Cont'd)

Type of Request	Administrative Review (PRT/DRT)	Administrative Approval (AA)	DRB Decision	EPC Decision	City Council Decision	Building Permit (Front Counter)	Applicable Sections/Criteria
10. Renovation associated with change of use within an existing building or structure (with no exterior façade changes) [23]	X	X				X	
11. New sign or alteration of an existing sign	X	X				X	<ul style="list-style-type: none"> Sign permits shall be required for all new and altered signs within any character zone. Signs may be approved administratively for all signs that conform to Sign Standards.
12. Master Sign Plan approval	X		X	Major Deviat.			<ul style="list-style-type: none"> See #11 above.
13. Character zone boundary change request	X			Recomm.	X		<ul style="list-style-type: none"> All requests to change the underlying zoning boundaries shall be processed as an SDP Zoning Map Amendment per City Zoning Code §14-16-4-3. Zone changes shall not eliminate any Character Zone from the Plan area or change the overall boundary of the Plan area.
14. Request to change zoning standards or design standards (i.e. text amendment)	X			Recomm.	X		<ul style="list-style-type: none"> All requests to change the underlying zoning and/or design regulations shall be processed as an SDP text amendment to zoning per City Zoning Code §14-16-4-3.

Notes:

1. Appeals per City Zoning Code §14-16-4-4
2. Deviat. = Deviation [See Table 3.2 and Table 3.3]
3. Recomm. = Recommendation to the City Council

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3.5. Definitions

The following definitions shall apply within Volcano Heights. For those terms not defined in this Plan, City Zoning Code §14-16-1-5 shall apply. In the event of conflict, the definitions of this Plan shall prevail. Where used elsewhere in this Plan, these terms appear in bold.

- A' Street:** A street designation in this Plan used to denote pedestrian-friendly streets with few or no curb cuts, particularly suited to retail opportunities.
- Abutting:** The condition under which two properties touch, without separation by a public **right-of-way (ROW)**.
- Accessory Building:** Defined per City Zoning Code §14-16-1-5, accessory buildings do not count as **buildings** for the purposes of **building frontage** or Site Development Standards in this Plan. Accessory buildings shall conform to the Building Design Standards in this Plan.
- Accessory Use:** A use that is appropriate, subordinate and customarily incidental to the primary use of the lot.
- Adjacent:** The condition under which two properties are next to each other, whether **abutting** or separated from a public **ROW**.
- Alley:** A thoroughfare designated by the City as public **ROW**, which affords secondary means of access to an **abutting** property.



Mezzanine on the West Side

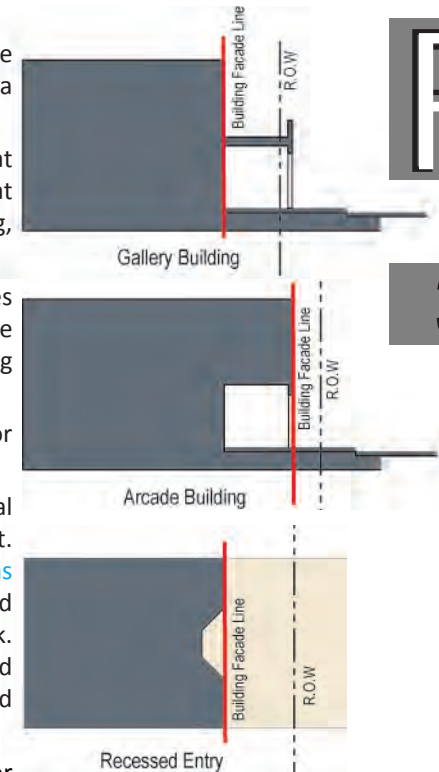
Amphitheater: An open-air venue for entertainment, typically comprised of a stage facing a sloping, semi-circular seating gallery. The scale should complement surrounding development. Where located within 500 feet of existing residential uses, special design measures, such as locating the stage so sound is directed away from homes or employing berms or walls to redirect sound as necessary, shall be taken to reduce ambient impacts off-site. Amphitheatres shall comply with the City noise control ordinance [Article 9 of Building and Safety: ROA 1994 Sec. 9-9].

Ancillary Structure: A standalone structure with at least one open side located in an open space area. While it may include minor commercial uses, such as small food or news vendors, it is primarily intended to serve as a civic element for general public use to support and complement more passive activities. Ancillary structures may take the form of a pavilion, pergola, or kiosk. The style should complement surrounding buildings while remaining clearly subordinate to them in mass and scale. Ancillary structures do not count as buildings for the purpose of building frontage or Site Development Standards in this Plan but shall conform to the Building Design Standards in this Plan.

Angled Parking: See Parking, Angled.

Appeal Process: The process by which a **land-use decision declaratory ruling** made by the DRB, EPC, or Planning Director **denial** may be challenged.

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Sample Building Façade Lines

Applicant: A person applying for Site Development Plan **approval**. The person may be the property owner or owner’s **agent representative**.

Approval: An action taken by the Planning Director (or his/her designee) or EPC issuing a **Notice of Decision (NOD)** or by the DRB signing and dating a Site Development Plan as **approved**.

Approved Grade: The grade approved by the City Hydrologist that meets the requirements of the City drainage ordinance, provides sufficient conditions to link to utilities, but imports the least amount of fill. Approved grade may or may not be the same as the nearest roadway grade [24].

Articulation: A means of breaking up large expanses of blank wall both horizontally and vertically by adding changes of relief (i.e. how far a portion of the façade projects from or is recessed into the main façade surface), alternating building materials, and/or the placement of windows, **portals**, and other exterior features.

Attics / Mezzanines: The interior part of a **building** contained within a pitched roof structure or a partial story between two main stories of a building.

Auto-related Sales and Service Uses: Establishments that provide **retail sales** and services related to automobiles including, but not limited to, cars, tires, batteries, gasoline, etc.

Auto-oriented: A term describing those aspects of a project intended primarily for the benefit of vehicle access, amenities, and service, including but not limited to drive-through lanes, drive-up windows, queuing, parking, **alleys**, loading areas, etc.

Awning: A decorative feature extending from the exterior of a **building** that may serve as a shelter from the sun, rain, or wind.

‘B’ Street: A street designation in this Plan that denotes an **auto-oriented** street that provides vehicle access to parking, services areas, etc.

Block Size: Block size is measured between centerlines of the vehicular streets that frame the block, which is defined per City Zoning Code §14-16-1-5.

Bikeway: Any bicycle lane, bicycle route, and/or bicycle trail.

Build-to Zone (BTZ): The area within which the principal building’s front façade is to be built. (Porches and courtyards do not count as principal façades.) The BTZ is measured from the required minimum setback. Where appropriate, parking is allowed within the BTZ, given the required screening.

Building: Any structure used or intended for supporting or sheltering any use or occupancy that is entirely separated from any other structure by space or by walls in which there are no common doors, windows, or similar openings; is covered by a roof; and forms an enclosed space. Buildings generally enclose primary uses of the site, as opposed to **accessory buildings**, which enclose accessory (i.e. secondary or auxiliary) uses.

Building Façade Line: The vertical plane along a lot where the building’s front façade is actually located.

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Building Frontage:

The percentage of ground floor **front** façade **width** located within the **Build-to Zone** as a proportion of the lot width **block-frontage** along an **'A'** or **'B'** Street. **Parks**, plazas, improved **forecourts**, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage. [See calculation diagram.]

Building Height:

The height of a **building** measured from approved grade to the eave line in the case of a pitched roof or to the roof line in the case of a **parapet**. See also **structure height**.

Building Permit:

An official certificate of Entitlement issued by the City to an **applicant** in order to construct, enlarge, or alter a structure.

Business Improvement District (BID):

Business Improvement Districts (BIDs) are created by petition of at least ten or more business owners comprising at least 51% of the total business owners in the proposed district. Upon receipt of the petition, a municipality typically passes an ordinance creating the district and establishing the time and terms for paying the BID fee, which could be assessed as part of property taxes or paid annually by tenants. The municipality appoints a management committee, typically an existing revitalization nonprofit or a committee of nominees submitted by business owners, to manage collected fees and act as the legal entity to provide ongoing maintenance, services, and liability for a self-defined area. BIDs often employ a property manager that can act as a recruiting, marketing, and brokering agent for the district. [See also State of New Mexico BID Act, Sections 3-63-1 to 3-63-16 NMSA 1978.]

Bus Rapid Transit (BRT):

A public transportation system with some dedicated infrastructure and additional resources that enables **service that is timely and more efficient than an ordinary bus line can provide**. These systems approach the service quality of rail transit with the cost savings and flexibility of bus transit.

Center Zones:

Character Zones within Volcano Heights meant to provide gravity to hold together surrounding development. Center Zones are intended to have the most dense, urban, walkable built environment and the most intense activity, particularly for pedestrians. In this Plan, Center Zones include Town Center, Regional Center, and Village Center zones.

Character Zone:

A zone within Volcano Heights that creates an urban form distinct from other zones in the Plan area. Character Zones are identified in the zoning map in **Section 4.1 starting on page 59**.

Civic Space:

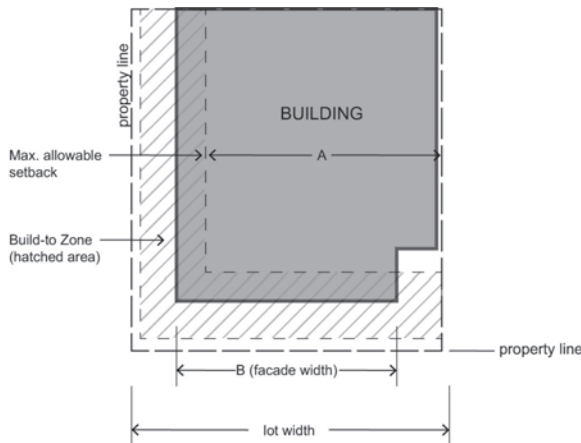
See Open Space, Civic.

Colonnade:

A row of regularly spaced columns supporting a major horizontal element above.

Commercial Ready:

A space constructed at a minimum ground floor height as established by character zone that may be used for non-commercial uses and/or be converted into retail/commercial use. The space must comply with all building and construction codes for retail use in place at the time of site plan **approval**. Commercial-ready spaces are intended to provide additional flexibility to use space according to market demand.



$$\text{Building Frontage \%} = \frac{B \text{ (building facade width)}}{A \text{ (lot width minus max. setback, if any)}} \times 100$$

Building Frontage Calculation

3.0 Administration

Commercial Surface Parking Lot: Typically for-fee parking as the primary use of the property. This does not include commercial garages or required off-street parking that supports an associated, primary commercial use located on the same property, such as store or office parking.

Community Garden: A small- to medium-size garden cultivated by members of an area for small-scale agricultural uses for the benefit of the same people. It may consist of individually tended plots on a shared parcel or may be communal (everyone shares a single plot).

Cornice: The uppermost section of the trim along the top of a wall or just below a roof.

Courtyard: A landscaped open space in the center of the block with no street frontage, surrounded by walls or buildings on all sides. It shall be large enough to allow for public activities and have sunlight during midday. It should be designed to connect to **adjacent buildings** or to the public sidewalk through a pedestrian passage and should incorporate **water harvesting**.

Denial: A refusal by any relevant **approval** body to approve an application because of non-compliance with the intent, requirements, regulations, and/or standards of a Sector Development Plan and/or applicable City codes.

Development Review Board (DRB): A 5-member board of City staff (designees for the Planning Director, Parks and Recreation, and ABCWUA; City Engineer; and Traffic Engineer) charged with administering the Subdivision Ordinance and granting **approval** or **denial** of Site Development Plans. [DRB Hearings are weekly.]

DRB Hearing: ~~The quasi-judicial~~ Hearings held to review Site Development Plans and take public comment on proposed projects.

EIFS: Exterior Insulating Finishing System, a relatively inexpensive building material limited by the Building Design Standards in this Plan.

Encroachment: Any structural or non-structural element such as a sign, **shade structure**, canopy, terrace, or balcony, that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public ROW, or above a height limit. Encroachments are allowed via revocable permit and subject to license and fee restrictions per the DPM, Chapter 8.

Escarpment: A linear, steeply sloped landform or cliff-like area that separates flatter terrain above and below it. The Northwest Mesa escarpment consists of lands in excess of 9% slopes covered with basalt boulders, which form the division between the mesa top above and the edge of the former Rio Grande floodplain below. Most of the escarpment is protected from development as part of the Petroglyph National Monument. The escarpment generally provides a visual demarcation between built and natural environments and between public and private lands.

Exception: In addition to exceptions allowed by City Zoning Code §14-16-4-2, this Plan defines criteria under which a project can request an exemption from a regulation in this Plan. [See **Section 3.2.13 starting on page 36**]



Action Buzz Community Garden



Sawmill Courtyard



Brickyard District Courtyard

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Exceptional Project:

Any project incorporating elements of exceptional civic, architectural, or environmental design that benefit the City, **adjacent** properties, and/or the built or natural environments, **including outstanding public spaces, innovative buildings or structures, or forward-thinking design for sustainability and/or context-sensitive design.** Important benefits to the natural environment **relevant to this Plan** include habitat preservation; interpretation and/or preservation of cultural and/or archaeological resources; or sustainability, **Low-Impact Design**, or **water harvesting.**

Façade:

Any separate external face of a **building**, including **parapet** walls and recessed walls. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are considered part of a single façade.

First Flush Storm Event:

The stormwater runoff during the early stages of a storm that can deliver a potentially high concentration of pollutants due to the washing effect of runoff from impervious areas directly connected to the storm drainage system.

Forecourt:

Similar to a **courtyard** but located in the front of a **building** such that the forecourt is surrounded on two or three sides by wings of the building. See also **parking court.**

Frontage:

See **building frontage.**

Full-service Grocery:

~~A retail establishment that primarily sells food but may also sell other convenience and household goods, which occupies at least 5,000 gross square feet (GSF) but not more than 20,000 GSF.~~

Gallery:

An extension of the main façade of the **building** at or near the front property line. The gallery may overlap the public sidewalk, subject to **encroachment** license and fees per the DPM, Chapter 8.

Gross Square Feet (GSF):

Corresponds to the definition of Gross Floor Area per City Zoning Code §14-16-1-5. (GSF = Net Usable Area + Structural Space).

Homeowners Association (HOA):

An organization in a subdivision, planned community, or condominium that makes and enforces rules for the properties in its jurisdiction. HOAs collect monthly or annual dues and act as the legal entity responsible for construction, ownership, ongoing maintenance, and liability for amenities in common areas, such as **parks**, tennis courts, elevators, and swimming pools. HOAs can levy special assessments on homeowners when the association lacks sufficient reserves to pay for unexpected repairs and can place liens on property owners behind on their dues. An HOA that chooses to register with the City ONC shall be included in official **notification** requirements of projects per **Table 3.4 on page 38** and **Table 3.5 on page 39** of this Plan.

Institutional Uses

Uses related to non-profit organizations dedicated to religious, educational, healthcare, or social functions.

Intent:

A clarifying statement that sets forth a broad desired outcome. A statement of intent does not require specific actions unless the mandatory word “shall” is specifically used.



Forecourt in East Downtown



Gallery in Downtown

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Intelligent Transportation Systems (ITS): Telecommunications technologies employed to minimize traffic congestion, air pollution and fuel consumption. ITS can include variable message signs, wireless communication, closed-circuit television (CCTV) cameras and advanced traffic signal controls.

Kiosks: Mobile structures that have functioning wheels and an axle, including mobile vending carts, mobile food units, and raw produce vending stands, for the sale of goods including but not limited to food, produce, flowers, and/or arts and crafts.

Live-Work: A dwelling unit that is also used for work purposes, such as professional office, artist’s workshop, or studio, located on the street level and constructed as separate condominium units or as a single unit. The ‘live’ component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this Plan in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises, and customers may be served on site.

Living Fence: A landscaping treatment, which may include earth berms, a minimum of three feet tall with vegetation dense and/or tall enough at maturity to screen abutting uses, particularly parking areas. Appropriate species shall be selected from the Plant List in Table 9.5 starting on page 158 in this Plan.

Lot: A separate tract or parcel of land platted and placed in the County Clerk’s record in accordance with applicable laws and ordinances.

Low Impact Design (LID): An approach to managing rainwater runoff that emphasizes conservation and use of on-site natural features to protect water quality. Using engineered small-scale hydrologic controls, LID works to replicate the pre-development condition by infiltrating, filtering, storing, evaporating, and detaining runoff close to its source. Frequently used LID techniques include bioretention cells (rain gardens), cisterns, ~~green roofs~~, pervious paving, bioswales, water harvesting in landscape areas, parking islands, street medians, and commercial filter systems [25].

Major Employer: A company with 150+ employees in a particular structure or campus. [Moved to Streets, Primary to re-alphabetize.]

Mandatory Streets: Manufacturing, Light

Manufacture from previously prepared materials or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution.

Massing As referenced in Building Design Standards in Section 5, massing describes the arrangement of three-dimensional volumes that make up a building’s form. Architectural elements such as windows, doors and roofs as well as interior floor plans can also affect building mass. Massing is an important factor in the visual interest of a building and how it complements its surroundings.



Living Fence on the West Side

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Merchants Association:

A voluntary member organization of businesses within a self-defined area. Merchants Associations typically collect regular dues to pool funds that pay for maintenance, improvements, property management, marketing, etc. for privately owned amenities. Merchants Associations that choose to register with the City Office of Neighborhood Coordination (ONC) shall be included in official **notification** of projects per **Table 3.4 on page 38** and **Table 3.5 on page 39** of this Plan.

Mixed Use:

Any legal combination of permitted or **approved** conditional land uses, typically referring to a mix of residential and non-residential uses. In this Plan, all Character Zones include a mix of uses. The particular mix of uses is tailored for each zone based on location, access, and surrounding context. One character zone is named Mixed Use to distinguish it from the **Center Zones** and the **Transition Zones**.

Neighborhood Association:

A voluntary member organization of residents within a self-defined area. Membership in a Neighborhood Association is defined by each individual Neighborhood Association's by-laws. A neighborhood association that chooses to register with the City ONC shall be included in official **notification** requirements of projects per **Table 3.4 on page 38** and **Table 3.5 on page 39** of this Plan.

Net Square Feet (NSF):

Corresponds to definition of Net Leasable Area in City Zoning Code §14-16-1-5 (i.e. the net floor space in a **building** measured from the inside surfaces of exterior walls and excluding interior walls and partitions, mechanical equipment rooms, lavatories, janitorial closets, elevators, stairways, major circulation corridors, aisles, and elevator lobbies).

Notice of Decision (NOD):

The official document issued by the Planning Director or his/her designee, the DRB, or the EPC that contains the decision regarding a given application **approving Site Development Plans**.

Notification:

Notification is the requirement of an **applicant** to notify, by certified/return receipt mail, two duly authorized representatives of any **Neighborhood Association** or other association registered with the Office of Neighborhood Coordination within, abutting, or adjacent to the area covered by the Site Development Plan. See **Table 3.4** and **Table 3.5** for projects requiring the Planning Director or his/her designee to notify property owners within **100 200** feet of the project boundary, **at the applicant's expense**.

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Open Space: In lowercase letters, a generic term for any outdoor space or amenity intended to **retain access to open air and sunlight remain unbuilt**, regardless of location, ownership, or management responsibility—e.g., landscaped medians, buffers, **paseos, setbacks, courtyards, community gardens**, or balconies. Open space is required through various means in order to provide a psychological and physical respite from development densities. Healthy places balance density vs. openness, urban vs. natural environments. For City-owned open space, see Open Space, Major Public.

Open Space, Civic: Publicly accessible areas within the **Build-to Zone** along public rights-of-way, such as plazas, **paseos**, and **patios streetscapes, or other private open space areas to which the public has been granted access through a public access easement**. These spaces may count as either **usable** or **detached open space**.

Open Space, Detached: Outdoor space required by zone to balance development densities in a developing area. **Detached open space** shall be provided via dedication, on-site, or cash-in-lieu per City Zoning Code §14-16-3-8. See requirements in **Section 9.4 starting on page 145**. Management responsibilities for dedicated lands shall be determined as part of the developer’s dedication agreement. Detached open space requirements are in addition to, and calculated and administered separately, from **usable open space** or Impact Fees.

Open Space, Developed: Any portion of **usable open space** that has been improved from its natural state with a constructed **private open space amenity**, whether accessible privately or publicly (i.e. **plaza, amphitheater, playground, balcony**, etc.) .

Open Space, Major Public (MPOS): Publicly-owned spaces managed by City Open Space Division. These are typically greater than five acres and may include natural resources, preserves, recreational facilities, dedicated lands, or trail corridors. The **Petroglyph National Monument** is Major Public Open Space, managed jointly by the National Park Service and City Open Space Division.

Open Space, Usable: Outdoor space to be preserved on-site **and managed privately** to help ensure livable conditions on each site. See **Section 9.5 starting on page 146**. ~~Management responsibilities to be determined as part of the developer’s dedication agreement.~~ On-site open space in non-residential and mixed use developments shall be accessible to the public, with the exception of balconies, porches, **courtyards**, and landscape areas.

Open Space Network: The totality of **Major Public Open Space** managed by the City Open Space Division, comprising native or minimally-developed areas such as public rights-of-way, trail corridors, and environmentally **sensitive lands** that are preferably (but not necessarily) visually or physically linked.

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Paseo



Parking Court in Nob Hill



Paseo in Downtown



Patio on the West Side

Open Space, Private:

Any open space owned, managed, and maintained privately. Private open space may count as **usable** or **detached open space**, depending on whether it is provided on the same site as the proposed project. For all residential and mixed uses, privately accessible open spaces such as **courtyards**, porches, and balconies may count as **usable open space**. Private open space amenities shall be the responsibility of property owners/developers for the cost of construction, and ongoing maintenance and liability shall also be privately funded, such as by a **POA or HOA**. Property owners may grant public access to **private open space** via a public access easement that remains with the property in perpetuity. To be dedicated to the City for ongoing maintenance and liability responsibility, such spaces must meet City standards and be acceptable to and accepted by the relevant City department.

Parapet:

A low wall that serves as a vertical barrier at the edge of a roof, terrace, or other raised area; in an exterior wall, the part entirely above the roof.

Park:

A **civic space** programmed for active recreation, available for passive recreation, and accessible to the public.

Parking, Angled: Refers to both “head in” parking and “reverse-angle” parking.

Parking Court:

A small parking area surrounded by three wings of a **building**, served by one-way access from an **‘A’ Street**, with angled parking spaces screened by vegetation or **living fence**.

Paseo:

Linear urban spaces that connect one street to another at through-block locations. These civic open spaces are dedicated to pedestrian movement between blocks and buildings or along **alleys**. Paseos may terminate public streets within the Plan area.

Patio:

An outdoor space for dining or recreation that adjoins a residence or non-residential use and is often paved. It may also be a roofless inner **courtyard** within a residential or non-residential use.

Pedestrian-oriented:

A term describing those aspects of a project intended primarily for the benefit of access, amenities, or services for people on foot or bicycle, including design details at the scale of the human body.

Permeable Paving:

Hardscape material used as a means of allowing water and air to penetrate to underlying soil or gravel reservoir for storm water control, reduction in heat island effect, and the health of planted materials. Examples include pave stones, matrix materials, permeable asphalt, or permeable concrete.

Planning Director:

The Director of the City of Albuquerque Planning Department or his/her designee.

Petroglyph National Monument:

Over 7,000 acres of Major Public Open Space designated a national monument by the U.S. Congress in 1990 and jointly managed in the public interest by the City Open Space Division and the National Park Service. The Plan area abuts the Monument to the east.

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Playgrounds **Civic open spaces** designed and equipped for children’s recreation. Playgrounds should serve as quiet, safe places – protected from the street and typically located where children do not have to cross major streets to access. Playgrounds may be fenced. An open shelter, play structures, interactive art and/or fountains may be included. A larger playground may be incorporated into a **park**, whereas a more intimate playground may be incorporated into a **recreation area**.

Plaza: A primarily hardscaped, **civic open space** with formal landscaping, available for civic purposes and commercial activities. A plaza shall be defined spatially by **buildings** but may have street frontage on up to two sides.

Pilaster: A pier or pillar attached to the wall or portion of the wall that projects slightly to resemble a column, often with capital and base.

Portal: A portion of the ground-level, main façade of the **building** that is recessed, with a **colonnade** supporting the upper floors of the building. Portals are intended to provide weather protection for pedestrians to access buildings with ground-floor commercial or retail uses.

Porte Cocheres: A roofed structure covering a driveway at the entrance of a building to provide shelter while entering or leaving a vehicle.

Primary Street: See **Streets, Primary**.

Private Open Space Amenity: Could include a pool (swimming, lap pool, spa area), play courts (basket ball, tennis), picnic areas with shade structures, etc.

Property Owners Association (POA): Typically a non-voluntary organization that collects regular dues from all property owners within a self-defined area to pay for ongoing maintenance, liability, and operations of privately owned amenities that benefit properties within the self-defined area. A POA that chooses to register with the City ONC shall be included in official **notification** requirements of projects per **Table 3.4 on page 38** and **Table 3.5 on page 39** of this Plan.

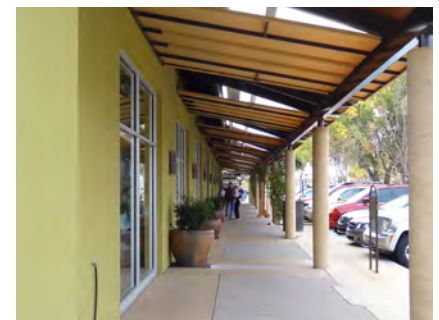
Public Improvement District (PID): A method of funding subdivision improvements, such as roads, public buildings, drainage infrastructure and recreational facilities through special assessments added to property taxes for **properties within the defined boundaries of the district**. See **Section 14.3.2 [28]**

Public Utility Structure: Per City Zoning Code §14.16.1.5 [26].

Recreation Area: A **civic open space** intended for passive, unprogrammed, **low-impact** recreation not typically defined spatially by building façades. Recreational areas are typically naturalistic with minimal improvements.



Playground on the West Side



Portal on the West Side

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Rock Outcropping in Volcano Heights



Roof Terrace in East Downtown

Retail Sales:

Retail establishments are the final step in the distribution of merchandise. They are organized to sell items in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to, this category are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc., and health and personal services.

Right-of-Way (ROW):

The area of land **dedicated to or** acquired by the city, county, or state primarily for the use of the public for the movement of people, goods, and vehicles.

Rock Outcropping:

Bedrock or other stratum a minimum of 6 feet high on its steepest side as measured from the adjacent 10% slope line and in excess of 500 SF in surface area.

Roof Terraces/ Gardens:

Flat areas on top of a building that are accessible for use as a recreation or gardening space for the residents and users of the building.

Sensitive Lands:

Areas with environmental concerns that warrant special consideration for nearby development. Sensitive lands include, but are not limited to, the volcanic Escarpment; the Petroglyph National Monument; **Major Public Open Space**; or archaeologically, culturally, and/or geologically significant areas.

Service Uses:

A category for limited personal service establishments that offer a range of personal services including (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

Setback:

The required minimum distance between the property line and the **building façade** or structure.

Secondary Dwelling Unit:

A minor second dwelling unit up to 650 SF associated with a single-family detached dwelling unit permitted anywhere on the lot except the front yard.

Secondary Street:

See **Streets, Secondary**.

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Senior Housing Facility: An age restricted residential complex that may be in a variety of housing forms— attached or detached dwelling units, apartments, private or semi-private rooms — occupied by senior citizens. The property shall be operated as “Housing for Older Persons” as defined in the Federal Housing for Older Persons Act (42U.S.S., para 3607(b)(2)) and uses will include related facilities and services, such as a common dining area, private recreational facilities, housekeeping assistance, medical services including but not limited to dietary and nutritional assistance, or incidental services related to daily living. Facilities meeting the definition of a Community Residential Program cannot be included under the Senior Facility Housing use.

Sign, Building Blade: A **pedestrian-oriented** sign affixed perpendicular to the corner of a building or along the front façade of a building above the ground floor to provide identification for the whole building.

Sign, Freestanding: Includes both permanent and temporary signs placed within a building’s front yard. Freestanding signs may be pole or **monument signs**.

Sign, Marquee: A sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or, in the case of theatres or other public venues, the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or in sequence as chasing lights. Marquee signs may be combined with **building blade signs**.

Sign, Monument: Any **freestanding sign** connected to the ground with no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure and may also include a sign base and sign cap.

Sign, Sandwich Board: A portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self-supporting.

Sign, Tenant Blade: A **pedestrian-oriented** sign smaller than a **building blade sign**, affixed perpendicular to the building façade under a canopy or **awning** or immediately over a tenant space to provide identification for individual tenants within a building.



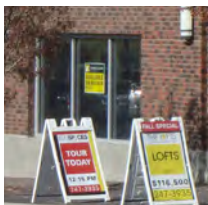
Building Blade Sign in Downtown



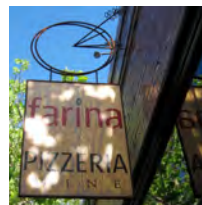
Blade and Marquee Signs in Downtown



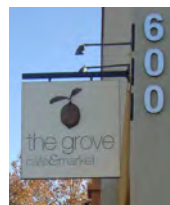
Monument Sign on the West Side



Sandwich Board Signs in East Downtown



Tenant Blade Signs in East Downtown



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Single-loaded Roads Next to Open Space in Albuquerque

Sign Plan, Master:

A plan submitted along with a Site Development Plan indicating the dimensions, location, colors, lighting, motion, and materials of all proposed signage. Elevation drawings of all signs shall be included on the signage plan.

Significant Infrastructure:

Determined on a case-by-case basis but generally including a major street, drainage or utility facility, etc. necessary to develop the subject property as well as other nearby properties.

Single-loaded Road:

A road with development only on one side. In this Plan, a single-loaded road is the recommended transition from the Petroglyph Monument Boundary to development in the Escarpment Transition Zone.

Site Development Plan:

A shortened phrase referring to a Site Development Plan for Building Permit. [Site Development Plan cannot be used interchangeably with “Site Development Plan for Subdivision.”] Where used as a plural in this Plan (i.e. “Site Development Plans”) without a qualifier (i.e. “for Building Permit” or “for Subdivision”), it refers to both Site Development Plans for Building Permit and Site Development Plans for Subdivision.

Site Development Plan for Building Permit:

As per City Zoning Code §14-16-1-5, an accurate Plan at a scale of at least 1 inch to 100 feet, which covers a specific site. Submittal requirements may vary based on the size of the development, proposed uses, and existing conditions surrounding the site. ~~Typically, Site Development Plans for Building Permit identify land uses, exact structure locations, structure elevations and dimensions, parking, loading facilities, any energy conservation features of the Site Plan and the proposed schedule for development including any phases. A Site Development Plan for Building Permit may also require a landscape plan and a signage plan, utility plan, and preliminary grading and drainage plan.~~

Site Development Plan for Subdivision:

As per City Zoning Code §14-16-1-5, a Site Development Plan for Subdivision includes information used to plat a lot for future development.

Site Development Standards:

Standards established for each Character Zone that specify the height, bulk, orientation, and arrangement of elements for all new construction and redevelopment.

Slip Lane:

A traffic lane provided along a thoroughfare to allow vehicles to drive at a slower rate than the through lanes without interfering with through traffic. Slip lanes are separated from through lanes by a median and typically allow parking on one or both sides [27].

Soffit: The exposed underside of any architectural element, especially a roof, or the underside of a structural component such as a beam, arch, or recessed area.

Special Assessment District (SAD): A defined area in which property owners pay a fee in addition to property taxes to fund necessary infrastructure improvements to support development, such as drinking water and sewer lines, streets, and other government services, in new subdivisions. The assessed fee cannot be greater than the calculated benefit to the value of the property. [See Section 14.3.1] [28].

Sprayground: A fully automated water feature in which people of all ages can play. Spraygrounds may be private or public.

Stepback: An offset between the lower and upper story or stories of a building in order to eliminate the “canyon effect” of multi-story buildings along a roadway.

Storage: A space or place where goods, materials, or personal property is placed and kept for more than 24 consecutive hours.

Street Designations: Refer to either ‘A’ or ‘B’ Streets in this Plan. Exhibit 4.1 on page 66 in Section 4.5 shows character zones and street types and street designations applicable to Mandatory Primary Streets, subject to the standards in this Plan.

Street, Neighborhood: A street that is primarily for access to abutting properties and carries relatively low traffic volumes.

Streets,
Primary:

A minimal network of streets critical to supporting future development within Volcano Heights. Mandatory Primary Street alignments are mapped in Exhibit 10.1. Street locations have some flexibility per Table 10.1 but shall retain the general grid pattern and a minimum level of connectivity to serve pedestrians and disperse auto traffic. Mandatory Primary Streets include required cross sections and frontage standards per Section 10.6 starting on page 175.

Streets,
Secondary:

Local streets added to the backbone grid of Primary Streets primarily to provide access to individual developments but also to enhance connectivity for all modes of transportation and to help support retail and employment uses. This Plan provides a menu of options for Secondary Street standards and typical cross sections in Section 10.7 starting on page 191.

Streetlights,
Cobrahead:

A typical streetlight installation with a light fixture resembling a cobra head mounted on a distribution pole high enough to light a roadway. Cobrahead lights are typically used to serve auto-oriented streets, as the tall distribution poles are out of scale with the pedestrian realm.

Streetlights,
Column:

A typical streetlight installation for retail areas. The light fixture is mounted on a distribution pole at a height at the pedestrian scale to serve the pedestrian as well as the auto realm.



Sprayground Features in Albuquerque

3.0 Administration

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<i>Streetscape:</i>	All elements within the public right-of-way between private property lines, including but not limited to travel lanes, median, curb and gutter, bike lanes, bike buffer, street trees, sidewalk, and landscaping. The term generally connotes the intent to create attractive, multi-modal streets that work well for all users.	<i>Transition Zones:</i>	Areas intended to buffer existing and planned lower-density and single-family residential development and sensitive lands from higher-density, higher-intensity uses toward the center of the Plan area. In this Plan, Neighborhood Transition zones are located on the northern and southern boundaries of the Plan area, and Escarpment Transition zone is located along the eastern edge of the Plan area. Transition Zones include limits on building heights and scale, as well as business operations for conditional uses.
<i>Street Screen:</i>	A freestanding wall or living fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.	<i>Transom:</i>	A bar, typically wood or stone, across the top of a door or window, or a small hinged window above a door or another window.
<i>Structure:</i>	Per City Zoning Code §14-16-1-5. Includes buildings, carports, porches, and wireless communications facilities, for example. [A building is a structure, but a structure is not necessarily a building.]	<i>Undevelopable Land:</i>	Land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings as defined by this Plan.
<i>Structure Height:</i>	The vertical distance above the approved grade of the highest point of any structure on the site, except where defined by roof pitch. See Building Height.	<i>Water Harvesting:</i>	A water conservation method used to capture, divert, and/or store rainwater for plant irrigation and other uses. A simple system usually consists of an area to catch water (i.e. catchment area or cistern) and a means to distribute water using gravity. Water is directed to landscape holding areas, concave or plated areas with “edges” to retain water, which can be used immediately by nearby plants.
<i>Tax Increment Development District (TIDD):</i>	The geographic area where a Tax Increment (i.e. a piece or portion of future gains of taxes used to finance current improvements) is generated and in which the proceeds of the tax increment must be expended. [See Section 14.3.3 starting on page 240.] [28]	<i>Zoning Map:</i>	A regulatory map that shows the character zones applicable to the Volcano Heights Plan area subject to the standards in this Plan.



4.0 Zoning

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CHAPTER II: REGULATIONS

4.0 Zoning

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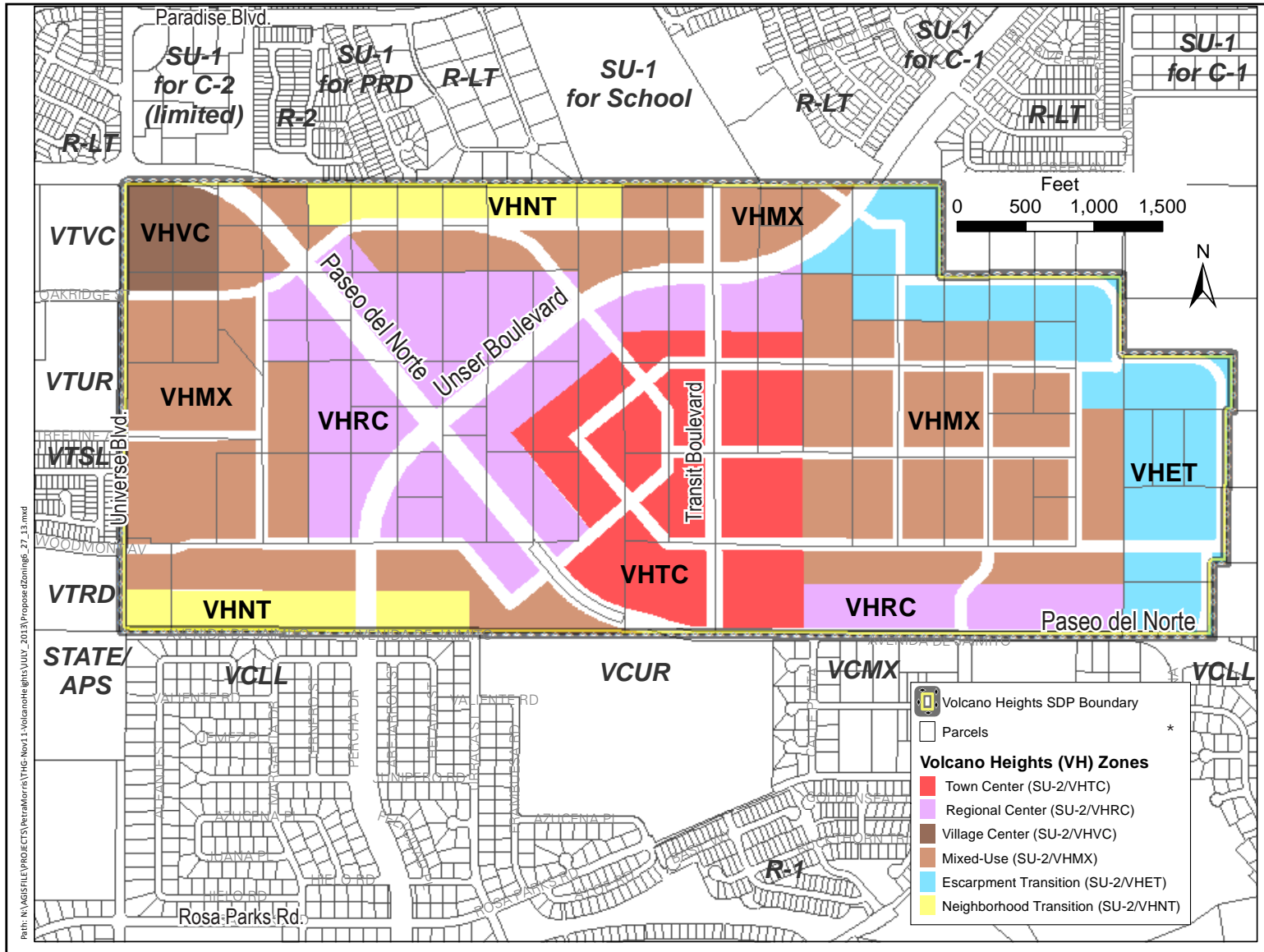


Exhibit 4.1 – Zoning Established by the Volcano Heights Sector Development Plan

* All Volcano Heights Zones are Special Neighborhood (SU-2) Zones



4.1. Adoption of Volcano Heights Zoning

4.1.1. The Volcano Heights Zoning Map (Exhibit 4.1) is hereby adopted as the official zoning map. Within any area subject to the approved zoning map, this Plan establishes mandatory regulations and governs all subject properties.

4.1.2. **Zone Lines and Property Lines:** In Exhibit 4.2, properties designated with more than one zone are identified by labels A-V. Where zone lines do not correspond to property lines or where they are not divided and defined by a Mandatory Street, they shall begin at or be measured according to the methods corresponding to Exhibit 4.2 and Table 4.1.

- (iii) **Property Index:** The properties with multiple zones are also shown in Table 4.2, organized alphabetically by property as an index for easy reference.
- (iv) **Property Ownership:** See Exhibit A.39 in Appendix A.
- (v) **Legal Descriptions:** Available for each property on the City of Albuquerque Geographic Information Systems (GIS) page: <http://www.cabq.gov/gis>
- (vi) **Mixed Use:** Where this zone applies to a portion of the property only, the zone shall extend 300 feet from the centerline of the nearest Mandatory Road.

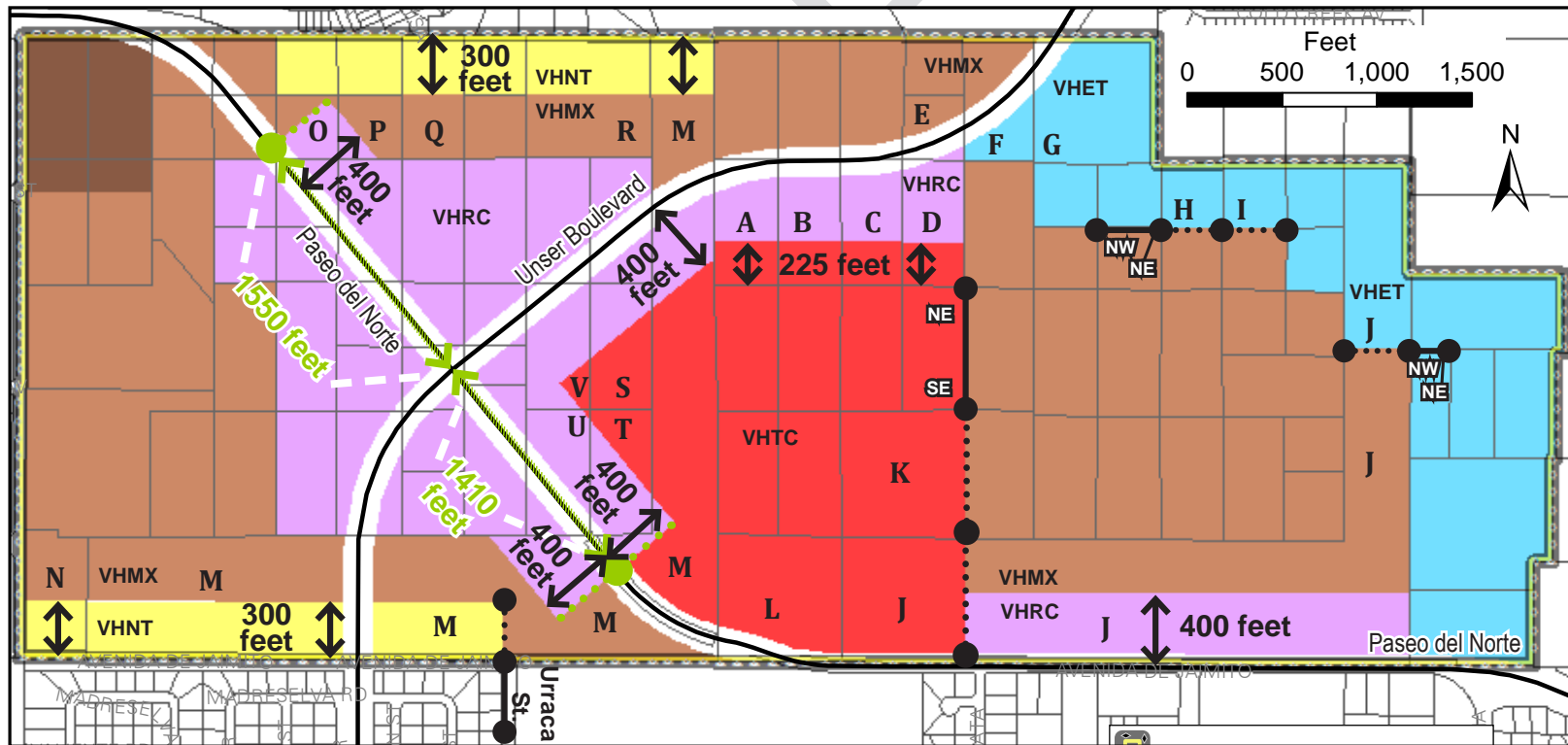


Exhibit 4.2 – Zoning Demarcation for Properties with Multiple Zones

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4.0 Zoning

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TABLE 4.1 - ZONE DEMARCATION FOR PROPERTIES WITH MULTIPLE ZONES

Item	Volcano Heights SU-2 Zone	Zone Demarcation Description	Relevant Properties
TC 1	Town Center	For properties labeled A, B, C, or D, the Town Center zone shall extend 225 feet from the southern property edge due north. The remaining portion of the property shall be zoned RC. [See also RC 1.]	A B C D
TC 2		For properties labeled J and K, the eastern edge of Town Center shall follow the same bearing as the line formed between the northeast and southeast corners (i.e. the eastern property edge) of the property to the north as shown in Exhibit 4.2 to the southern edge of the subject property.	J K
TC 3		For the property labeled L, the portion of the property north of Paseo del Norte shall be zoned Town Center; the remainder of the property shall be zoned MX. [See also MX 5.]	L
TC 4		For the portion of the property labeled M that is northeast of Paseo del Norte, the RC zone shall be designated per RC 3 in this table, with the remainder zoned Town Center. [For the portion of the property southwest of Paseo del Norte, see also RC 5, MX 6, NT 1, and NT 2.]	M
TC 5		For properties labeled S through V, the Regional Center zone shall be designated per RC 3 in this table; the remainder of the properties shall be zoned Town Center.	S T U V
RC 1	Regional Center	For the properties labeled A through D, the Town Center zone shall be designated per TC 1 in this table. The remaining portion of the property to the northern property line shall be zoned Regional Center.	A B C D
RC 2		For the property labeled E, the portion of the property southeast of Unser Boulevard shall be designated the Regional Center zone.	E

TABLE 4.1 – ZONE DEMARCATION FOR PROPERTIES WITH MULTIPLE ZONES (CONT'D.)



Item	Volcano Heights SU-2 Zone	Zone Demarcation Description	Relevant Properties
RC 3	Regional Center <i>(continued)</i>	Where this zone applies to a portion of the property only, the zone shall extend 400 feet from the centerline of Unser Boulevard or Paseo del Norte as of 2013, whichever is closer to the property, except for the four properties labeled A through D.	J M O P S T U V
RC 4		For the property labeled J, the western edge of Regional Center shall be defined per the line described in TC 2 in this table. [See also RC 3, RC 4, MX 3, and ET 3.]	J
RC 5		For the properties labeled M and O, the edge of the Regional Center zone not defined by a property line shall be defined by a line perpendicular to the centerline of Paseo del Norte as of 2013 beginning at the intersection approved by TCC Resolution R-13-03.	M O
MX 1	Mixed Use	For properties labeled E, F, and G the portion northwest of Unser Boulevard shall be zoned Mixed Use.	E F G
MX 2		For properties labeled H and I, Escarpment Transition zone shall be designated per ET 2. The remaining portion of the property shall be zoned Mixed Use.	H I
MX 3		For the property labeled J, the portions of the property not zoned as noted below shall be zoned Mixed Use: <ul style="list-style-type: none"> • The portion of the property zoned Town Center shall be designated per TC 2 in this table. • The portion of the property zoned Regional Center shall be designated per RC 3 and RC 4 in this table. • The portion of the property zoned Escarpment Transition shall be designated per ET 3 in this table. 	J
MX 4		For the property labeled K, the Town Center portion of the property shall be zoned per TC 2 in this table; the remainder of the property shall be zoned MX.	K
MX 5		For the property labeled L, the Town Center portion of the property shall be zoned per TC 3 in this table; the remainder of the property southwest of Paseo del Norte shall be zoned MX.	L

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4.0 Zoning

TABLE 4.1 - ZONE DEMARCATION FOR PROPERTIES WITH MULTIPLE ZONES (CONT'D.)

Item	Volcano Heights SU-2 Zone	Zone Demarcation Description	Relevant Properties
MX 6	Mixed Use <i>(continued)</i>	For the property labeled M: <ul style="list-style-type: none"> the portion of the property zoned TC shall be designated per TC 4 in this table; and the portion of the property zoned RC shall be designated per RC 3 and RC 5 in this table; and the portion of the property zoned NT shall be designated per NT 1 and NT 2 in this table; and the remainder of the property shall be zoned MX. 	M
MX 7		Where a property is zoned a combination of Mixed Use and Neighborhood Transition and/or Regional Center: <ul style="list-style-type: none"> the portion of the property zoned RC shall be designated per RC 3 in this table; and/or the portion of the property zoned NT shall be designated per NT 1 in this table; and the remainder of the property shall be zoned MX. 	N O P Q R
ET 1	Escarpment Transition	For the properties labeled E, F, and G, the portion of the subject property southeast of Unser Boulevard shall be zoned Escarpment Transition. [See also MX 1 in this table.]	E F G
ET 2		For the properties labeled H and I, the Escarpment Transition zone shall extend from the northernmost property edge south to a line following the same bearing as the line formed between the northwest and northeast corners (i.e. the northern property edge) of the property to the west as shown in Exhibit 4.2 extending to the eastern edge of the subject property.	H I
ET 3		For the property labeled J, the Escarpment Transition zone shall extend from the northernmost property edge south to a line following the same bearing as the line formed between the northwest and northeast corners (i.e. the northern property edge) of the property to the east as shown in Exhibit 4.2 extending to the western edge of the subject property. [See also TC 2 , RC 3 , RC 4 , and MX 3 in this table.]	J
NT 1	Neighborhood Transition	Where this zone applies to a portion of the property only, the zone shall extend 300 feet from the northern border of the Plan area, which corresponds to property edges.	M N P Q R
NT 2		For the property labeled M, the eastern edge of the Neighborhood Transition zone shall follow the same bearing as the line formed by the eastern edge of the platted roadway Urraca St. to the south. [See also NT 1 and MX 6 .]	M

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TABLE 4.2 - ALPHABETICAL INDEX OF PROPERTIES WITH MULTIPLE ZONES

Subject Property Label(s)	Volcano Heights SU-2 Zones	Relevant Items per Table 4.1
A	Town Center Regional Center	TC 1
B		RC 1
C		
D		
E	Regional Center Mixed Use	RC 2 MX 1
F	Mixed Use Escarpment Transition	MX 1
G		ET 1
H	Mixed Use Escarpment Transition	MX 2
I		ET 2
J	Town Center Regional Center Mixed Use Escarpment Transition	TC 2 RC 3 and RC 4 MX 3 ET 3
K	Town Center Mixed Use	TC 2 MX 4
L	Town Center Mixed Use	TC 3 MX 5
M	Town Center Regional Center Mixed Use Neighborhood Transition	TC 4 RC 3 and RC 5 MX 6 NT 1 and NT 2
N	Mixed Use Neighborhood Center	MX 7 NT 1
O	Regional Center Mixed Use	RC 3 and RC 5
P		MX 7
Q	Mixed Use Neighborhood Transition	MX 7
R		NT 1
S	Town Center	TC 5
T	Regional Center	RC 3
U		
V		

4.2. Establishment of Character Zones

The zoning map designates the following **character zones**.

4.2.1. **Town Center:** The Volcano Heights Town Center (SU-2/VHTC) zone is intended to implement the City’s vision for an urban center. Development in this zone is intended to create a major employment center with office, entertainment, urban residential, and supporting retail uses. Development can be a mix of employment centers, destination retail, and entertainment, restaurant, and urban residential uses. *In addition to general standards in Sections 6-9, development within the Town Center Zone shall meet the Site Development and Building Design Standards in Section 5.1 of this Plan.*



Town Center Character Zone

4.2.2. **Regional Center:** The Volcano Heights Regional Center (SU-2/VHRC) zone is intended to provide an appropriate transition into Volcano Heights from the regional, limited-access Paseo del Norte and Unser Boulevard. This area is also intended for large-format and destination retail and office development. *In addition to general standards in Sections 6-9, development within the Regional Center Zone shall meet the Site Development and Building Design Standards in Section 5.2 of this Plan.*



Regional Center Character Zone

[55]

4.2.3. **Village Center:** The Volcano Heights Village Center (SU-2/VHVC) zone is intended for smaller-scale, neighborhood-oriented retail and office development with gateway elements at key intersections. *In addition to general standards in Sections 6-9, development within the Village Center Zone shall meet the Site Development and Building Design Standards in Section 5.3 of this Plan.*



Village Center Character Zone

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Mixed-Use Character Zone

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Escarpment Transition Character Zone



Neighborhood Transition Character Zone

4.2.4. **Mixed-Use:** The Volcano Heights Mixed Use (SU-2 VHMx) zone is intended to provide the most flexibility of use and development standards surrounding the Regional and Town Centers. VHMx also serves to buffer **Transition zones** from the **auto-oriented** uses of the Regional Center and the more intensive urban uses and taller buildings allowed within the Town Center. **In addition to general standards in Sections 6-9**, development within the Mixed Use Zone shall meet the Site Development and Building Design Standards in **Section 5.4** of this Plan.

4.2.5. **Escarpment Transition:** The Volcano Heights Escarpment Transition (SU-2 VHET) zone is intended to protect **sensitive lands** in the eastern portion of the Plan area **adjacent** to the Petroglyph National Monument from the higher-density and intensity **mixed uses** in adjacent zones. Properties **adjacent** to or **abutting** the Monument are subject to the Rank 3 NWMEP regulations for “Impact Area” designation where it covers this area.

This zone is intended for single-family residential, **live-work**, and townhouse uses as well as smaller-scale office, and neighborhood retail in key locations. **In addition to general standards in Sections 6-9**, development within the Escarpment Transition zone shall meet the Site Development and Building Design Standards in **Section 5.5** of this Plan.

4.2.6. **Neighborhood Transition:** The Volcano Heights Neighborhood Transition (SU-2 VHNT) zone is intended to provide transitions of building scale and uses from the more dense, urban Mixed Use zone to adjoining neighborhoods north and south of the Plan area.

This zone is intended for single-family residential, **live-work**, and townhouse uses **as well as some smaller-scale office uses** in appropriate areas [56], **and neighborhood retail in key locations, particularly intersections.** **In addition to general standards in Sections 6-9**, development within the Neighborhood Transition zone shall meet the Site Development and Building Design Standards in **Section 5.6** of this Plan.

4.2.7. **Special Use Zone (SU-1):** ~~Property owners may request a zone change to SU-1 in conjunction with site development plans for subdivision and/or building permit that meet and further the intent of the plan and its SU-2 zoning and regulations. Special Use zones shall be regulated per § 14-16-2-22 in the City Zoning Code. [118]~~

TABLE 4.3 – CHARACTER ZONES BY LAND USE CATEGORY

Character Zone	Land Use Category
Center Zones	
Town Center	Mixed Use / Non-residential
Regional Center	Mixed Use / Non-residential
Village Center	Mixed Use / Non-residential
Mixed Use	Mixed Use / Non-residential
Transition Zones	
Escarpment Transition	Mixed Use / Residential
Neighborhood Transition	Mixed Use / Residential

4.0 Zoning



- 4.3. Table of Land Uses:** Due to the emphasis on urban form over land uses, general land use categories have been identified by **character zone** in **Table 4.4**. **Zones allow a mix of appropriate uses from the following categories, listed on a separate page(s) in this order:**
- Residential Uses
 - Commercial Uses (Office, Retail, Sales, and Service Uses)
 - Arts, Entertainment, and Recreation Uses
 - Educational, Public Administration, Health Care, and Other Institutional Uses
 - Manufacturing, Transportation, Communication, and Utility Uses
 - Other Uses

Where a use is allowed on a conditional basis, **Table 4.5** provides performance criteria relevant to protect the quality of the built environment and intent of the vision of this Plan, in addition to the City Zoning Code criteria for conditional uses in [§14-16-4-2](#).

4.3.1. Uses not listed but substantially similar and that meet the intent of the Zone in which it is proposed may be permitted upon approval of the Planning Director or his/her designee.

- 4.3.2. All uses shall be conducted in a fully-enclosed building, **except as provided below**, and shall have no noise, vibration, particulate, or odor that poses an adverse impact on adjacent properties.
- (i) **Where allowed by zone per Table 4.4, the following may be conducted partially or completely outdoors:**
 - a. Auto-related sales, including vehicle fuel sales;
 - b. Any permitted use with a drive through facility;
 - c. Plant nurseries, retail garden centers, and community gardens;
 - d. Recreational uses;
 - e. Wind and solar energy equipment;
 - f. Transit facilities;
 - g. Public utility facilities;
 - h. Sales from kiosks;
 - i. Commercial surface parking lots;
 - j. Structured parking
 - (ii) **See Section 6.9.3 starting on page 125 for regulations affecting outdoor storage.**
 - (iii) **See Section 6.9.4 starting on page 125 for design regulations affecting loading/unloading areas on 'B' Streets.**
 - (iv) **See Section 6.8.4 starting on page 124 for street screen requirements.**

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TABLE 4.4 - LAND USE TABLE BY CHARACTER ZONE

		Town Center	Regional Center	Village Center	Mixed-Use	Escarpment Transition	Neighborhood Transition
	Character Zone						
	Land Use						
	Residential Uses						
RU-1	Home Occupations	P	P	P	P	P	P
RU-2	Multi-family residential						
RU-2 G	Ground floor	C	P	C	P	P	C
RU-2-U	Upper floors	P	P	P	P	P	C
RU-3	Residential Lofts	P	P	P	P	P	P
RU-4	Single-family residential attached dwelling unit (Townhomes)	P	NP	P	P	P	P
RU-5	Single-family residential detached	NP	NP	NP	NP	P	P
RU-6	Secondary dwelling unit	P NP	NP	P	P	P	P
RU-7	Live-work unit	P	NP	P	P	P	P
RU-8	Senior housing facility	C	C	P	P	C	C

P= Permitted by right NP= Not Permitted C = Permitted with specific criteria as established in **Table 4.5 (i.e. conditional)**

A = **Accessory Use**, not to exceed 25% of the primary use building square footage

NA= Not applicable



TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	Character Zone	Town Center	Regional Center	Village Center	Mixed-Use	Escarpment Transition	Neighborhood Transition
	Land Use						
	Commercial Uses (Office, Retail, Sales, and Service Uses)						
CU-1	Retail Sales or Service with no drive through facility (includes alcohol sales). <i>Excluded from this category are retail sales and service establishments geared toward the automobile.</i>	P	P	P	P	C	NP
CU-2	Auto-related Sales or Service establishments	C	P	C	C	NP	NP
CU-3	Finance and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	P	P	P	C	NP
CU-4	Offices for business, professional, administrative, and technical services such as, but not limited to, accountants, architects, lawyers, doctors, insurance sales/services , etc.	P	P	P	P	C	C
CU-5	Research laboratory headquarters, laboratories and associated facilities	P	P	P	P	NP	NP
CU-6	Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with no drive-through facilities*	P	P	P	P	C	NP
CU-7	Pet and animal sales or service (including vet clinic)	P	P	P	P	C	NP
CU-8	Any permitted use with a drive through facility	C	P	C	C	NP	NP

P= Permitted by right NP= Not Permitted C = Permitted with specific criteria as established in **Table 4.5 (i.e. conditional)** A = **Accessory Use**, not to exceed 25% of the primary use building square footage NA= Not applicable

* Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages for consumption on and off-premise.

CHAPTER II: REGULATIONS

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TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	Character Zone	Town Center	Regional Center	Village Center	Mixed-Use	Escarpment Transition	Neighborhood Transition
	Land Use						
	Arts, Entertainment, and Recreation Uses						
AU-1	Art galleries	P	P	P	P	C	NP
AU-2	Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	P	P	C	NP
AU-3	Games establishments (includes arcades)	P	P	P	P	NP	NP
AU-4	Theater, cinema, dance, or music establishment	P	P	P	P	NP	NP
AU-5	Museums and other special purpose recreational institutions	P	P	P	P	NP	NP
AU-6	Adult amusement establishments or adult store*	NP	P	NP	NP	NP	NP
AU-7	Fitness, recreational sports, gym, or athletic club	P	P	P	P	C	NP
AU-8	Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P

P= Permitted by right NP= Not Permitted C = Permitted with specific criteria as established in **Table 4.5** (i.e. conditional) A = **Accessory Use**, not to exceed 25% of the primary use building square footage NA= Not applicable

* A separation of at least 1,000 feet shall be maintained between adult amusement establishments or adult stores. No adult amusement establishments or adult stores shall be allowed within 500 feet of a residential zone, including but not limited to Volcano Heights Transition Zones.

TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	Character Zone	Town Center	Regional Center	Village Center	Mixed-Use	Escarpment Transition	Neighborhood Transition
	Land Use						
	Educational, Public Administration, Health Care, and Other Institutional Uses						
EU-1	Business associations, professional membership organizations, social & fraternal organizations	P	P	P	P	NP	NP
EU-2	Child day care and preschools	P	P	P	P	P	P
EU-3	Schools, libraries, and community halls	P	P	P	P	P	NP
EU-4	Universities and colleges	P	P	P	P	NP	NP
EU-5	Technical, trade, and specialty schools	P	P	P	P	NP	NP
EU-6	Hospitals and nursing establishments	P	P	P	P	NP	NP
EU-7	Social services and philanthropic organizations	P	P	P	P	C	C
EU-8	Rehabilitative clinics	P	P	P	P	NP	NP
EU-9	Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P	P	P	C	C
EU-10	Religious institutions	P	P	P	P	C	NP
EU-11	Funeral homes	P	P	P	P	NP	NP

P= Permitted by right NP= Not Permitted C = Permitted with specific criteria as established in **Table 4.5** (i.e. conditional) A = **Accessory Use**, not to exceed 25% of the primary use building square footage NA= Not applicable

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TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	Character Zone	Town Center	Regional Center	Village Center	Mixed-Use	Escarpment Transition	Neighborhood Transition
	Land Use						
	Manufacturing, Transportation, Communication, and Utility Uses						
MU-1	Food, beverage, and textile product manufacturing	C	P	NP	P	NP	NP
MU-2	Wood, paper, and printing products manufacturing	NP	P	NP	NP	NP	NP
MU-3	Machinery, electronics, and transportation equipment manufacturing	NP	P	NP	P	NP	NP
MU-4	Miscellaneous light manufacturing (included in this category are jewelry, silverware, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)	NP	P	NP	C	NP	NP
MU-5	Wholesale trade establishment	NP	P	NP	P	NP	NP
MU-6	Warehouse and storage services	NP	P	NP	P	NP	NP
MU-7-A	Transit Facilities*	P	P	P	P	P	C
MU-7-B	Transportation services (air, rail, road, truck and freight)	NP	P	NP	NP	NP	NP
MU-8	Publishing (newspaper, books, periodicals, software)	P	P	P	P	NP	NP
MU-9	Motion picture and sound recording	P	P	P	P	C	NP
MU-10	Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)	P	P	P	P	NP	NP
MU-11	Information services and data processing	P	P	P	P	NP	NP

P= Permitted by right NP= Not Permitted C = Permitted with specific criteria as established in **Table 4.5 (i.e. conditional)**

A = **Accessory Use**, not to exceed 25% of the primary use building square footage

NA= Not applicable

* Bus maintenance facilities shall only be permitted in Regional Center.

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TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	Character Zone	Town Center	Regional Center	Village Center	Mixed-Use	Escarpment Transition	Neighborhood Transition
Land Use							
MU-12	Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, wastewater treatment plants, and/or other major utility services (electric, natural gas, alternative, including switching stations and generation plants) [58]	NP	P	NP	P	NP	NP
MU-13	Electric substations, telephone switching stations, and/or other minor utilities and utility services (electric, natural gas, alternative, including substations) [58]	P	P	P	P	P NP	P NP

P= Permitted by right NP= Not Permitted C = Permitted with specific criteria as established in **Table 4.5** (i.e. conditional) A = **Accessory Use**, not to exceed 25% of the primary use building square footage NA= Not applicable

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TABLE 4.4 - LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	Character Zone	Town Center	Regional Center	Village Center	Mixed-Use	Escarpment Transition	Neighborhood Transition
	Land Use						
	Other Uses						
OU-1	Model homes for sales and promotion*	P	P	P	P	P	P
OU-2	Hotels	P	P	P	P	P NP	NP
OU-3	Bed and Breakfast	NP	NP	NP	P	P	P
OU-4	Commercial surface parking lot (primary use of property)	C	C	C	C	NP	NP
OU-5	Parking, structured	P	P	P	P	NP	NP
OU-6	Private attached garage**	C NP	NP	C NP	P	P	P
OU-7	Private detached garage**	NP	NP	NP	P	P	P
OU-8	Sales from kiosks (includes food carts)	C	C	C	C	C	NP
OU-9	Veterinary clinic	P	P	P	P	NP	NP
OU-10	Community garden	C	C	C	P	P	P
OU-11	Concealed Antennas including cell, accessory, and mounted on top of buildings. (Excluded from this category are freestanding and commercial antennas and equipment buildings. See Section 7.10 starting on page 134.)	P/A	P/A	P/A	P/A	NP	P/A
OU-12	Wind energy equipment***	P/A	P/A	P/A	P/A	C/A	C/A
OU-13	Solar energy equipment***	P/A	P/A	P/A	P/A	P/A	P/A

[61]

P= Permitted by right NP= Not Permitted C = Permitted with specific criteria as established in Table 4.5 (i.e. conditional) A = Accessory Use, not to exceed 25% of the primary use building square footage NA= Not applicable

* Model homes are limited to a time period until all the homes are sold in the neighborhood. [59]

** Subject to Garage design standards in Section 7.7 starting on page 131.

*** As defined and regulated by the Rank 2 Facility Plan: Electric System Generation and Transmission (2010-2020). [60]



4.4. **Criteria for Conditional Uses:** All uses listed as Conditional (C) in **Table 4.4** shall also meet the following standards in **Table 4.5**, in addition to the City Zoning Code §14-16-4-2.

TABLE 4.5 - CONDITIONAL USE CRITERIA

Use	Zone	Location & Design Criteria
Residential Uses		
RU-2-G Multi-family residential (Ground Floor)	Town Center, Village Center, and Neighborhood Transition	<ul style="list-style-type: none"> Residential uses are permitted on the ground floors of a building with all other street and interior driveway frontages. Where possible, along 'A' Streets ground floor of multi-family buildings should be a commercial use. All ground floors of a building with commercial uses along the Transit Boulevard 'A' Street section shall be built to commercial-ready standards for a minimum of the first 30 feet of the building's depth, as measured from the front façade. For Neighborhood Transition zone, off-street parking required per City Zoning Code §14-16-3-1. For Town Center and Village Center zones, no off-street parking required.
RU-2-U Multi-family residential (Upper floors)	Neighborhood Transition	<ul style="list-style-type: none"> Character complements nearby single-family development. Scale and massing complementary to nearby single-family development. Off-street parking required as per City Zoning Code §14-16-3-1.
RU-8 Senior housing facility	Town Center, Regional Center, and Transition Zones	<ul style="list-style-type: none"> Service entrances shall be along a 'B' Street or alley. Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street. For Regional Center and Transition Zones, off-street parking required as per City Zoning Code §14-16-3-1. For Town Center zone, no off-street parking required. ADA access elements shall be located internal of the building or by ramping the entire sidewalk to meet a flush entryway.

4.0 Zoning

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TABLE 4.5 – CONDITIONAL USE CRITERIA (Cont'd)

	Use	Zone	Location & Design Criteria
Non-Residential Uses			
CU-1	Retail sales or service with no drive-through facility (includes alcohol sales)	Escarpment Transition	<ul style="list-style-type: none"> • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development. • Location restricted to any corner of the intersection of two streets. • Surface parking lot restricted to no more than 10 spaces. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street.
CU-2	Auto-related sales and service	Town Center and Village Center	<ul style="list-style-type: none"> • Gas pumps, canopies, and/or service bays shall not be located along any 'A' Street frontage. • No more than 50% of a lot's frontage along a Mandatory Primary Street shall be occupied by gas pumps, canopies, and/or service bays. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street. • No outdoor storage of vehicles or other products sold shall be permitted along 'A' Streets or Mandatory Primary Streets. All auto-related sales displays shall be inside storefronts or along 'B' Streets.
		Mixed Use	<ul style="list-style-type: none"> • Gas pumps, canopies, and/or service bays shall not be located along any 'A' Street frontage. • No more than 50% of a lot's frontage along a Mandatory Primary Street shall be occupied by gas pumps, canopies, and/or service bays. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street. • Outdoor storage of vehicles or other products sold shall not be permitted along 'A' Streets. Along Paseo del Norte or Unser Boulevard, outdoor storage of vehicles or other products sold shall not exceed 50% of a lot's frontage. There shall be no such limitation along non-mandatory Secondary 'B' Streets or alleys.
CU-3	Finance and real estate establishments	Escarpment Transition	<ul style="list-style-type: none"> • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street.

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TABLE 4.5 – CONDITIONAL USE CRITERIA (Cont'd)

Use	Zone	Location & Design Criteria
CU-4 Offices	Transition Zones	<ul style="list-style-type: none"> • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street.
CU-6 Food service uses	Escarpment Transition	<ul style="list-style-type: none"> • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development. • Location restricted to any corner of the intersection of two streets. • Off-street parking lots required but restricted to no more than 30 spaces. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street.
CU-7 Pet and animal sales or service	Escarpment Transition	<ul style="list-style-type: none"> • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street. • Any overnight pet boarding shall be indoors.
CU-8 Any permitted use with a drive-through facility	Town Center, Village Center, Mixed Use	<ul style="list-style-type: none"> • All drive-through access (driveways) shall be from a 'B' Street only. If the lot has no access to any 'B' Street, then access may be from an 'A' Street with approval by the Planning Director or his/her designee. • Drive through lanes and/or canopies shall not have frontage or be located along any 'A' Street. • Drive through areas shall be screened by a 4-foot high street screen along 'B' Streets. • Drive through facilities shall meet the standards in Section 6.8 and 6.9 starting on page 125.
AU-1 Art galleries	Escarpment Transition	<ul style="list-style-type: none"> • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street. • Off-street parking lots restricted to no more than 10 spaces.
AU-2 Art, antique, furniture or electronics studio	Escarpment Transition	<ul style="list-style-type: none"> • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development.
AU-7 Fitness, recreational sports, gym, or athletic club	Escarpment Transition	<ul style="list-style-type: none"> • Off-street parking lot required but limited to no more than 4.5 spaces per 1,000 square feet. • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street.



4.0 Zoning



TABLE 4.5 – CONDITIONAL USE CRITERIA (Cont'd)

	Use	Zone	Location & Design Criteria
EU-7	Social services and philanthropic organizations	Transition Zones	<ul style="list-style-type: none"> • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street.
EU-9	Public administration uses	Escarpment Transition	<ul style="list-style-type: none"> • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development.
EU-10	Religious Institutions	Escarpment Transition	<ul style="list-style-type: none"> • Off-street parking required but limited to no more than 1 space per 3 sanctuary seats. • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development. • Any buildings associated with the use shall also have a pedestrian entrance at an 'A' Street.
MU-1	Food and textile product manufacturing	Town Center	<ul style="list-style-type: none"> • Scale and massing complementary to walkable, urban built environment. • Off-street parking required but may be provided off-site. • Any buildings associated with the use shall also have a service entrance on a 'B' Street for deliveries and maintenance equipment.
MU-4	Miscellaneous manufacturing	Mixed-Use	<ul style="list-style-type: none"> • Scale and massing complementary to walkable, urban built environment. • Off-street parking required but may be provided off-site. • Any buildings associated with the use shall also have a service entrance on an 'B' Street for deliveries and maintenance equipment. • Activities shall be buffered appropriately to mitigate noise and emission impact on neighboring properties.
MU-9	Motion picture and sound recording	Escarpment Transition	<ul style="list-style-type: none"> • Character complements nearby single-family development. • Scale and massing complementary to nearby single-family development. • Activities shall be buffered appropriately to mitigate noise impact on neighboring properties.





TABLE 4.5 – CONDITIONAL USE CRITERIA (Cont’d)

	Use	Zone	Location & Design Criteria
	Other Uses		
OU-4	Commercial surface parking lot (primary use of property)	Town Center, Regional Center, Village Center, and Mixed Use	<ul style="list-style-type: none"> • Shall be permitted as an interim use of property (permits provided in 5-year increments). • Applications for new surface lots shall include phasing of infill building concepts on the lot. • New surface parking shall be set back a minimum of 30 feet from the edge of the ROW of ‘A’ Streets, with street screen and buffer landscaping provided within setback area. • New surface parking shall not be located at a street intersection for a minimum distance of 30 feet along each street from the intersection.
OU-6	Attached garage	Town Center, Village Center	<ul style="list-style-type: none"> • Shall be alley-accessed only. [61]
OU-8	Sales from kiosks on private property	Center Zones, Mixed Use, and Escarpment Transition	<ul style="list-style-type: none"> • Sales of goods from mobile kiosks are permitted as a temporary land use, typically limited to 6 months or less but subject to determination by the ZHE on a case-by-case basis. • Kiosks shall be placed in appropriate locations, such as off-street parking areas or paved areas with the permission of the property owner. • If one location has more than five (5) kiosks, the site layout and location shall be indicated on a site plan on file with the City of Albuquerque Environmental Health Department, Fire Department, and the Planning Department, and shall include authorization from the property owner. [A special event permit may be required.] • If located in an existing parking lot, kiosks shall not encumber more than 25% of the required off-street parking. The impacted parking spaces shall be considered “available” and therefore still meeting off-street parking requirements. No off-street parking is required to serve kiosks. • All food sales are subject to permitting and regulation by the City of Albuquerque Environmental Health Department. • Outdoor seating areas are permitted in the public ROW provided that they maintain a minimum 6-foot clear pedestrian path per DPM Chapter 23, Section 7, Part B.5. • Other conditions shall be per the discretion of the ZHE and decided on a case-by-case basis.

4.0 Zoning

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TABLE 4.5 – CONDITIONAL USE CRITERIA (Cont'd)

	Use	Zone	Location & Design Criteria
OU-10	Community garden	Center Zones	<ul style="list-style-type: none"> • Shall be no larger than 1.0 acre. • Gardens shall be enclosed by a fence on all open sides. • Fences shall be installed straight and plumb, with vertical supports at a minimum of 8 feet on center. • Chicken wire is permitted if used with another permitted fencing material. Where used, chicken wire shall be continuously supported along all edges. <p><i>Fencing Materials:</i></p> <ul style="list-style-type: none"> • Permitted: wood, chicken wire, wrought iron, painted galvanized steel • Not permitted: materials including but not limited to chain link, barbed or razor wire and/or tape, vinyl, and/or plywood
OU-12	Wind energy equipment	Escarpment Transition	<ul style="list-style-type: none"> • Freestanding wind turbines shall be placed on the rear of the property and shall not front an 'A' Street. • Building-mounted wind turbines shall be permitted pending design review by the Planning Director or his/her designee. They shall not be mounted on the ground floor.

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5.0 Site Development and Building Design Standards Specific to Zones

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5.1. Town Center Zone

5.1.1. Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development and Building Design Standards.

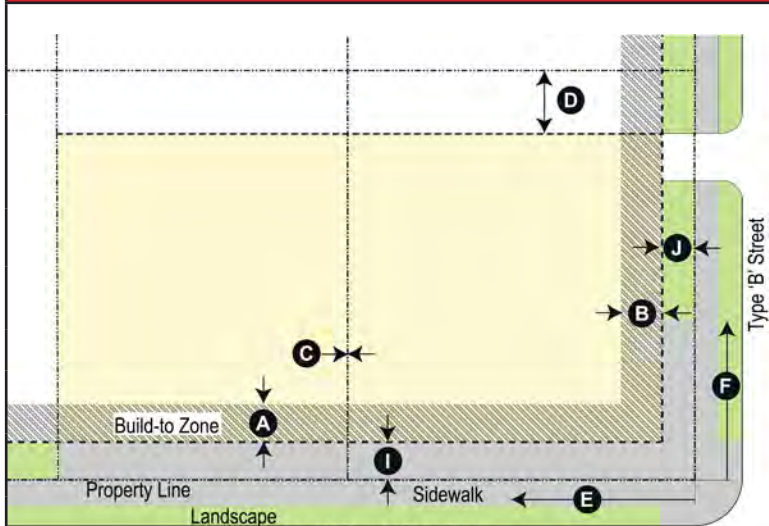
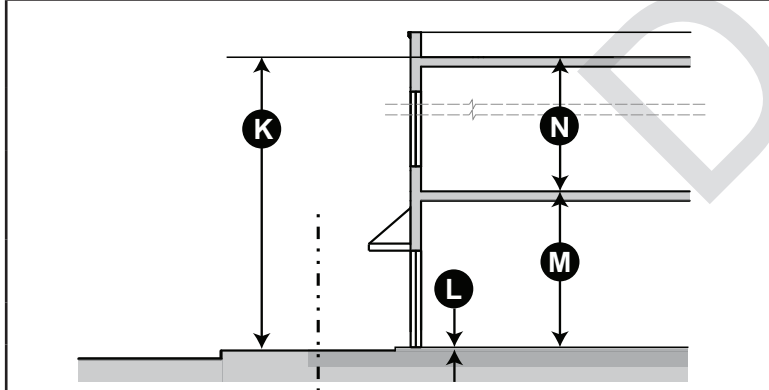

The Town Center Zone Site Development Standards are intended to address development along a proposed **Bus Rapid Transit (BRT)** corridor near the center of the Volcano Heights Plan area. Development standards in this **character zone** are intended to take advantage of its location along a transit corridor and promote a dense, urban, pedestrian-friendly development pattern accessible via all transportation modes.

With the smallest **block sizes** of all the zones and the tallest potential **structure heights**, this **character zone** generally accommodates development of neighborhood-serving and destination retail, employment centers, urban residential, and entertainment uses. The goal is to encourage transit-oriented development within a quarter-mile radius of the proposed Transit Boulevard and eventual Transit Center.

In addition, Town Center development sites shall be planned in such a manner as to accentuate intersections, with taller buildings that are closer to the street. The required site development pattern of building pads, parking, driveways, and service areas is intended to provide opportunities for short-term development while allowing for planned urban block infill development in the long-term.



5.0 Site Development Standards SU-2 VHTC

5.1.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Setback Line Type 'A' Street / Civic Space Building Area Landscape Zone Build-to Zone Sidewalk <p>* Not to scale</p>	<p>Front (if 'A' Street and/or Civic Space) 0 – 10 5 feet (see #1) A</p>	#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.
	<p>Front (if 'B' Street) 0 – 15 feet B</p>	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
	<p>(ii) Setback [measured from property line]</p>	#3 – Corner building street façades shall be built to the BTZ for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.
	<p>Front (if 'A' Street and/or Civic Space) 5 feet (max. min.) I</p>	#4 – Floor to floor heights shall not apply to parking structures.
	<p>Front (if 'B' Street) 10 feet (max. min.) J</p>	#5 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.
	<p>Side or Rear (distance from property line) 0 feet (min.) (See #2 and 5.1.7(iii)) C D</p>	#6 – Civic open space within the BTZ shall count toward the frontage requirement. Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot-high street screen. Service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living fence composed of shrubs planted to be opaque at maturity. Appropriate species shall be selected from the Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.
	<p>(iii) Building Frontage Required</p>	#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.
	<p>% of building built to 'A' Street/Civic Space BTZ 80% (min.) (see #3 and #6) E</p>	
	<p>% of building built to 'B' Street BTZ 30% (min.) (See #3 and #6) F</p>	
	<p>5.1.3 Block Standards [for development/redevelopment > 50% of the block]</p>	<p>Height Standards</p>
<p>5.1.4 Height Standards</p> 	<p>Block Face Dimensions 225 ±40 feet (min.) 500 feet (max.)</p>	
<p>Block Perimeter 2000 feet (max.)</p>	<p>Maximum structure height 3 stories or 40 feet (max.) (See #7 and Sections 6.3 and 6.4) K</p>	
<p>Upper floor-to-floor height 10 feet (min.) (See #4) N</p>	<p>First floor-to-floor height 12 feet (min.) (See #4 and Section 5.1.5) M</p>	
<p>Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) L</p>	<p>Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) L</p>	
<p>5.1.5 Commercial-ready Frontage Requirements</p>	<p>Ground floors of all buildings fronting the Transit Boulevard shall be built to commercial-ready standards for a minimum of the first 30 feet of the building's depth, as measured from the front façade, including 15-foot minimum first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.</p>	

5.0 Site Development Standards

5.1.6 Parking and Service Access	(i) Parking Location	5.1.7 Other Standards
<p>Legend</p> <ul style="list-style-type: none"> Property Line Building Footprint Surface Parking Area Above Grade Parking Area <p>* Not to scale</p>	<p>Surface/At-grade Parking [See also Section 6.8.5 starting on page 124]</p>	<p>(i) Encroachments</p>
	<p>'A' Street/ Civic Space setback</p>	<p>1. Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. [See also Section 11.2.9 starting on page 199.] [57]</p>
	<p>'B' Street setback</p>	<p>2. Building projections on all other façades may not be closer than 5 feet to any abutting property line.</p>
	<p>Side and Rear setback (distance from property line)</p>	<p>(ii) Arcades and Colonnades</p>
<p>Above-grade Parking</p>	<p>Setback along 'A' & 'B' Streets or Civic Space</p>	<p>1. Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth.</p>
	<p>Side and Rear setbacks (distance from property line)</p>	<p>2. The minimum interior clearance height within an arcade or colonnade shall be 12 feet.</p>
	<p>(ii) Required Off-Street Parking Spaces</p>	<p>(iii) Walls and Fences: Chain link fences and plastic vinyl fences shall not be permitted in the Town Center zone. [See also Section 9.7.3 starting on page 154 for other design standards.] [Moved from Section 5.1.11.]</p>
	<p>Non-residential uses within 250 feet of single-family residential</p>	<p>(iv) General Site Development Standards: See Section 6.0 starting on page 113 .</p>
<p>Residential Uses</p>	<p>None \pm 1 space/unit minimum</p>	
<p>5.1.8 Façade Elements</p>	<p>(iii) Driveways and Service Access</p>	
<p>(i) Doors and Windows:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 25 feet in width of any building along 'A' Streets and Civic Spaces. There shall be no blank walls greater than 50 feet in width of any building along Mandatory Primary 'B' Streets. For non-mandatory Secondary 'B' Streets there is no requirement. Doors and windows on the ground floor of all buildings shall constitute between 50% and 90% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall constitute a minimum of 25% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. <p>(ii) Façade Articulation: Along Paseo del Norte, façades shall incorporate a corner element, articulated by a horizontal break of 3 feet max.</p>	<p>Parking driveway width</p> <p>City DPM standards on arterial roadways and 25 feet max. on all other streets</p> <ul style="list-style-type: none"> Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. [See also Section 6.8.4 starting on page 124.] Porte cochères may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property may shall be required when adjoining properties are undeveloped. 	

5.0 Building Design Standards SU-2 VHTC

Building Design Standards Specific to Town Center Character Zone: The following standards shall be used for new development or redevelopment within the Town Center Zone.

5.1.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

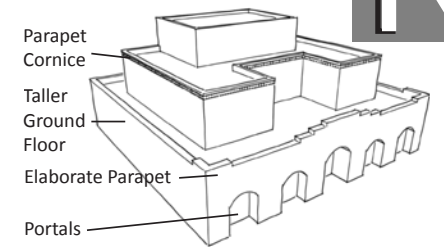
5.1.10. **Guidelines [64]**

- (i) Buildings **should** generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers. [64]
- (ii) Building **façades** may be symmetrical or asymmetrical, but the central part of the building should be expressed with well-balanced façade compositions.
- (iii) The ground floor should be taller and include heavier massing (i.e. clad in masonry or with a high proportion of fenestration to opaque wall area) than floors above. A **portal**, arcade, or **colonnade** may be incorporated and need not be massive if built at the ground floor. [See **Example A** for an illustration.]
- (iv) Buildings **are should be** capped with wide and continuous eaves supported by open rafters and decorative brackets or finished with elaborate **parapet** walls covered by tile and very shallow eaves. [63] [See **Example B** for an illustration.]

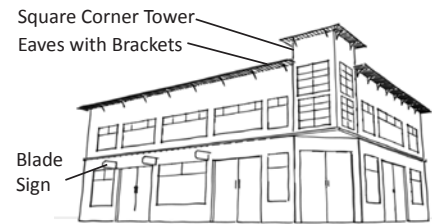
- (v) Storefronts should be inset with recessed entry or under an arcade or fit into arch openings, covered with shade **structures**. [See **Example C** for an illustration.]
- (vi) Shade structures, **blade signs**, arcades, **galleries**, café seating, and balconies should be used along commercial storefronts fronting an **'A' Street** or Civic Space to add pedestrian interest.
- (vii) **Courtyards** and **plazas** should be incorporated **where possible, particularly along 'A' Streets**.

5.1.11. **Massing and Façade Composition**

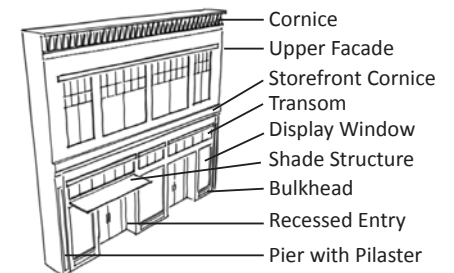
- (i) **Articulation** along the base **façade** shall maintain a prevalent rhythm of 20-30 feet **or multiples thereof** along all **'A' Streets**. This **façade** rhythm may be expressed by changing materials or color, using design elements such as columns and **pilasters**, or varying the setback of portions of the building façade.
- (ii) Doors or windows shall form regular patterns of openings, accentuated by balconies **or equivalent architectural features**.
- (iii) **An expression line or equivalent architectural element shall delineate the base and cap of all buildings. A parapet cornice or equivalent architectural element shall delineate the caps of façades that do not use a pitched roof.**



Example A – Example of Portal and Parapet



Example B – Example of Eaves and Tower Element



Example C – Example of Storefront

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5.0 Building Design Standards

- (iv) Commercial and mixed-use building **façades** shall maintain the alignment of horizontal elements along the block.
- (v) If a **single-family residential** building (e.g. **townhouse**) is set back less than 10 feet from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If a **single-family residential** building is set back 10 feet or more from the property line and is not elevated **at least 18 inches** above the grade of the sidewalk, a 3-foot high fence or wall shall be provided at the front property line.
- (vi) ~~Chain link fences and plastic vinyl fences shall not be permitted within the Town Center Zone.~~ [Moved to Section 5.1.7.]
- (iv) All **façades** along **'B' Streets** or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these façades may be any of the primary and accent façade materials listed above.
 - a. **EIFS** shall be limited to no more than 50% of the upper floor **façades** along **'B' Streets** and **alleys**.
 - b. Cementitious-fiber clapboard shall be prohibited on mixed-use or residential frontages. On the upper floors of any commercial frontage, no more than 20% of a **'B' Street** or **alley façade** ~~shall~~ **may** be cementitious-fiber clapboard (not sheet), which shall have at least a 50-year warranty.

5.1.12. Building Materials

- (i) At least 75% of a building's base **façade** along all **'A' Streets** and Civic Spaces shall be composed of masonry, brick, or stucco using a **3-step** process **other than a one-step process** [65].
- (ii) No more than 25% of a building's base **façade** along **'A' Streets** or Civic Spaces shall use other accent materials such as wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels. **Exterior Insulating Finishing System (EIFS)** shall not be permitted along any 'A' Street or Civic Space façade.
- (iii) In addition to those permitted for the base **façade**, upper floors may include glass curtain wall, split-face concrete, or cementitious fiber board.
- (v) Other primary building materials shall be considered on a case-by-case basis by the Planning Director or his/her designee.
- (vi) Roofing materials for pitched roofs visible from any public **ROW** shall be predominantly barrel clay tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

5.0 Building Design Standards SU-2 VHTC

5.1.13. Windows

- (i) Glazing along 'A' Streets shall not be opaque.
- (ii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited. ~~Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced. [66]~~
- (iii) ~~Windows shall be recessed to give a thick wall impression. Windows may be arched on the ground level and flat top on upper floors. Windows shall be vertically proportioned with multiple panes in both casement and double hung design. Generally separated by a wall from other windows, wall openings shall be punched through the wall rather than grouped with other windows.~~
- (iv) Ornamental arches of various designs, where used, shall be deeper on the ground floor and shallower on upper floors.

5.1.14. Architectural Details and Other Elements

At least two of the following detail elements shall be incorporated to provide visual interest:

- (i) ~~elaborate~~ detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) ~~decorative~~ window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or life-size game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) ~~other equivalent element, as approved by the Planning Director or his/her designee [67].~~

5.0 Site Development and Building Design Standards



5.2. Regional Center Zone

5.2.1. Illustrations and Intent

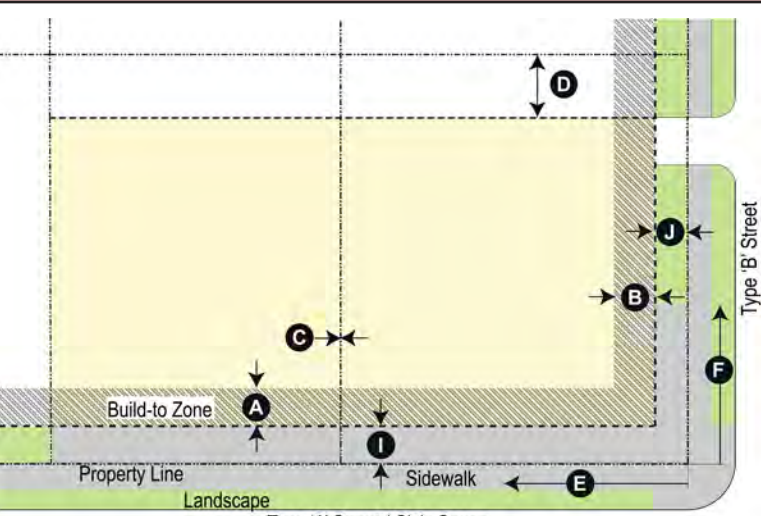
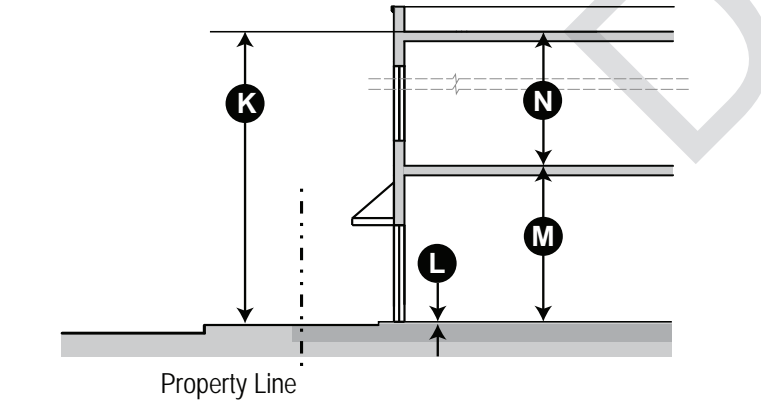
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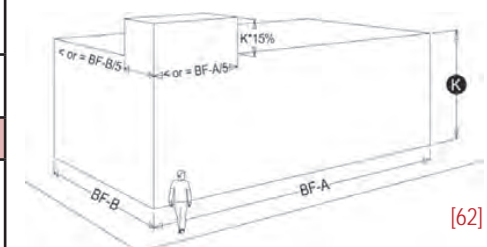
The Regional Center Zone site development standards are intended to address development along Paseo del Norte and Unser Boulevard in the central portion of the Volcano Heights Plan area. Development standards in this **character zone** are intended to acknowledge the primary regional traffic function of these roads while also capitalizing on the commercial and retail opportunities for **auto-oriented** development provided by the significant visibility and high-traffic flow of these regional arteries.

Generally, this **character zone** allows for a wide range of retail, office, service, and light industrial uses more dependent on the automobile. The goal is to encourage employment and destination retail that serves a broader, regional area as well as new residents and existing neighbors.

In addition, Regional Center Zone sites shall be planned in such a manner as to encourage buildings to be closer to the street at intersections in order to provide attractive, quality development along corridors in the short-term, as well as leaving room for urban block infill as the area becomes more dense and/or redevelops over time.

5.0 Site Development Standards SU-2 VHRC

5.2.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Setback Line Building Area Landscape Zone Build-to Zone Sidewalk <p>* Not to scale</p>	Front (if 'A' Street and/or Civic Space) 0 – 15 5 feet (see #1) A	#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.
	Front (if 'B' Street) 0 – 15 feet B	
	(ii) Setback [measured from property line]	
	Front (if 'A' Street and/or Civic Space) 5 feet (max. min.) I	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
	Front (if 'B' Street) 10 feet (max. min.) J	#3 – Corner building street façades shall be built to the BTZ for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.
	Side or Rear (distance from property line) 0 feet min. (see #2 and 5.2.7(iii)) C D	
	(iii) Building Frontage Required	
	% of building built to 'A' Street/Civic Space BTZ 60% (min.) (see #3 and #6) E	#4 – Floor to floor heights shall not apply to parking structures.
	% of building built to 'B' Street BTZ 20% (min.) (see #3 and #6) F	#5 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.
		#6 – Civic open space within the BTZ shall count toward the frontage requirement. Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen. Service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living fence composed of shrubs planted to be opaque at maturity. Appropriate species shall be selected from the Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.
5.2.3 Block Standards	5.2.3 Block Standards [for development/redevelopment > 50% of the block]	
	Block Face Dimensions 300 feet (min.) 800 feet (max.)	
	Block Perimeter 2200 feet (max.)	
5.2.4 Height Standards	Height Standards	
	Maximum structure height 3 stories or 40 feet (max.) (See also #7 and Sections 6.3 and 6.4) K	
	First floor-to-floor height 12 feet (min.) (see #4) M	#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.
	Ground floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) L	
	Upper floor-to-floor height 10 feet (min.) (see #4) N	
	5.2.5 Commercial-ready Frontage Requirements	
	Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in Height Standards above.	



5.0 Site Development Standards

5.2.6 Parking and Service Access	(i) Parking Location	5.2.7 Other Standards
<p>Property Line Sidewalk Type 'A' Street / Civic Space Type 'B' Street Property Line * Not to scale</p> <p>Legend</p> <ul style="list-style-type: none"> Property Line Setback Line Building Area Landscape Zone Build-to Zone Sidewalk 	<p>Surface/At-grade Parking [See also Section 6.8.5 starting on page 124]</p> <p>'A' Street/ Civic Space setback Shall be located behind the principal building O</p> <p>'B' Street setback Min. of 3 feet behind building façade line along that street Q</p> <p>Side and Rear setback (distance from property line) 0 feet min. (see Note # 2 and 5.1.7(iii)) P R</p> <p>Above-grade Parking O*</p> <p>Setback along 'A' & 'B' Streets or Civic Space May be built up to the building façade line along that street</p> <p>Side and Rear setbacks (distance from property line) 0 feet min. (see Note # 2 and 5.1.7(iii)) P</p>	<p>5.2.7 Other Standards</p> <p>(i) <i>Encroachments</i></p> <ol style="list-style-type: none"> Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. [See also Section 11.2.9 starting on page 199.] [57] Building projections on all other façades may not be closer than 5 feet to any abutting property line. <p>(ii) <i>Arcades and Colonnades</i></p> <ol style="list-style-type: none"> Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth. The minimum interior clearance height within an arcade or colonnade shall be 12 feet. <p>(iii) <i>Walls and Fences</i>: Chain link fences and plastic vinyl fences shall not be permitted in the Regional Center Zone. [See also Section 9.7.3 starting on page 154 for other design standards.] [Moved from next page.]</p> <p>(iv) <i>General Site Development Standards</i>: See Section 6.0 starting on page 113 .</p>
<p>5.2.8 Façade Elements</p> <p>(i) <i>Doors and Windows</i>:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 50 feet in width of any building along 'A' Streets, Mandatory Primary 'B' Streets, and Civic Spaces. For non-mandatory Secondary 'B' Streets there is no requirement. Doors and windows on the ground floor of all buildings shall constitute a minimum of 30% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall constitute a minimum of 20% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. 	<p>(ii) Required Off-Street Parking Spaces</p> <p>Non-residential uses within 250 feet of single-family residential 1 space per every 300 gross square feet</p> <p>Residential Uses 1 space/unit minimum</p>	
	<p>(iii) Driveways and Service Access</p> <p>Parking driveway width City DPM standards on Arterial Roadways and 25 feet max. on all other streets S</p> <ul style="list-style-type: none"> Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. [See also Section 6.8.4 starting on page 124.] Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall is to be deemed as temporary, and cross access easements along the rear of the property may shall be required when adjoining properties are undeveloped. T 	

5.0 Building Design Standards SU-2 VHRC



Building Design Standards Specific to Regional Center Character Zone: The following standards shall be used for new development or redevelopment within the Regional Center Zone.

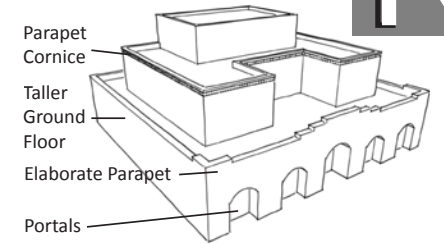
5.2.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

5.2.10. **Guidelines [63]**

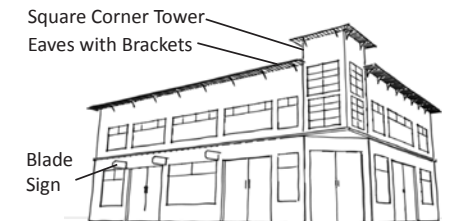
- (i) Building entrances should be defined and articulated by architectural elements such as lintels, pediments, **pilasters**, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building **façade**.
- (ii) Buildings should generally maintain the alignment of horizontal elements along the block.
- (iii) Architectural features emphasizing the corners of buildings, such as pedimented, gabled **parapets**; **cornices**; shade structures; **blade signs**; arcades; **colonnades**; projecting roofs, and balconies should be used along commercial storefronts to add pedestrian interest. [See **Examples A-C** for illustrations.]

5.2.11. **Massing and Façade Composition**

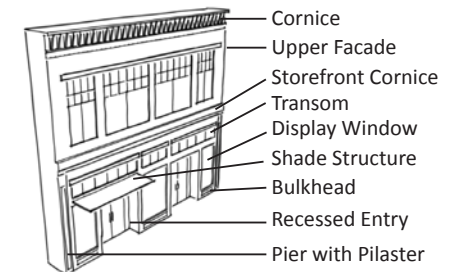
- (i) Buildings shall maintain a rhythm of **façade articulation** between 30-50 feet along all **'A' Streets** or Civic Spaces. This **articulation** rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and **pilasters**; or varying the setback of portions of the **façade**.
- (ii) Buildings shall be designed and built with a distinct Base, Middle, and Cap.
- (iii) An expression line or equivalent architectural element shall delineate the Base and Cap of all buildings. A **parapet cornice** or equivalent architectural element shall delineate the caps of **façades** that do not use a pitched roof.
- (iv) Retail storefront buildings shall include a **transom**, display window area, and bulkhead at the base.
- (v) Storefronts on **façades** that span multiple tenants shall use architecturally compatible materials, colors, details, shade structures, signage, and lighting fixtures.
- (vi) Buildings located on axis with a terminating street or at the intersection of streets shall be considered feature buildings. Such buildings shall be designed with features that take advantage of that location, such as an accentuated entry and a unique building **articulation** off-set from the front wall planes that rises above the main building eave or **parapet** line.
- (vii) **Chain link fences and plastic vinyl fences shall not be permitted in the Regional Center Zone.** [Moved to Section 5.2.7]



Example A – Example of Portal and Parapet



Example B – Example of Eaves and Tower Element



Example C – Example of Storefront

5.0 Building Design Standards

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5.2.12. Commercial and Mixed-Use Building Materials

- (i) The following materials shall be permitted as principal building materials along all '**A**' Street or Civic Space fronting **façades**:
 - a. Masonry, stone, cast stone, brick, glass, glass block, or stucco using a **three-step** process **other than a one-step process** [65, 69]
 - b. Split face concrete block or pre-cast or poured-in-place concrete
 - c. Cementitious fiber clapboard (not sheet) with at least a 50-year warranty
 - d. Architectural metal panel (not including galvanized or unfinished metal).
 - e. Other primary building materials approved on a case-by-case basis by the Planning Director or his/her designee, particularly for buildings over 26 feet.
- (ii) No more than 50% of each **façade** along any '**A**' Street shall use accent materials such as other metal finishes, wood, or **EIFS**.
- (iii) All **façades** along '**B**' Streets or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these **façades** may be any of the primary and accent **façade** materials listed above.
 - a. **EIFS** shall be limited to 40% of any '**B**' Street- or alley-facing **façade**.
- (iv) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

5.2.13. Residential Building Materials

- (i) The following shall be permitted finishes for all street-fronting **façades** (except **alleys**) of residential buildings. No more than three different materials shall be used on any single **façade**:
 - a. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - b. Masonry, brick, stone, man-made stone, or stucco using a **three-step** process **other than a one-step process** [65]
- (ii) The following **may shall** only be allowed up to 40% as an accent material:
 - a. **EIFS** or similar material over a cementitious base, rock, glass block and tile.
- (iii) Side and rear **façades** shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Other primary building materials shall be considered on a case-by-case basis by the Planning Director or his/her designee, particularly for buildings above 26 feet.
- (v) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

5.0 Building Design Standards SU-2 VHRC

5.2.14. **Windows**

- (i) Glazing along 'A' Streets shall not be opaque.
- (ii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited. ~~Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.~~ [66]
- (iii) ~~Windows shall be recessed in walls to emphasize their thickness.~~

- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) other equivalent element, as approved by the Planning Director or his/her designee [67].

5.2.15. **Architectural Details and Other Elements**

At least one of the following detail elements shall be incorporated to provide visual interest:

- (i) elaborate detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) decorative window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or lifesize game boards,



5.3. Village Center Zone

5.3.1. Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific regulatory Site Development Standards.

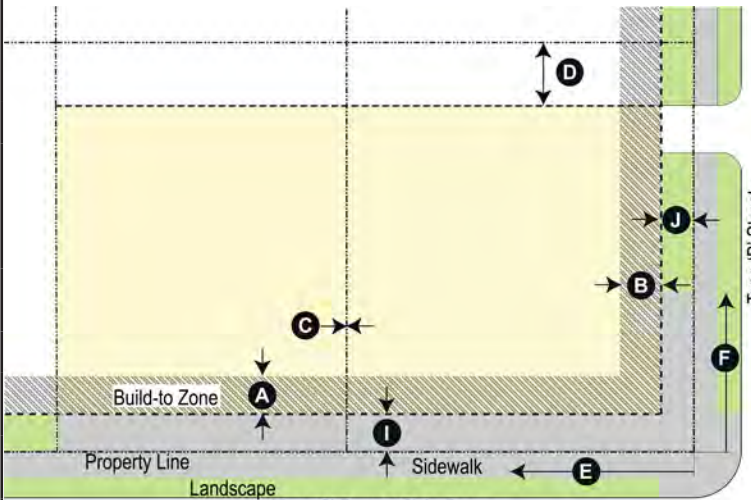
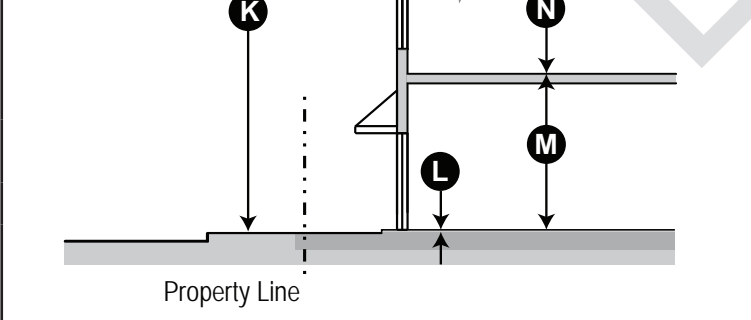
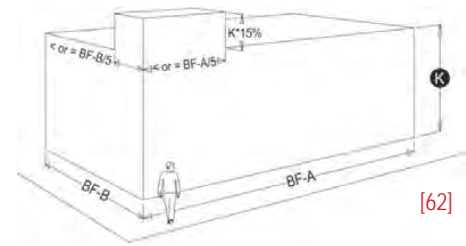
The Village Center Zone site development standards are intended to address development at a proposed node on the northwest corner of the Plan area, mirroring a Village Center across Universe Boulevard in Volcano Trails. Development standards in this **character zone** are intended to create conditions for a Village Center to serve development in the surrounding Mixed Use Zone.

Generally, this **character zone** accommodates higher-density development near an intersection of **Mandatory Primary Streets**. The goal is to provide slightly higher-density development to add gravity for surrounding development in the Mixed Use Zone. The limited size of the zone should accommodate a range of commercial, retail, and urban residential development with smaller footprints than the surrounding Mixed Use but eligible for heights up to 60 feet with the optional height bonus.

In addition, the required site development pattern of building pads, parking, driveways, and service areas is intended to provide opportunities for short-term development while allowing for planned urban block infill development in the long-term.



5.0 Site Development Standards SU-2 VHVC

5.3.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Setback Line Building Area Landscape Zone Build-to Zone Sidewalk <p>* Not to scale</p>	Front (if 'A' Street and/or Civic Space) 0 – 10 5 feet (see #1) A	#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.
	Front (if 'B' Street) 0 – 20 feet B	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
	(ii) Setback [measured from property line]	
	Front (if 'A' Street and/or Civic Space) 5 feet (max. min.) I	#3 – Corner building street façades shall be built to the BTZ for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.
	Front (if 'B' Street) 10 feet (max. min.) J	
	Side or Rear (distance from property line) 0 feet min. (see #2 and 5.3.7(iii)) C D	
	(iii) Building Frontage Required	
	% of building built to 'A' Street/Civic Space BTZ 60% (min.) (see #3 and #6) E	#4 – Floor to floor heights shall not apply to parking structures.
	% of building built to 'B' Street BTZ 30% (min.) (see #3 and #6) F	#5 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.
	5.3.3 Block Standards [for development/redevelopment > 50% of the block]	5.3.3 Block Standards [for development/redevelopment > 50% of the block]
Block Face Dimensions 300 feet (min.) 700 feet (max.)	Block Face Dimensions 300 feet (min.) 700 feet (max.)	
Block Perimeter 2000 feet (max.)	Block Perimeter 2000 feet (max.)	
5.3.4 Height Standards	Height Standards	
	Maximum structure height 3 stories or 40 feet (max.) (See also #7 and Sections 6.3 and 6.4) K	#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.
	First floor-to-floor height 12 feet (min.) (see #4) M	
	Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) L	
	Upper floor-to-floor height 10 feet (min.) (see #4) N	
5.3.5 Commercial-ready Frontage Requirements Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in Height Standards above.	5.3.5 Commercial-ready Frontage Requirements Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in Height Standards above.	 <p>[62]</p>

5.0 Site Development Standards

5.3.6 Parking and Service Access	(i) Parking Location	5.3.7 Other Standards
<p>Legend</p> <ul style="list-style-type: none"> Property Line Sidewalk Type 'A' Street / Civic Space Building Footprint Surface Parking Area Above Grade Parking Area <p>* Not to scale</p>	<p>Surface/At-grade Parking [See also Section 6.8.5 starting on page 124]</p>	<p>(i) Encroachments</p>
	<p>'A' Street/ Civic Space setback</p>	<p>1. Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. [See also Section 11.2.9 starting on page 199.] [57]</p>
	<p>'B' Street setback</p>	<p>2. Building projections on all other façades may not be closer than 5 feet to any abutting property line.</p>
	<p>Side and Rear setback (distance from property line)</p>	<p>(ii) Arcades and Colonnades</p>
<p>Above-grade Parking</p>	<p>Setback along 'A' & 'B' Streets or Civic Space</p>	<p>1. Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth.</p>
<p>Side and Rear setbacks (distance from property line)</p>	<p>Side and Rear setbacks (distance from property line)</p>	<p>2. The minimum interior clearance height within an arcade or colonnade shall be 12 feet.</p>
<p>(ii) Required Off-Street Parking Spaces</p>	<p>(ii) Required Off-Street Parking Spaces</p>	<p>(iii) Walls and Fences: Chain link fences and plastic vinyl fences shall not be permitted in the Village Center Zone. [See also Section 9.7.3 starting on page 154 for other design standards.] [Moved from next page.]</p>
<p>Non-residential uses within 250 feet of single-family residential</p>	<p>Non-residential uses within 250 feet of single-family residential</p>	<p>(iv) General Site Development Standards: See Section 6.0 starting on page 113 .</p>
<p>Residential Uses</p>	<p>Residential Uses</p>	
<p>5.3.8 Façade Elements</p>	<p>(iii) Driveways and Service Access</p>	
<p>(i) Doors and Windows:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 25 feet in width of any building along 'A' Streets and Civic Spaces. There shall be no blank walls greater than 50 feet in width of any building along Mandatory Primary 'B' Streets. For non-mandatory Secondary 'B' Streets there is no requirement. Doors and windows on the ground floor of all buildings shall constitute between 50% and 90% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall constitute a minimum of 25% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. <p>(ii) Façade Articulation: Along Paseo del Norte, façades shall incorporate a corner element, articulated by a horizontal break of 3 feet max.</p>	<p>Parking driveway width</p> <p>City DPM standards on Arterial Roadways and 25 feet max. on all other streets</p> <ul style="list-style-type: none"> Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. [See also Section 6.8.4 starting on page 124.] Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property may shall be required when adjoining properties are undeveloped. 	

5.0 Building Design Standards SU-2 VHVC



Building Design Standards Specific to Village Center Character Zone:

The following standards shall be used for new development or redevelopment within the Village Center Zone.

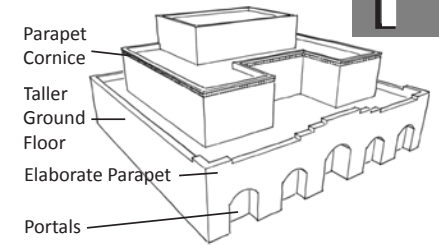
5.3.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

5.3.10. Guidelines [63]

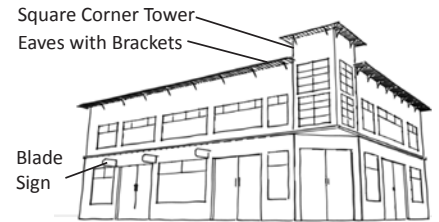
- (i) Buildings **should** generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers.
- (ii) Building **façades** may be symmetrical or asymmetrical, but the central part of the building **should shall** be expressed with well-balanced façade compositions.
- (iii) The ground floor should be taller and include heavier massing than floors above. An arcade or **colonnade** may be incorporated. [See **Examples A** for illustration.]
- (iv) Storefronts **should be are** inset with recessed entry, under the **portal**, arcade, or fit into arches openings, often with shade structures. [See **Examples A-C** for illustrations.]
- (v) Shade structures, **blade signs**, arcades, **galleries**, café seating and balconies should be used along commercial storefronts fronting an **'A' Street** or Civic Space to add pedestrian interest. [See **Examples B & C** for illustrations.]

5.3.11. Massing and Façade Composition

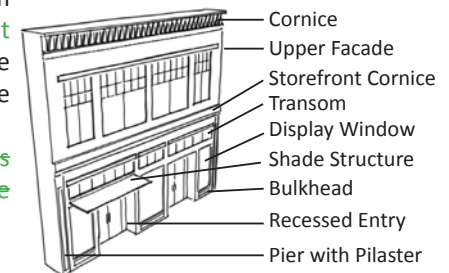
- (i) Buildings shall maintain a prevalent **façade articulation** rhythm of 20-30 feet or multiples thereof along all **'A' Streets** or **Civic Spaces**. This **articulation** rhythm may be expressed by changing materials or color, using design elements such as columns and **pilasters**, or varying the setback of portions of the building **façade**.
- (ii) Doors or windows shall form regular patterns of openings, some accentuated by balconies.
- (iii) Commercial and mixed-Use building **façades** shall be designed with a distinct base, middle, and cap and shall maintain the alignment of horizontal elements along the block.
- (iv) If a **single-family residential** building is set back less than 10 feet from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If a **single-family residential** structure is set back 10 feet or more from the property line and is not elevated **at least 18 inches** above the grade of the sidewalk, a 3-foot high fence shall be provided at the front property line.
- (v) ~~Chain link fences and plastic vinyl fences shall not be permitted in the Village Center Zone.~~ [Moved to previous page]



Example A – Example of Portal and Parapet



Example B – Example of Eaves and Tower Element



Example C – Example of Storefront

5.0 Building Design Standards



5.3.12. **Building Materials**

- (i) At least 60% of a building’s **façade** along all **‘A’ Streets** or Civic Spaces shall be composed of masonry, brick, or stucco ~~using a process other than a one-step three-step~~ process [65].
- (ii) No more than 40% of a building’s **façade** along all **‘A’ Streets** or Civic Spaces shall use other accent materials wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels. **EIFS** shall not be permitted along any **‘A’ Street** or Civic Space façade.
- (iii) All **façades** along **‘B’ Streets** or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these façades may be any of the primary and accent façade materials listed above.
 - a. **EIFS** shall be limited to no more than 10% of the upper floor **façades** along **‘B’ Streets** and **alleys**.
 - b. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty ~~shall may~~ only be used on the upper floors of any **‘B’ Street** or **alley façades**.
- (iv) Other primary building materials shall be considered on a case-by-case basis by the Planning Director or his/her designee, particularly for buildings above 26 feet.
- (v) Roofing materials visible from any public **ROW** shall be clay tile, copper, factory finished standing seam or corrugated metal, metal shingle, slate, synthetic slate, or similar materials.

5.3.13. **Windows**

- (i) Glazing along **‘A’ Streets** shall not be opaque.
- (ii) ~~To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited. Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.~~ [66]
- (iii) ~~Windows shall be recessed to give a thick wall impression.~~
- (iv) ~~Windows shall be vertically proportioned with multiple panes in both casement and double hung design.~~
- (v) Ornamental arches of various designs, ~~where used~~, shall be deeper on the ground floor and shallower on upper floors.

5.3.14. **Architectural Details and Other Elements**

- At least two of the following detail elements shall be incorporated to provide visual interest:
- (i) ~~elaborate~~ detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
 - (ii) ~~decorative~~ window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
 - (iii) metal railings at balconies,
 - (iv) shade structures,
 - (v) roof towers,
 - (vi) forecourts,
 - (vii) fountains or water features using recycled or reclaimed water,

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- (viii) plazas,
- (ix) pedestrian furniture and/or lifesize game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) other equivalent element, as approved by the Planning Director or his/her designee [67].

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5.0 Site Development and Building Design Standards SU-2 VHMX

5.4. Mixed-Use Zone

5.4.1. Illustrations and Intent

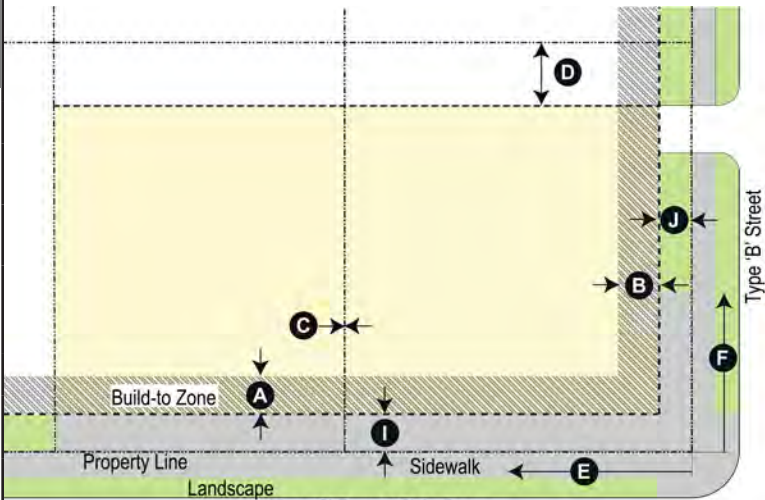
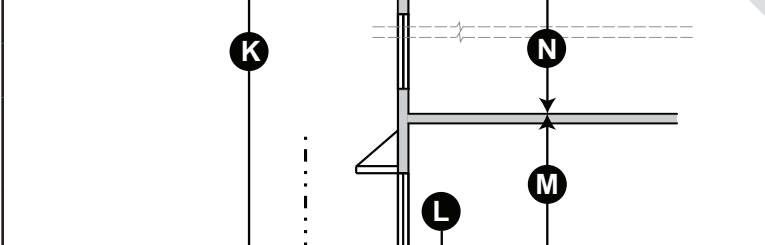
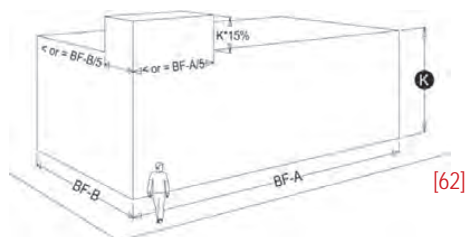
Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.

The Mixed-use Zone site development standards are intended to address development throughout Volcano Heights. Development standards in this zone are intended to take advantage of the large parcels with access to regional connectors and a proposed Transit Boulevard.

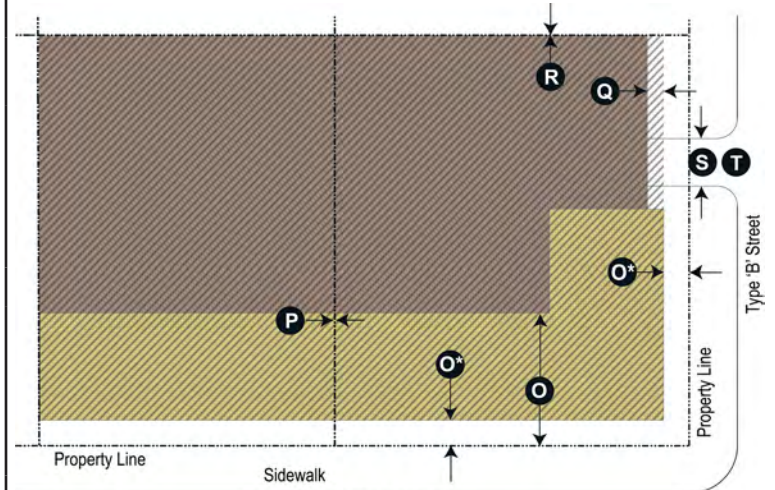
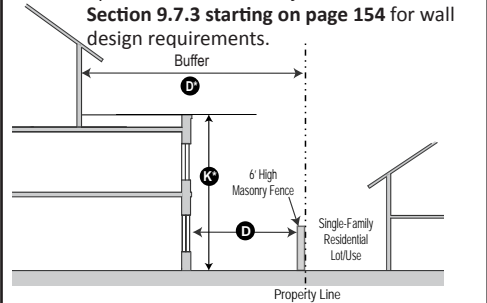
Generally, this zone may accommodate large-format office sites with surface parking within the interior of the lot/block and screened from public view along 'A' Streets. The goal is to minimize the impact of large, surface parking lots and encourage an "office park" look.

In addition, required site development pattern of building pads, parking, driveways, and service areas is intended to provide opportunities for short-term development while allowing for planned urban block infill development in the long-term as the market can accommodate it.



5.4.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes	
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Setback Line Building Area Landscape Zone Build-to Zone Sidewalk <p>* Not to scale</p>	Front (if 'A' Street and/or Civic Space) 0 – 15 feet (see #1) A	#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.	
	Front (if 'B' Street) 0 – 20 15 feet B		
	(ii) Setback [measured from property line]		
	Front (if 'A' Street and/or Civic Space) 5 feet (max. min.) I	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.	
	Front (if 'B' Street) 10 feet (max. min.) J	#3 – Corner building street façades shall be built to the BTZ for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.	
	Side or Rear (distance from property line) 0 feet (min.) (see #2 and Section 5.4.7(iii)) C D	#4 – Floor to floor heights shall not apply to parking structures.	
	(iii) Building Frontage Required		#5 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.
	% of building built to 'A' Street/Civic Space BTZ 50% (min.) (see #3 and #6) E	#6 – Civic open space within the BTZ shall count toward the frontage requirement. Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen. Service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living fence composed of shrubs planted to be opaque at maturity. Appropriate species shall be selected from the Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.	
	% of building built to 'B' Street BTZ 25% (min.) (see #3 and #6) F	#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.	
	5.4.3 Block Standards [for development/redevelopment > 50% of the block]	5.4.3 Block Standards [for development/redevelopment > 50% of the block]	
5.4.4 Height Standards	Height Standards		
	Block Face Dimensions 300 feet (min.) 1200 feet (max.)		
	Block Perimeter 3600 feet (max.)		
	Maximum structure height 2 stories or 26 feet (max.) (See also #7 and Sections 6.3 and 6.4) K		
	First floor-to-floor height 12 feet (min.) (see #4) M		
	Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) L		
5.4.5 Commercial-ready Frontage Requirements	Commercial-ready Frontage Requirements		
Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in Height Standards above.	Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in Height Standards above.	 <p>[62]</p>	

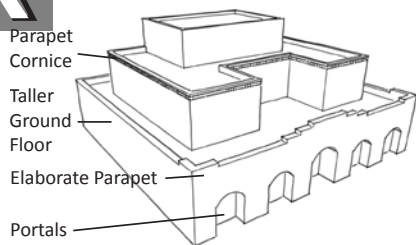
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5.4.6 Parking and Service Access	(i) Parking Location	5.4.7 Other Standards
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Building Footprint Type 'A' Street / Civic Space Surface Parking Area Above Grade Parking Area <p>* Not to scale</p>	<p>Surface/At-grade Parking [See also Section 6.8.5 starting on page 124]</p> <p>'A' Street/ Civic Space setback: Shall be located behind the principal building O</p> <p>'B' Street setback: Min. of 3 feet behind building façade line along that street Q</p> <p>Side and Rear setback (distance from property line): 0 feet min. (see # 2 and Section 5.4.7(iii)) P R</p> <p>Above-grade Parking</p> <p>Setback along 'A' & 'B' Streets or Civic Space: May be built up to the building façade line along that street O*</p> <p>Side and Rear setbacks (distance from property line): 0 feet (min.) (see # 2 and Section 5.4.7(iii)) P</p>	<p>5.4.7 Other Standards</p> <p>(i) Encroachments</p> <ol style="list-style-type: none"> Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. [See also Section 11.2.9 starting on page 199.] [57] Building projections on all other façades may not be closer than 5 feet to any abutting property line. <p>(ii) Arcades and Colonnades</p> <ol style="list-style-type: none"> Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth. The minimum interior clearance height within an arcade or colonnade shall be 12 feet <p>(iii) Buffers for Detached Single-family Housing</p> <ol style="list-style-type: none"> A buffer shall be established on all development sites adjacent to single family detached residential lots at 25 feet parallel to any lot line that is common with a single-family detached residential lot. Building height within this buffer shall not exceed 2 floors or 26 feet and is not eligible for height bonus. This standard shall apply to any parking structures located within the buffer. A privacy fence (masonry or opaque vegetation combined with fence or wall) 6 feet high shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies. See also Section 9.7.3 starting on page 154 for wall design requirements. 
	<p>(ii) Required Off-Street Parking Spaces</p> <p>Non-residential uses within 250 feet of single-family residential: 1 space per every 400 gross square feet</p> <p>Residential Uses: 1 space/unit minimum</p>	
<p>5.4.8 Façade Elements</p>	<p>(iii) Driveways and Service Access</p>	
<p>(i) Doors and Windows:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 50 feet in width of any building along 'A' Streets, Mandatory Primary 'B' Streets, and Civic Spaces. For non-mandatory Secondary 'B' Streets there is no requirement. Doors and windows on the ground floor of all buildings shall constitute a minimum of 30% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall constitute a minimum of 20% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. <p>(ii) Façade Articulation: Along Unser Boulevard and Paseo del Norte, façades shall incorporate a corner element, articulated by a horizontal break of 3 feet max.</p>	<p>Parking driveway width: City DPM standards on Arterial Roadways and 25 feet max. on all other streets S</p> <ul style="list-style-type: none"> Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. [See also Section 6.8.4 starting on page 124.] T Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property may shall be required when adjoining properties are undeveloped. 	

5.0 Building Design Standards

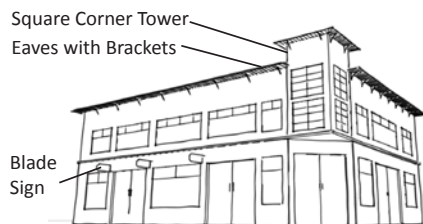
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Building Design Standards Specific to Mixed-Use Character Zone: The following standards shall be used for new development or redevelopment within the Mixed Use Zone.

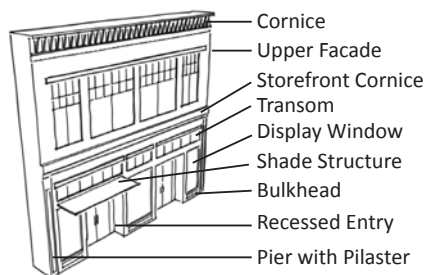


Example A – Example of Portal and Parapet

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Example B – Example of Eaves and Tower Element



Example C – Example of Storefront

5.4.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

5.4.10. **Guidelines [63]**

- (i) Building entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and/or others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building **façade**.
- (ii) Buildings should generally maintain the alignment of horizontal elements along the block.
- (iii) Architectural features emphasizing the corner of the building, such as use of pediments, gabled **parapets**; **cornices**; shade structures; **blade signs**; arcades; **colonnades**; and balconies **should may** be used along commercial storefronts to add pedestrian interest. [See **Examples A-C** for illustrations.]

5.4.11. **Façade Composition**

- (i) Buildings shall maintain a **façade articulation** rhythm of 20-30 feet along all **'A' Streets** and Civic Spaces and 30-50 feet for façades along Paseo del Norte or Unser Boulevard. This **articulation** rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and **pilasters**; or varying the setback of portions of the **façade**.
- (ii) Buildings shall be designed and built with a distinct Base, Middle, and Cap.
- (iii) Retail storefront buildings shall include a **transom**, display window area, and bulkhead at the base.
- (iv) Storefronts on **façades** that span multiple tenants shall use architecturally compatible materials, colors, details, shade structures, signage, and lighting fixtures.

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5.4.12. Commercial and Mixed-Use Building Materials

- (i) At least 60% of each building's base **façade** (excluding doors and windows) along any **'A' Street** shall be finished in one of the following materials:
 - a. Masonry, stone, cast stone, brick, glass, glass block, or stucco **using a process other than one-step three-step process [65, 69]**
 - b. Hardi plank
 - c. Split face concrete block or pre-cast, or poured in place concrete
 - d. Cementitious fiber clapboard
 - e. Other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.
- (ii) No more than 40% of each **façade** along any **'A' Street** shall use accent materials such as wood, architectural metal panel, or **EIFS**.
 - a. Cementitious-fiber clapboard shall be prohibited on mixed-use frontages. On the upper floors of any commercial frontage, no more than 20% of a **'B' Street** or **alley façade shall may** be cementitious-fiber clapboard (not sheet), which shall have at least a 50-year warranty.
- (iii) Roofing materials visible from any public **ROW** shall be factory-finished standing seam metal, slate, synthetic slate, or similar materials.

- (iv) ~~Glazing along 'A' Streets shall not be opaque.~~
- (v) ~~To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited. Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced. [66]~~

5.4.13. Residential Building Materials

- (i) The following shall be permitted finishes for all street fronting **façades** (except **alleys**) of residential buildings. No more than three different materials shall be used on any single façade:
 - a. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - b. Lap sided wood;
 - c. Masonry, brick, stone, man-made stone, or stucco **using a process other than a one-step three-step process; [65]**
 - d. Architectural metal panels;
 - e. Hardi plank; and/or
 - f. Other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.

5.0 Building Design Standards



- (ii) The following shall ~~may~~ only be allowed up to 40% as an accent material:
 - a. EIFS or similar material over a cementitious base, rock, glass block, and tile.
- (iii) Side and rear **façades** shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) ~~Glazing along 'A' Streets shall not be opaque.~~
- (vi) ~~To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited. Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced. [66]~~

5.4.14. Windows

- (i) Glazing along 'A' Streets shall not be opaque.
- (ii) ~~To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited. Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced. [66]~~
- (iii) ~~Windows shall be recessed to give a thick wall impression.~~

- (iv) ~~Windows shall be vertically proportioned with multiple panes in both casement and double hung design.~~
- (v) Ornamental arches of various designs, ~~where used,~~ shall be deeper on the ground floor and shallower on upper floors.

5.4.15. Architectural Details and Other Elements

At least one of the following detail elements shall be incorporated to provide visual interest:

- (i) ~~elaborate~~ detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) ~~decorative~~ window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or lifesize game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) ~~other equivalent element, as approved by the Planning Director or his/her designee [67].~~

5.0 Site Development and Building Design Standards SU-2 VHET

5.5. Escarpment Transition

5.5.1. Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.

The Escarpment Transition Zone site development standards are intended to address development between character zones toward the center of the Plan area and the Petroglyph National Monument east of the Plan boundary. Development standards in this district are intended to blend the areas between development and **Major Public Open Space**, as well as stepping down the intensity of uses and building heights closer to the Monument boundary.

Generally, this zone may accommodate low-rise commercial, single-family development, and limited urban residential development. The goal is to have a reasonable buffer between development and **sensitive lands** to the east.

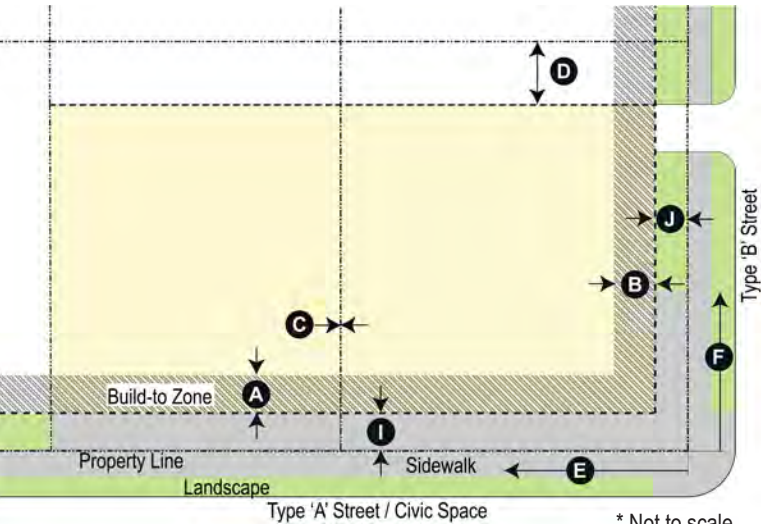
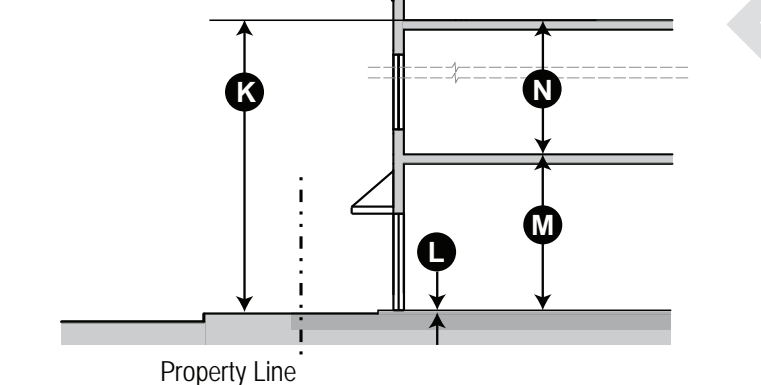
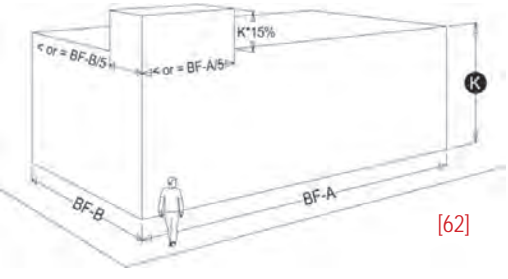
In addition, Escarpment Transition sites shall be planned in such a manner as to facilitate low-intensity, residential-scale office, retail, and **live-work** buildings in a 1-2 story environment that accommodates natural topography, terrain, and natural environment.

- 5.5.2. Building Design Standards Specific to Escarpment Transition shall be as per **Section 6.5.9-6.5.12** in this Plan.

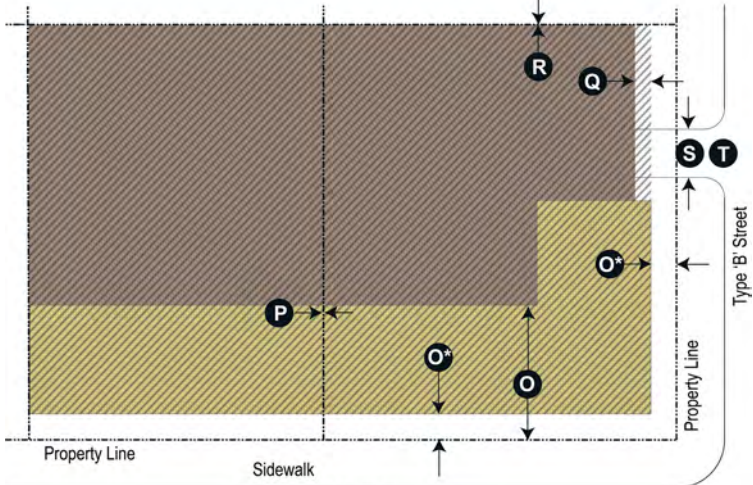


SU-2 Volcano Heights Escarpment Transition

5.0 Site Development Standards

5.5.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes	
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Building Area Build-to Zone Setback Line Landscape Zone Sidewalk <p>* Not to scale</p>	Front (if 'A' Street and/or Civic Space) 0 – 10 5 feet (see #1) A	#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.	
	Front (if 'B' Street) 0 – 20 feet B		
	(ii) Setback [measured from property line]		
	Front (if 'A' Street and/or Civic Space) 5 feet (max. min.) I	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.	
	Front (if 'B' Street) 10 feet (max. min.) J	#3 – Corner building street façades shall be built to the BTZ for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.	
	Side or Rear (distance from property line) 0 feet (min.) (see Note # 2 and 5.1.7(iii)) C D		
	(iii) Building Frontage Required		
	% of building built to 'A' Street/Civic Space BTZ 60% (min.) (see #3 and #6) E	#4 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.	
	% of building built to 'B' Street BTZ 30% (min.) (see #3 and #6) F	#5 – Civic open space within the BTZ shall count toward the frontage requirement. Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen. Service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living fence composed of shrubs planted to be opaque at maturity. Appropriate species shall be selected from the Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.	
	5.5.3 Block Standards		
[for development/redevelopment > 50% of the block]			
Block Face Dimensions 250 feet (min.) 600 feet (max.)			
Block Perimeter 2000 feet (max.)			
5.5.4 Height Standards			
	Height Standards		
	Maximum structure height 2 stories or 26 feet (max.) (See also #6 and Section 6.3) K	#6 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.	
	First floor-to-floor height 12 feet (min.) (see #4) M <i>(Non-residential and Mixed Use only) [70]</i>		
	Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) L		
	Upper floor-to-floor height 10 feet (min.) (see #4) N <i>(Non-residential and Mixed Use only) [70]</i>	 <p>[62]</p>	

5.0 Site Development Standards SU-2 VHET

5.5.6 Parking and Service Access	(i) Parking Location	5.5.7 Other Standards
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Building Footprint Surface Parking Area Above Grade Parking Area <p>* Not to scale</p>	<p>Surface/At-grade Parking [See Section 6.8.5 starting on page 124]</p> <p>'A' Street/ Civic Space setback: Shall be located behind the principal building O</p> <p>'B' Street setback: Min. of 3 feet behind building façade line along that street Q</p> <p>Side and Rear setback (distance from property line): 0 feet min. (see # 2 and Section 5.5.7(iii)) P R</p> <p>Above-grade Parking</p> <p>Setback along 'A' & 'B' Streets or Civic Space: May be built up to the building façade line along that street O*</p> <p>Side and Rear setbacks (distance from property line): 0 feet min. (see Note # 2 and 5.1.7(iii)) P</p> <p>(ii) Required Off-Street Parking Spaces</p> <p>Non-residential uses within 250 feet of single-family residential: 1 space per every 300 gross square feet</p> <p>Residential Uses: 1 space/unit minimum</p>	<p>5.5.7 Other Standards</p> <p>(i) Encroachments</p> <ol style="list-style-type: none"> Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. [See also Section 11.2.9 starting on page 199.] [57] Building projections on all other façades may not be closer than 5 feet to any abutting property line. <p>(ii) Arcades and Colonnades</p> <ol style="list-style-type: none"> Arcades and colonnades are permitted within the BTZ and shall be a minimum of 6 feet deep. The minimum interior clearance height within an arcade or colonnade shall be 14 feet. <p>(iii) Privacy Screen: A privacy screen (masonry or living fence with opaque vegetation combined with fence or wall) 6 feet high shall be required where non-residential uses abut an existing single-family residential lot and shall be optional for all other adjacencies. [See also Section 9.7.3 for design requirements for wall design.]</p>
<p>5.5.8 Façade Elements</p>	<p>(iii) Driveways and Service Access</p>	<p>(iv) General Site Development Standards: See Section 6.0 starting on page 113 .</p>
<p>(i) Doors and Windows:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 30 feet in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement. Doors and windows on ground floor of all buildings shall be a minimum of 25% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area, which is measured between 3-9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. 	<p>Parking driveway width: City DPM standards on Arterial Roadways and 25 feet max. on all other streets S</p> <ul style="list-style-type: none"> Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. [See also Section 6.8.4 starting on page 124.] T Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property may shall be required when adjoining properties are undeveloped. 	

SU-2 Volcano Heights Neighborhood and Escarpment Transitions

5.0 Building Design Standards

Building Design Standards Specific to Neighborhood and Escarpment Transition Character Zones: The following standards shall be used for new development or redevelopment within the Neighborhood and Escarpment Transition Zones.

5.5.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

5.5.10. **Guidelines [63]**

- (i) Building entrances should be defined and articulated by architectural elements such as lintels, pediments, **pilasters**, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building **façade**.
- (ii) Buildings ~~should shall~~ generally maintain the alignment of horizontal elements along the block.

5.5.11. **Façade Composition**

- (i) Buildings shall maintain a **façade articulation** rhythm of 20-30 feet along all **'A' Streets**. This **articulation** rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and **pilasters**; or varying the setback of portions of the **façade**.

- (ii) Buildings shall be designed and built with a distinct Base, Middle, and Cap.
- (iii) **If a single-family building is set back less than 10 feet from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If a single-family structure is set back 10 feet or more from the property line and is not elevated at least 18 inches above the grade of the sidewalk, a 3-foot high fence shall be provided at the front property line.**

5.5.12. **Non-residential and Mixed-Use Building Materials**

- (i) The following primary building materials shall be permitted for **façades** (excluding doors and windows) along any **'A' Street** or Civic Space:
 - a. Masonry, stone, cast stone, brick, glass, glass block, split-face concrete, pre-cast concrete panels, tile, or stucco **using a 3-step process other than a one-step process [71]**
 - b. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
 - c. Wood
 - d. Architectural metal panels
 - e. Other materials will be considered as primary building materials on a case-by-case basis and approved by the Planning Director or his/her designee.
- (ii) **EIFS** shall not be permitted along any **'A' Street** or Civic Space **façade**.

5.0 Building Design Standards SU-2 VHNT & VHET

- (iii) All building **façades** along all other streets or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these façades may be any of the primary materials listed above.
 - a. **EIFS** shall be limited to 25% of all other **façades**.
- (iv) Roofing materials visible from any public **ROW** shall be factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) Glazing along **'A' Streets** shall not be opaque.
- (vi) ~~To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited. Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.~~ [66]
- d. Architectural metal panels
- e. Hardi plank
- f. Other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.
- (ii) The following **may shall** only be allowed up to 40% as an accent material:
 - a. **EIFS** or similar material over a cementitious base, rock, glass block, and tile.
- (iii) Side and rear **façades** shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) An enclosed garage or carport shall be designed and constructed of the same material as the primary building. [See also **Section 7.7 starting on page 131.**]
- (vi) Glazing along **'A' Streets** shall not be opaque.
- (vii) ~~To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited. Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.~~ [66]

5.5.13. Residential Building Materials

- (i) The following shall be permitted finishes for all street-fronting **façades** (except **alleys**) of residential buildings. No more than three different materials shall be used on any single façade:
 - a. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
 - b. Lap sided wood
 - c. Masonry, brick, stone, man-made stone, or stucco **using a process other than a one-step three-step process** [65]



5.6. Neighborhood Transition
5.6.1. Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.

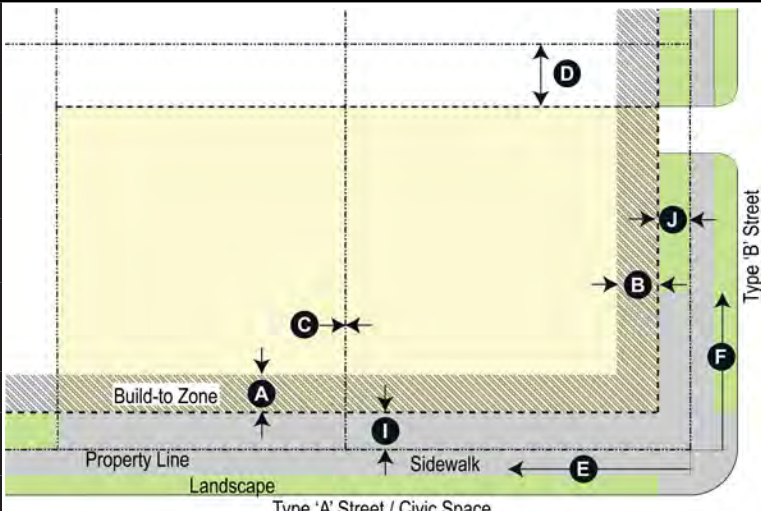
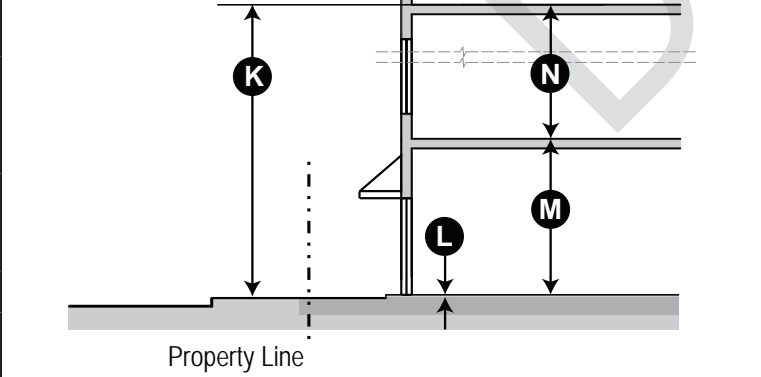
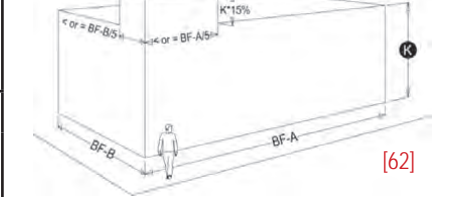
The Neighborhood Transition Zone site development standards are intended to address development between proposed Volcano Heights character zones and existing residential areas. Development standards in this zone are intended to appropriately blend the areas between new construction and existing buildings outside the Plan area.

Generally, this zone may accommodate small-scale, low-rise commercial and urban residential development. The goal is to have a reasonable buffer between existing buildings and any higher-density new construction in other character zones.

In addition, the site shall be planned in such a manner as to facilitate low-intensity, residential-scale office, retail, and live-work buildings in a 1-2 story environment.



5.0 Site Development Standards SU-2 VHNT

5.6.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Setback Line Building Area Landscape Zone Build-to Zone Sidewalk <p>* Not to scale</p>	<p>Front (if 'A' Street and/or Civic Space) 0 – 10 feet (see #1) A</p> <p>Front (if 'B' Street) 0 – 20 feet B</p>	<p>#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.</p>
	<p>(ii) Setback [measured from property line]</p>	
	<p>Front (if 'A' Street and/or Civic Space) 5 feet (max. min.) I</p>	<p>#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.</p>
	<p>Front (if 'B' Street) 10 feet (max. min.) J</p>	<p>#3 – Corner building street façades shall be built to the BTZ for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.</p>
	<p>Side or Rear (distance from property line) 0 feet (min.) (see #2 and Section 5.6.7(iii)) C D</p>	
	<p>(iii) Building Frontage Required</p>	
	<p>% of building built to 'A' Street/Civic Space BTZ 60% (min.) (see #3 and #6) E</p>	<p>#4 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.</p>
	<p>% of building built to 'B' Street BTZ 30% (min.) (see #3 and #6) F</p>	<p>#5 – Civic open space within the BTZ shall count toward the frontage requirement. Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen. Service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living fence composed of shrubs planted to be opaque at maturity. Appropriate species shall be selected from the Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.</p>
	<p>5.6.3 Block Standards [for development/redevelopment > 50% of the block]</p>	
	<p>Block Face Dimensions 200 feet (min.) 600 feet (max.)</p> <p>Block Perimeter 2000 feet (max.)</p>	
5.6.4 Height Standards	Height Standards	
	<p>Maximum structure height 2 stories or 26 feet (max.) (See also #6 and Section 6.3) K</p>	<p>#6 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.</p>
	<p>First floor-to-floor height (Non-residential and Mixed Use only) [70] 12 feet (min.) (see #4) M</p>	
	<p>Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) L</p>	
	<p>Upper floor-to-floor height (Non-residential and Mixed Use only) [70] 10 feet (min.) (see #4) N</p>	 <p>[62]</p>

5.0 Site Development Standards

5.6.5 Parking and Service Access	(i) Parking Location	5.6.6 Other Standards																						
<p>Legend</p> <ul style="list-style-type: none"> Property Line Building Footprint Surface Parking Area Above Grade Parking Area <p>* Not to scale</p>	<table border="1"> <tr> <th colspan="2" data-bbox="856 284 1514 316">(i) Parking Location</th> </tr> <tr> <th colspan="2" data-bbox="856 316 1514 349">Surface/At-grade Parking</th> </tr> <tr> <td data-bbox="856 349 1123 397">'A' Street/ Civic Space setback</td> <td data-bbox="1123 349 1514 397">Shall be located behind the principal building O</td> </tr> <tr> <td data-bbox="856 397 1123 462">'B' Street setback</td> <td data-bbox="1123 397 1514 462">Min. of 3 feet behind building façade line along that street Q</td> </tr> <tr> <td data-bbox="856 462 1123 552">Side and Rear setback (distance from property line)</td> <td data-bbox="1123 462 1514 552">0 feet (min.) (see Note # 2 and 5.1.7(iii)) P R</td> </tr> <tr> <th colspan="2" data-bbox="856 552 1514 584">Above-grade Parking</th> </tr> <tr> <td data-bbox="856 584 1123 657">Setback along 'A' & 'B' Streets or Civic Space</td> <td data-bbox="1123 584 1514 657">May be built up to the building façade line along that street O*</td> </tr> <tr> <td data-bbox="856 657 1123 755">Side and Rear setbacks (distance from property line)</td> <td data-bbox="1123 657 1514 755">0 feet (min.) (see Note # 2 and 5.1.7(iii)) P</td> </tr> <tr> <th colspan="2" data-bbox="856 755 1514 787">(ii) Required Off-Street Parking Spaces</th> </tr> <tr> <td data-bbox="856 787 1123 893">Non-residential uses within 250 feet of single-family residential</td> <td data-bbox="1123 787 1514 893">1 space per every 300 gross square feet</td> </tr> <tr> <td data-bbox="856 893 1123 933">Residential Uses</td> <td data-bbox="1123 893 1514 933">1 space/unit minimum</td> </tr> </table>	(i) Parking Location		Surface/At-grade Parking		'A' Street/ Civic Space setback	Shall be located behind the principal building O	'B' Street setback	Min. of 3 feet behind building façade line along that street Q	Side and Rear setback (distance from property line)	0 feet (min.) (see Note # 2 and 5.1.7(iii)) P R	Above-grade Parking		Setback along 'A' & 'B' Streets or Civic Space	May be built up to the building façade line along that street O*	Side and Rear setbacks (distance from property line)	0 feet (min.) (see Note # 2 and 5.1.7(iii)) P	(ii) Required Off-Street Parking Spaces		Non-residential uses within 250 feet of single-family residential	1 space per every 300 gross square feet	Residential Uses	1 space/unit minimum	<p>5.6.6 Other Standards</p> <p>(i) <i>Encroachments</i></p> <ol style="list-style-type: none"> Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. [See also Section 11.2.9 starting on page 199.] [57] Building projections on all other façades may not be closer than 5 feet to any abutting property line. <p>(ii) <i>Arcades and Colonnades</i></p> <ol style="list-style-type: none"> Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth. The minimum interior clearance height within an arcade or colonnade shall be 14 feet. <p>(iii) <i>Privacy Screen</i>: A privacy screen (masonry or living fence with opaque vegetation combined with fence or wall) 6 feet high shall be required where non-residential uses abut an existing single-family residential lot and shall be optional for all other adjacencies. [See also Section 9.7.3 for requirements for wall design].</p> <p>(iv) <i>General Site Development Standards</i>: See Section 6.0 starting on page 113.</p>
(i) Parking Location																								
Surface/At-grade Parking																								
'A' Street/ Civic Space setback	Shall be located behind the principal building O																							
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Non-residential uses within 250 feet of single-family residential	1 space per every 300 gross square feet																							
Residential Uses	1 space/unit minimum																							
5.6.7 Façade Elements	(iii) Driveways and Service Access																							
<p>(i) <i>Doors and Windows</i>:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 30 feet in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement. Doors and windows on ground floor of all buildings shall be a minimum of 25% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. 	<p>(iii) <i>Driveways and Service Access</i></p> <p>Parking driveway width City DPM standards on Arterial Roadways and 25 feet max. on all other streets S</p> <ul style="list-style-type: none"> Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. [See also Section 6.8.4 starting on page 124.] Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property may shall be required when adjoining properties are undeveloped. 																							



6.0 Site Development Standards General to All Zones

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6.0 Site Development Standards General to All Zones

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6.1. Gated Communities: In order to meet the intent of a walkable, urban environment that serves as a Major Activity Center, gated and/or walled developments are prohibited.

6.2. Neighborhood Design: Where new residential development is adjacent to a Connector street, new lots and homes shall face Connector streets, except where the Planning Director or his/her designee approves exceptions related to technical reasons, such as grading and drainage requirements.

6.3. Structure Heights

6.3.1. Structures within the Impact Area as designated by the Rank 3 Northwest Mesa Escarpment Plan shall be limited to 15 feet. Per the Northwest Mesa Escarpment Plan, no **exceptions** or variances shall be granted.

6.3.2. Structures within 200 feet of either the Rank 3 Northwest Mesa Escarpment Plan Impact Area or a Park Edge Street shall be limited to 18 feet, with a second story up to 26 feet permitted for no more than 50% of the building footprint. [See **Exhibit 6.1.**]

6.3.3. In Town Center only, if a developer can show documentation that a **major employer** (i.e. 150+ employees on-site) will be part of the project, that project is exempt from building height maximums and bonus height criteria, subject to a Development Agreement with the City, including clawback provisions in the case the employer leaves the Plan area before 5 years have passed. This provision is subject to approval by the City Economic Development Department.

6.3.4. In all but the Transition Zones, projects within a SAD, TIDD, PIDD or similar coordinated development effort that plans and engineers significant infrastructure involving among multiple property owners as acceptable to the Planning Director or his/her designee shall may be granted a 10-foot building height bonus to the maximum heights allowed by right in each zone and above and beyond the bonus heights described in **Table 6.1** and **Section 6.4.**

6.3.5. **Structure height** shall be measured from approved grade to the eave line in the case of a pitched roof or to the roof line in the case of a **parapet**. [See **Section 6.5** for grading standards.]

6.3.6. A **stepback** may occur at a minimum height of 26 feet, but no building shall be built taller than 40 feet without a **stepback**. The minimum depth of a **stepback** shall be 12 feet.

6.3.7. Cupolas may extend 10 feet beyond height limits. Flagpoles may extend 6 feet above the height limit. Solar panels shall not count toward height limits. Equipment on the roof other than solar panels visible from the public **ROW** shall be screened by louvered or metal screen, or by a **parapet** for flat roofs. Screened equipment shall not exceed 6 feet beyond height limits. Screened equipment on the roof shall be set back 15 feet from **façades**. Equipment screening shall not be made of chain link or vinyl materials.

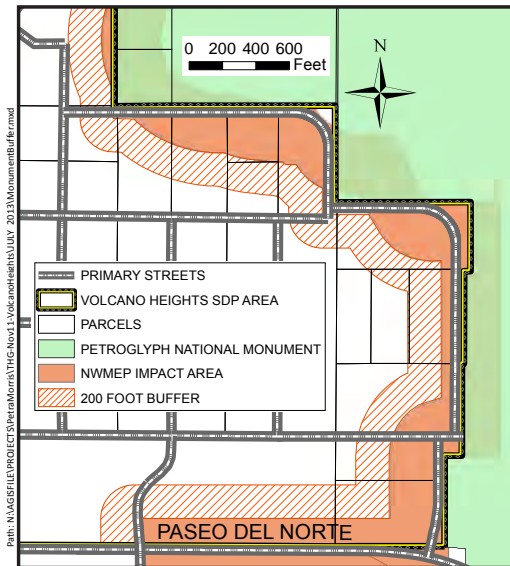


Exhibit 6.1 – Impact Area and 200-foot Buffer

6.0 Site Development Standards General to All Zones



6.4. Optional Height Bonus for Buildings

6.4.1. Purpose / Intent: This Plan offers an optional bonus height system for buildings in order to balance the intent to create an urban, walkable Major Activity Center with the intent to respect and honor the unique cultural, historical, geological, and volcanological area. In order to go beyond height maximums in the Center and Mixed-Use Zones (which correspond to maximum heights in the City’s NWMEP), development projects shall provide commensurate benefits to both the Natural and Built Environments.

6.4.2. Structure height maximums are set by Site Development Standards for each zone. Projects within all non-Transition Zones are eligible to opt in to a voluntary bonus building height system per Table 6.1 and Table 6.2, with associated criteria in Table 6.3.

6.4.3. In order to earn a building height bonus in non-Transition Zones, projects shall incorporate required criteria to earn points for both the Built Environment and Natural Environment, per Table 6.1, Table 6.2, and Table 6.3.

(i) These points have been assigned values relative to the priorities and goals that meet the intent of this Plan for a high-quality built environment balanced with respect for a unique natural environment that enhances property value and adds to the quality of life for existing and future residents, employers, and employees. Point values are weighted toward their contribution to either the built or natural environment. Point values also reflect an assumed difference in cost and ease of implementation.

(ii) The total points required for each zone are calibrated based on the desired balance of urban character versus open space amenities in each zone, as well as a relative balance among all zones within the Plan area.

6.4.4. A project may shift up to 10 points between the Natural and Built Environment totals in order to better meet the intent of this Plan and/or accommodate site context.

6.4.5. The Planning Director or his/her designee shall certify and approve projects that meet the criteria for height bonuses in Table 6.3. The Volcano Heights Review Team may be consulted to assess whether individual standards have been met to satisfy the bonus criteria. [See Section 3.2.6 starting on page 28.]

6.4.6. Projects that incorporate a bonus shall be required to provide a Site Development Plan for Building Permit or Site Development Plan for Subdivision that documents bonus criteria.

6.4.7. This requirement does not affect the eligibility of Site Development Plans for administrative approval by the Planning Director.

6.4.8. Projects incorporating bonus heights are subject to code enforcement to ensure ongoing provision of bonus criteria in the future, including maintenance of private amenities accessible by the public and preservation of natural vegetation in perpetuity.

6.0 Site Development Standards General to All Zones

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6.4.9. Private property owners may pay for or construct improvements to City-owned open space that meet bonus requirements and transfer this bonus to the property they own. Such improvements shall be coordinated with and acceptable to the City Open Space Division and meet all City standards as well as relevant requirements in this Plan.

TABLE 6.1 - TOTAL POINTS FOR BUILDING HEIGHT BONUS BY CHARACTER ZONE

Building Height Bonus Criteria	Height Bonus			
	VHTC	VHRC	VHVC	VHMX
Maximum Structure Height Allowed by Zone	40 ft.	40 ft.	40 ft.	26 ft.
Maximum Building Height with Bonus	75 ft.	60 ft.	60 ft.	40 ft.
I. Natural Environment Bonus Criteria	50 pts.	35 pts.	25 pts.	50 pts.
II. Built Environment Bonus Criteria	50 pts.	40 pts.	25 pts.	50 pts.
Total Points Required to Receive Height Bonus	100 pts.	75 pts.	50 pts.	100 pts.

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6.0 Site Development Standards General to All Zones



TABLE 6.2 – BONUS HEIGHT POINTS PER CRITERION

Criteria for Optional Height Bonuses	Points
I. Natural Environment Bonus Criteria	
a. Rock outcropping dedications	25
b. Rock outcropping private preservation*	20
Public Access Easement (<i>Optional Bonus</i>)	5
c. Open space dedications	20
For dedications abutting rock outcroppings or other features deemed significant by the City Open Space Division (<i>Optional Bonus</i>)	5
d. Private park construction	20
e. Public park land dedication of at least 2 acres	15
f. Pedestrian walkway connection to rock outcropping, parks, trails, rock outcroppings, or other features deemed significant by the City Open Space Division	10
Up to 2 additional connections to features deemed significant by the City Open Space Division (<i>Optional Bonus</i>)	5 each
g. Landscaping / natural buffers in addition to what's required by Zone	10
h. Shared drainage/swales on adjacent developments / Low Impact Design (LID)	10
i. View preservation	10
j. Community garden	10
k. Interpretive signage	5
l. Preservation of native vegetation	5
m. Other benefits to the natural environment	5

Criteria for Optional Height Bonuses	Points
II. Built Environment Bonus Criteria	
a. Publicly accessible plazas / courtyards in addition to what's required by Section 9.5.4 on page 147.	25
b. Living roof or accessible roof garden	25
c. Grey water retention system	25
d. Transit shelters on transit corridors	20
e. LEED certification	20
f. Transit Center within 500 feet of proposed project	15
g. Public art	15
h. Solar panels	15
i. Permeable paving	10
j. Permanent streetscape/plaza furniture and/or features	10
k. Gateway feature at key intersections	10
l. Rooftop water harvesting / cisterns	5
m. Other sustainable building practices	5



* See also **Policy 13.1.3** starting on page 216 and **Appendix D**. [72]

6.0 Site Development Standards General to All Zones

TABLE 6.3 – STANDARDS FOR OPTIONAL HEIGHT BONUS CRITERIA

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I. Natural Environment Bonus Criteria
a. Dedicating a rock outcropping shown in Exhibit 9.1 plus a buffer acceptable to City Open Space Division shall meet the criteria for these points. The land shall be dedicated to the City following the process outlined in City Zoning Code §14-16-3-8(A) or by plat, deed, or other legal instrument acceptable to City Real Property.
b. Private preservation may be accomplished through Transfer of Development Rights (TDR), conservation easement, or platting as private open space . The additional 5 points for public access may be accomplished through granting a public access easement that stays in place in the event of transfer of property ownership.
c. Open space dedications, either on-site or offsite, shall be a minimum of one-half acre and acceptable to the City Open Space Division. Points may be granted at a rate of 5 points per acre up to a total of 20 points.
d. A private park shall be one-half acre or larger and maintained by the property owner or property owner association. A public access easement shall be granted and filed with the City. In order to gain the bonus points, a park shall include shade trees in addition to two (2) or more of the following features: playground or equivalent recreational amenity, shade structure, seating area or tables, a sculpture or other artwork. These points may be granted per the discretion of the Planning director or his/her designee.
e. Land dedicated for City-owned public parks shall be 2 acres or larger and must meet the approval and standards of the City Parks and Recreation Department.
f. Pedestrian walkways constructed according to criteria in Table 9.4 (xv) shall meet the criteria for these points. Pedestrian walkways that provide connections to rock outcroppings or other features deemed significant by City Open Space Division, including those features mapped in Exhibit 9.1 , shall be eligible for an additional 5 bonus points per feature connected.
g. Landscaped area at least 25% in excess of the requirement shall meet the criteria for these points.
h. Shared swales shall be designed for the secondary purpose of additional open space OR to water living material in the landscaping on the site or streetscaping. They shall be privately constructed and maintained.
i. Developments that can graphically demonstrate an arrangement of roadways, building placement, and/or building setback to preserve views toward the Sandia Mountains, volcanoes, or City vistas across the Rio Grande shall meet the criteria for these points.
j. See Table 9.4 (iv) .
k. Projects that include at least 2 educational, cultural, and/or historical signs or markers pertaining to Volcano Heights that are accessible to pedestrians and cyclists and follow Policy 3.106 in the Volcano Mesa amendment to the West Side Strategic Plan shall meet the criteria for these points. Signs shall be a minimum of 18 by 18 inches and a maximum of 24 by 36 inches.
l. Projects that preserve native vegetation, especially juniper trees, are eligible for 5 bonus points per 100 square feet up to 50 total points. Native vegetation in usable and/or detached open space on-site may be counted toward this bonus. Applicants shall provide a site plan, photographs, and other relevant documentation of original site conditions.
m. Applicants may demonstrate other benefits to the natural environment. These points may be granted per the discretion of the Planning director or his/her designee.

6.0 Site Development Standards General to All Zones

TABLE 6.3 – STANDARDS FOR OPTIONAL HEIGHT BONUS (Cont'd)



II. Built Environment Bonus Criteria	
a.	Plazas or courtyards at least 25% in excess of the requirement per General Standard 9.5.4 starting on page 147 AND incorporating at least two (2) of the following features: shade structure, seating area or tables, water features with low-water use and/or recycled water, a sculpture or other artwork. These points may be granted per the discretion of the Planning director or his/her designee. A public access easement that stays in place in the event of transfer of property ownership shall be granted and filed with the City.
b.	Improving rainwater quality by removing sediment and floatables.
c.	Incorporation of a retention system on-site that stores greywater for re-use for irrigation and/or building systems. These points may be granted per the discretion of the Planning director or his/her designee (e.g. the City hydrologist).
d.	Transit shelters shall be built per City ABQ RIDE standards and in coordination with ABQ RIDE staff and dedicated to the City . Transit shelters built within on private land (i.e. not in the public ROW may also be counted as usable or detached open space . Paved areas such as stop pad shall also count as landscaped area.
e.	LEED certification or equivalent for buildings or for Neighborhood Design are both eligible for points toward the Height Bonus. Individual elements matching other criteria in this Table shall also be eligible for points toward the Height Bonus.
f.	Sites located within 500 feet of a developed or permitted City of Albuquerque Transit Center.
g.	One percent (1%) of project budget devoted to installation and maintenance of public art in plazas and/or outdoor spaces or incorporated into the architecture of buildings on private property or in public spaces, to be commissioned by a New Mexico artist registered with City Department of Cultural Services and managed in any combination of the following methods: <ul style="list-style-type: none"> • Property owner or designee to pick the artist and install and maintain the art, in which case 10% of the 1% shall be allocated to City Department of Cultural Services and earmarked for 5 years to be used in the event that the property owner ceases to maintain the art. After 5 years, these funds revert to the general Department budget. • Property owner or designee to allocate funds to City Department of Cultural Services, in which case 90% of the 1% pays for initial art installation on the property, and 10% is kept in reserve for ongoing maintenance by the City. • Property owner or designee to allocate funds to City Department of Cultural Services for installation of art anywhere in the Plan area, in which case 90% of the 1% pays for initial art installation, and 10% is kept in reserve for ongoing maintenance by the City.
h.	Photovoltaic or other equivalent technology that is designed and installed to generate at least 40% of the project's power needs. Solar panels must have at least one layer of anti-reflective coating to minimize glare. Exposed frames and components shall have a non-reflective surface.
i.	At least 50% of the project's surface parking areas shall be paved with a surface of equal or superior performance characteristics to asphalt but allowing permeability of runoff, such as compacted, stabilized crusher fines.
j.	Permanent furniture/features includes interactive public amenities such as but not limited to lifesize gameboards, tables & seating, low water-use fountains, amphitheaters, labyrinths, shade structures, transit shelters, etc. These elements shall not be included in sidewalks less than 12 feet wide and shall in no case result in less than 6 feet clearance for ADA accessibility.
k.	Per criteria in Section 9.7.5 starting on page 155 .
l.	Incorporation of systems that store rainwater for future on-site uses such as irrigation.
m.	These points may be granted per the discretion of the Planning director or his/her designee.

6.0 Site Development Standards General to All Zones

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6.5. Grading

- 6.5.1. **Purpose / Intent:** This Plan restricts grading in order to protect natural topography and distinct topographic and natural character to the extent possible. Natural terrain and geological features make the area unique, desirable, and of value to residents and the larger community.
- 6.5.2. Cut and fill slopes shall be no steeper than 3:1 on average, and retaining walls shall not exceed 4 feet in height unless incorporated within a building’s foundation or approved by the City Hydrologist as necessary for development.
- 6.5.3. Graded areas shall maintain the character of the natural terrain by varying gradients, undulating contours, and rounding the toe and crest of any slope greater than 10 feet in height.
- 6.5.1. Fill shall be limited to ~~four (4) feet the minimum required except as deemed necessary~~ for site development and drainage ~~by the City Hydrologist [74]~~. When more than 4 feet of fill is proposed, a project shall require **DRB approval** in order to ensure coordination with the City Hydrologist, City Open Space Division, and other relevant City staff.
- 6.5.2. Fill shall not exceed the existing highest natural grade point on site, unless approved by the City Hydrologist for required drainage. Fill height shall be measured from the natural grade.

6.5.3. In the selection of alignment and in site design, grading plans shall demonstrate that cut and fill has been kept to a minimum consistent with the standards in this Plan. Generally, the overall topography of the site is not to be substantially altered. Development must comply with the joint Albuquerque-Bernalillo County Fugitive Dust Ordinance found in the New Mexico Administrative Code 20.11.20, as well as the most recently approved City Air Quality Control Division standards and requirements. [76]

6.6. Construction Mitigation

- 6.6.1. **Purpose / Intent:** Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated as provided herein.
- 6.6.2. Grading permits for commercial **lot** developments in the Volcano Heights Sector Development Plan area shall only be issued concurrently with the respective commercial **building permits**. Grading permits for residential developments greater than 10 acres shall require soil stabilization, approved by the Environmental Health Department, which shall be applied to the disturbed area within three months after grading of the site commences. Grading within public rights-of-way or public drainage easements is exempt.

6.0 Site Development Standards General to All Zones

- 6.6.3. Prior to beginning any construction, the property owner, developer, or infrastructure contractor (whichever is the most relevant) shall complete the following requirements.
 - (i) A temporary silt fence shall be constructed at the site boundary adjacent to sensitive lands (i.e. the Escarpment buffer, Major Public Open Space, archeological site, or public or private conservation area to be maintained in natural desertscape) to effectively protect them from heavy equipment and vehicles.
 - a. Construction or silt fencing shall be placed no less than 12" from the Petroglyph National Monument boundary. [76]
 - b. The temporary silt fence shall comply with the most recently approved City Air Quality Control Division standards and requirements.
 - (ii) Clear limits of construction shall be established so that construction activities do not encroach on Petroglyph National Monument. [76]
 - (iii) Photographs of the project site in its original condition shall be submitted with the application for building permit, subdivision, and/or site development plan. Within the Escarpment Transition zone only, in lieu of photographs, a comprehensive video recording of existing conditions and situations of rocks and boulders shall be submitted to inform compliance with permitting and other approvals.

- (iv) For any construction within the Escarpment Transition zones that includes blasting, the City Open Space in coordination with the National Park Service may require monitors to be placed between the blast site and the Petroglyph National Monument boundary in order to record blast data to ensure that disturbance remains within approved levels. Where required, monitor data may be required to be maintained for up to one year following final completion of the subject project. [Moved from 6.7.1(i)d.]

- 6.6.4. Replacement of boulders shall approximate the original location, angle, and surface exposure, based on pre-construction photographs and/or comprehensive video recording.
- 6.6.5. Revegetation to approximate original cover with appropriate native or xeric plants as identified in the appropriate from the Plant List in Table 9.5 is required within 90 days of project completion. [See Section 9.7.8 starting on page 157 to determine whether native or xeric species are required.] A deviation may be granted by the Planning Director or his/her designee if the type of vegetation or time of year make revegetation within 90 days impossible or undesirable. For infrastructure projects on public lands, the construction company shall post a warranty bond effective for three years after completion of the infrastructure work to ensure successful revegetation.



6.0 Site Development Standards General to All Zones

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- 6.6.6. Applications for public- and private-sector projects, especially infrastructure, within the Escarpment Transition zone or **adjacent** to archeological sites shall include geotechnical data and analysis that demonstrate to the satisfaction of the City Engineer, in coordination with the City Open Space Division and National Park Service, that proposed trenching or blasting will not affect the face of the Escarpment, whether by potentially causing erosion or caving of the slopes and boulders, threatening public safety or welfare, or otherwise damaging archeological resources.
- 6.6.7. The National Park Service and/or City Open Space Division shall be permitted to monitor any construction staking and/or blasting activities within the Escarpment Transition zone near the Monument boundary. No construction easements on the Monument shall be granted. [75]
- 6.6.8. To minimize the negative impact of fugitive dust on petroglyphs, no stockpiling of rock or basalt or rock crushing shall be permitted within 1320 feet (1/4 mile) of the Petroglyph National Monument boundary.
- 6.7. Infrastructure
- 6.7.1. Utilities
- (i) Easements
- a. In order to facilitate pedestrian movement and maintain accessibility, utility infrastructure such as poles, transformers, boxes, and access panels shall be planned for minimal visual intrusion and mobility impediment to pedestrians. Overhead and underground electric distribution lines are typically located within public utility easements (PUE) or private easements. They are compatible with other “dry” utilities such as cable, telephone, and fiber optic facilities. The width of the PUE is typically 10 feet in order to provide necessary clearances for safety.
- b. Water lines, sewer lines and storm water drainage or “wet” utilities are not compatible with “dry” utilities, and separation is required for safety purposes. Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons [79].

6.0 Site Development Standards General to All Zones

- c. In all zones, utility easements shall be located in **alleys** or rear access and parking areas, if available. Where there is no alley, utility infrastructure may be placed in a PUE or private easement in the front **setback** of the property, provided it does not substantially affect the pedestrian realm and is located on the edge or side of property and as far away from the main entrance and pedestrian access paths as possible. **Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks and/or Build-to Zones [78]. [See also Section 10.7.7 starting on page 196.] [47]**
- (ii) **Construction:** For any construction within the Escarpment Transition zones that includes blasting, see **Section 6.6.3 starting on page 121.**
- (iii) **Clearance**
 - a. Any screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5 feet of clearance on the remaining 3 sides for access and to ensure work crew and public safety during maintenance and repair.
 - b. Non-permanent use of clearance, such as for parking, is permitted. **All uses shall require an encroachment agreement with PNM [80].**
- c. Aesthetic improvements, **such as painting**, are encouraged to minimize visual impact of ground-mounted utility equipment. **PNM may have guidelines for the most appropriate types of paint and/or other materials to use. Any identifying numbers shall not be obscured. All improvements are subject to removal as necessary for repair and/or maintenance.**
- d. Trees and shrubs planted in the PUE should be planted to minimize impacts on facilities maintenance and repair. **They are subject to removal as necessary for repair and/or maintenance [81].**
- 6.7.2. **Roads:** See **Section 10.0 Street Standards starting on page 165.**
- 6.7.3. **Drainage:** ~~A Drainage Management Plan will be required to assure that the capacity of downstream drainage facilities is not exceeded by subsequent development of the Plan area. [77]~~



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6.8. Street Screens

- 6.8.1. Except as noted elsewhere in this Plan, all required street screens shall be made up of (a) the same material as the principal building or (b) a combination of masonry and living fence or (c) a combination of the two. Required street screens shall be located at the setback line unless otherwise noted in this Plan. [See also Section 9.7.3 starting on page 154 for requirements for wall design.]
- 6.8.2. Where provided, the living fence shall be within a minimum 3-foot wide planting strip located on the pedestrian, residential, or public street side. [See also Section 9.7.3 starting on page 154.]
- 6.8.3. Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen. The required street screen shall be located at the setback line along the corresponding frontage.
- 6.8.4. Any off-street loading, unloading, storage, service, or trash pick-up areas shall be screened using a street screen at least as tall as the trash containers and/or service equipment it is screening at the BTZ.
- 6.8.5. Parking visible from the public ROW along an 'A' or 'B' Street shall have a street screen of masonry and/or metal railing 3-6 feet high combined with a landscape strip at least 3 feet wide on the pedestrian, residential or public street side ~~vegetation or a combination of these. This street screen shall be a minimum of 3 feet and no more than 6 feet tall.~~

- (i) Along a 'B' Street frontage, this requirement may be waived as a minor deviation if the applicant can show sufficient evidence of intent to build a parking structure within 2 years. [See Table 3.2 starting on page 31.]
 - (ii) If construction of a parking structure has not commenced within 2 years, a street screen shall be required.
- 6.8.6. Drive-through lanes facilities, where allowed by zone and located on a 'B' Street, shall be screened from view via location hidden behind a building on-site or a street screen, specifically:
- (i) **Screening:** A street screen shall be provided for drive-up service windows and associated drive-up queue lanes that abut public streets or pedestrian areas. Screening may also be provided by placing the drive-up service windows and/or queue lanes between two adjacent and parallel buildings.
 - (ii) **Drive-up Service Windows:**
 - a. Drive-up service windows shall not be on a façade that faces or fronts an 'A' Street.
 - a. Drive-up service windows shall be oriented away from pedestrian areas, such as sidewalks and plazas, and residentially-zoned areas, where possible.
 - (iii) **Queue Lanes:** Queue lanes shall not be located parallel to 'A' Streets, unless they are located behind a building.

6.0 Site Development Standards General to All Zones

6.8.7. Utility equipment, including electrical transformers, gas meters, etc., shall be screened with a **street screen** at least as high as the equipment being screened.

6.8.8. All street screening shall be designed to be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair [84].

6.8.9. Rainwater harvesting equipment is not permitted on any **'A' Street**. On all other frontages, they shall be screened with a **street screen** at least as high as the equipment being screened.

6.9. Design of Site Elements for Automobile-related Uses

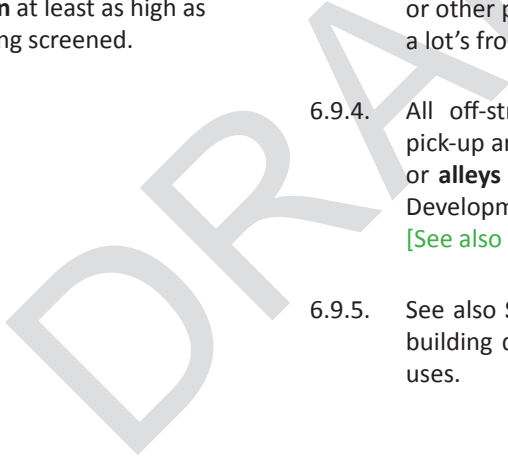
6.9.1. Drive-through lanes for commercial uses shall not be located along **'A' Streets**, ~~Paseo del Norte, Unser Boulevard~~, or **non-Mandatory Primary 'B' Streets**.

6.9.2. Gas pumps, canopies, and/or service bays shall not be located along **'A' Streets**. No more than 50% of a lot's frontage along a **'B' Street** may ~~shall~~ be occupied by gas pumps, canopies, and/or service bays.

6.9.3. Outdoor **storage** of vehicles or other products sold shall not be permitted along any **'A' Street**. Along **'B' Streets**, outdoor storage of vehicles or other products sold shall not exceed 50% of a lot's frontage. [See also **Section 6.8.4.**]

6.9.4. All off-street loading, unloading, and trash pick-up areas shall be located along **'B' Streets** or **alleys** unless permitted in the specific Site Development Standards in **Section 5** and/or **6**. [See also **Section 6.8.4.**]

6.9.5. See also **Section 7.8 starting on page 133** for building design requirements for auto-related uses.



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7.1. Purpose/Intent: The Building Design Standards for the Volcano Heights Sector Development Plan shall should establish a coherent urban character and encourage enduring and attractive development.

Three key design principles for Volcano Heights support the preservation, sustainability, and visual quality of different development **character zones**:

- Buildings shall should use building elements and details to achieve a **pedestrian-oriented** public realm within the Town and Village Centers and Mixed-Use and **Transition Zones**, along **'A' Streets**, and at 'A' street intersections.
- Compatibility is not meant to be achieved through uniformity, but through variations in building elements to achieve individual building identity.
- Building **façades** shall should include architectural details and ornamentation to create variety and interest.

The design of buildings and their relationship to **adjacent** streets shall should depend on the context of the development. Generally, the corridor should become more **pedestrian-oriented** farther from the Paseo del Norte/ Unser Boulevard intersection within each development quadrant, along the proposed **transit corridor**, and particularly within the Town Center. Generally, buildings shall should be located and designed to provide visual interest and create enjoyable, human-scaled spaces between and among buildings.

[82]

7.2. Building Orientation

7.2.1. Buildings shall be oriented toward **'A' Streets**, where the **lot** has frontage along an 'A' Street. All other buildings shall be oriented toward Civic Spaces. Where a building does not front on an 'A' Street or Civic Space, the building shall be oriented toward a **'B' Street**.

7.2.2. Primary entrances to buildings shall be located on the street along toward which the building is oriented or toward civic spaces, where applicable. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.

7.2.3. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or **alleys**.

7.2.4. Garages, carports, or new surface parking for residential buildings shall be located and accessed from **'B' Streets** or **alleys** at the rear of residential buildings.

7.2.5. Service entrances shall be screened from **abutting** single-family residences as well as the public **ROW** as per **Section 6.8.4 starting on page 124** in this Plan.

7.3. Building Massing and Scale: Commercial and mixed-use buildings shall be simply massed with flat or low pitched roofs with **parapets**, projecting roofs, or both. Commercial and mixed-use buildings located on a corner have flexibility for corner treatments but must adhere to the frontage requirements in the Site Development Standards in **Sections 5 and 6**.

7.0 Building Design Standards General to All Zones

7.3.1. Residential Buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.

7.4. Zero Lot Line Structures: Prior to being issued a building permit, a property owner wanting to build a structure with a wall on a lot line shall submit to the City a maintenance easement agreement signed by the abutting property owner, unless the building is part of an attached unit development.

7.5. Structure Color

7.5.1. In order to minimize the visual impact of development, colors shall be restricted to light reflective values between 20 and 50 percent. Metal items such as vents, cooling units, and other mechanical devices on roofs are subject to this regulation. ~~regulated per NWMEP with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures [9]. [See Exhibit 7.1 for sample colors.] [83]~~

[Moved from Appendix F]

- (i) This range of color general includes yellow ochres, browns, dull reds, and grey-greens, similar to the natural colors found on the mesa and escarpment. This middle range of reflectance is intended to avoid very light and very dark colors.
- (ii) Stucco, block, and/or brick shall have integral color other than the standard grey.

APPROPRIATE COLORS FROM THE NATURAL LANDSCAPE



LIGHT REFLECTANCE VALUES

Chart Color	LRV %	Chart Color	LRV %
122 Straw	41.83	135 Sahara	34.63
106 Buckskin	34.73	116 Adobe	24.03
118 Suede	37.67	124 Coral	34.93
117 Fawn	45.48	115 Cottonwood	32.18

LRV data is from El Rey Stucco; El Rey does not guarantee the LRV data provided. Colors are illustrative from El Rey Standard Color for Premium Stucco Finish. Color reproduction in this Plan is not an exact representation of the El Rey color chart.

Exhibit 7.1 – Sample Colors

NOTE: These sample colors are stucco with integrated color as manufactured by El Rey traditional cementitious stucco in Albuquerque. This compound includes cement, hydrated lime, sand aggregates, and iron oxide pigments. Since the stucco is integrally colored, it will never need to be painted. Like many natural landscapes, the traditional cement stucco is breathable and appears slightly different during each season and at alternate times of the day.

Exhibit 7.1 – Sample Colors

7.0 Building Design Standards General to All Zones

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(iii) Other materials with colors similar to those illustrated in Exhibit 7.1 may be used, as long as they have integral color other than the standard grey and meet the standards for reflectivity and harmony with colors in the natural landscape. [See Section 9.7.3 starting on page 154 for more details about restrictions for walls and fences.]

7.5.2. In keeping with New Mexico tradition, accent colors on front doors, window sashes, trim, and other incidental elements up to 20% of a façade are allowed. The intent is to avoid overwhelming the building's basic color or creating a visual distraction from the adjacent streets, lots, public areas, or most importantly, open space, whether private or public.

7.6. Design of Parking Structures

7.6.1. All frontages of parking structures located on 'A' Streets or Civic Spaces shall not have parking uses on the ground floor to a minimum depth of 30 feet along the street frontage.

7.6.2. The amount of street frontage devoted to a parking structure shall be minimized by placing the shortest dimension along a street edge or by lining the ground floor with retail or other uses.

7.6.3. Parking structure façades on all 'A' Streets or Civic Spaces shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.

7.6.4. Where above-ground structured parking is located at the perimeter of a building with frontage along an 'A' Street or Civic Space, it shall be screened in such a way that cars on all parking levels are completely screened from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ideally, ramps should not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.

7.6.5. When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrances, signage, and glazing.

7.6.6. Parking structures and abutting sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles and, in turn, can see the automobiles.

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7.0 Building Design Standards General to All Zones



7.7. Design of Residential Garages

- 7.7.1. See “Other Uses” items **OU-6** and **OU-7** in the **Table 4.4** starting on page **66** to determine whether garages are permitted in the relevant character zone. The following standards apply where residential garages are permitted by right or conditionally.
- 7.7.2. Where alleys are available, residential garages shall be accessed via the alley. ~~Garages for Residential Buildings shall be located on alleys at the rear of residential buildings; pull-through detached garages are allowed if the garage door is set back behind the rear façade of the main structure.~~
- 7.7.3. Townhouses and courtyard apartments shall use rear-loaded garages.
- 7.7.4. Front-loaded garages on residential lots less than 40 feet wide shall be prohibited. Garages on these lots shall be either Garage Type A or D in **Exhibit 7.2** per the standards in **Table 7.1**.

- 7.7.5. Lots equal to or greater than 40 feet shall use any of the garage types in **Exhibit 7.2** per the requirements in **Table 7.1**.
- 7.7.6. ~~Garages shall not dominate the front façade. Street-fronting garages shall be per the requirements of Table 8.1.~~ Where front-loaded garages are allowed, the garage façade shall not exceed 50% of the total front façade area, inclusive of porches, so that garages do not dominate the front façade.
- 7.7.7. Front-loaded three-car garages are not permitted on lots equal to or less than 70 feet wide. Three-car garages on lots greater than 70 feet wide shall have a third garage setback of three (3) feet minimum from the primary garage façade.
- 7.7.8. Where there is no setback from the property line, gutters and downspouts shall drain to the street or water harvesting area to avoid impact to abutting lots.



TABLE 7.1 – GARAGE TYPES*

Lot Width	Allowable Garage Types*	Front Garage Setback from Main Façade (Front-loaded)	Side Garage Setback from Property Line (Side-accessed)	Rear Garage Setback from Property Line (Rear-loaded)
40+ Feet	A,B,C,D,E,F	10 ft. Minimum	5 ft. Minimum	2 ft. Minimum 5-ft. Maximum
Less than 40 Feet	A,B,C,D	10 ft. Minimum	5 ft. Minimum None	2 ft. Minimum 5-ft. Maximum

* See **Exhibit 7.2** – Garage Type Diagrams

- Note 1: Garage Type D shall have a minimum of 5 linear feet of fenestration on the street façade and be articulated to resemble the main structure.
- Note 2: Garage Types D and F may be accessed from either front or side.
- Note 3: Driveway access from a ‘B’ Street, including drive pad but exclusive of wings curb cut, is limited to 12 feet for Garage Types B, C, D, E, and F except where providing access from alleys.
- Note 4: ~~Where alleys are available, residential garages shall be accessed via the alley.~~
- Note 5: ~~Where there is no setback from the property line, gutters and downspouts shall drain to the street or water harvesting area to avoid impact to abutting lots.~~

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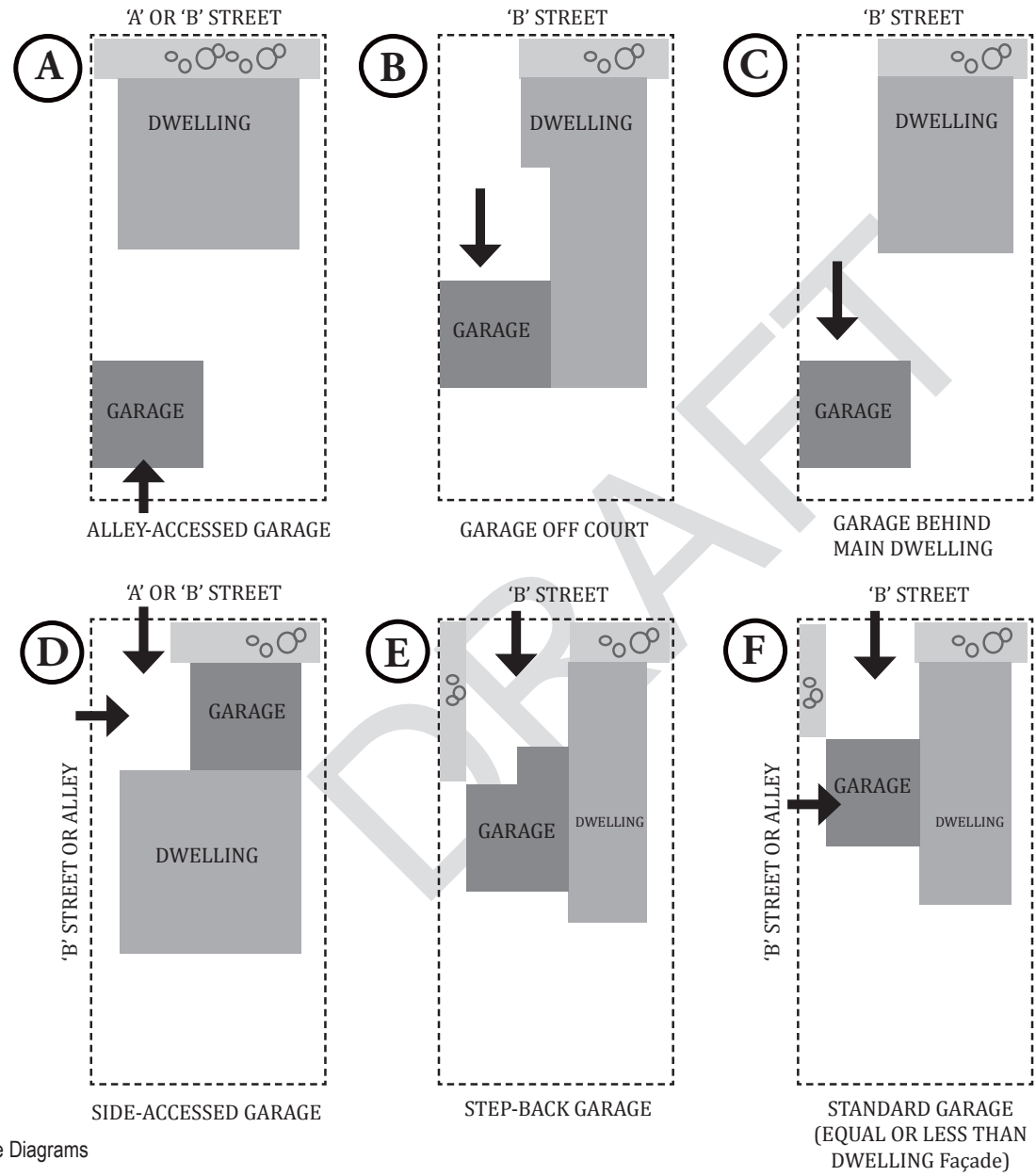


Exhibit 7.2 – Garage Type Diagrams

7.0 Building Design Standards General to All Zones

- 7.7.9. ~~Garage doors shall be set back a minimum of 1 foot from the garage façade to create a “shadow box” that minimizes the prominence of the garage door.~~
- 7.7.10. ~~Property owners intending to build garages on the property lot line shall submit a platted and filed maintenance easement agreement signed by the abutting property owners prior to being issued a building permit.~~
- 7.7.11. Individual garage bays shall be no greater than 12 feet wide. For garages with multiple bays, all garage doors shall be divided into single bays separated by at least a 16-inch pier or column.
- 7.7.12. The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door.
- 7.7.13. ~~Front-loaded garages or carports shall be set back at least 20 feet measured from the front façade of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing an ‘A’ Street or Civic Space with driveway access from the ‘B’ Street or alley.~~

- 7.8. **Design of Automobile-related Buildings-Site Elements**
 - 7.8.1. Any buildings associated with any automobile-related use shall also have a pedestrian entrance on an ‘A’ Street.
 - 7.8.2. See also Section 6.8. Street Screens starting on page 124.
 - 7.8.3. See also Section 6.9. Design of Site Elements for Automobile-related Uses starting on page 125.
 - 7.8.4. ~~Drive-through lanes for commercial uses shall not be located along ‘A’ Streets, Paseo del Norte, Unser Boulevard, or non-Mandatory Primary ‘B’ Streets.~~
 - 7.8.5. Gas pumps, canopies, and/or service bays shall not be located along ‘A’ Streets. No more than 50% of a lot’s frontage along a ‘B’ Street may shall be occupied by gas pumps, canopies, and/or service bays.
 - 7.8.6. Outdoor storage of vehicles or other products sold shall not be permitted along any ‘A’ Street. Along ‘B’ Street, outdoor storage of vehicles or other products sold shall not exceed 50% of a lot’s frontage. [See also Section 6.8.2 starting on page 132.]
 - 7.8.7. All off-street loading, unloading, and trash pick-up areas shall be located along ‘B’ Streets or alleys unless permitted in the specific Site Development Standards in Section 5 and/or 6. [See also Section 6.8.2 starting on page 132.]



7.0 Building Design Standards General to All Zones

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~~7.9. Street Screens [Moved to Section 6.8 in Site Development Standards General to All Zones]~~

- ~~7.9.1. Any off-street loading, unloading, storage, or trash pick-up areas shall be screened using a **street screen** at least as tall as the trash containers and/or service equipment it is screening at the BTZ. The street screen shall be made up of (a) the same material as the principal building or (b) a living screen or (c) a combination of the two.~~
- ~~7.9.2. Parking visible from the public **ROW** along an **'A'** or **'B'** Street shall have a **street screen** of masonry, metal railing, vegetation or a combination of these. This street screen shall be a minimum of 3 feet and no more than 6 feet tall.~~
- ~~7.9.3. **'B'** Street drive-through lanes shall be hidden behind the building or a **street screen**.~~
- ~~7.9.4. Utility equipment, including electrical transformers, gas meters, etc., shall be screened with a **street screen** at least as high as the equipment being screened.~~
- ~~7.9.5. All street screening shall be designed to be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair [84].~~
- ~~7.9.6. See **Section 7.11.2** starting on page 134 for street screen requirement for rainwater harvesting equipment.~~

7.10. Wireless Telecommunications Facilities (WTFs)

- 7.10.1. Wireless telecommunications antennas shall be permitted, pursuant to City Zone Code S 14-16-3-17, on rooftops and shall be architecturally integrated and/or screened entirely with a screen the same color as the principal building on which it is mounted. Antennas shall not be visible from any adjacent 'A' street.
- 7.10.2. Concealed, free-standing WTFs are not permitted. Free-standing, array WTFs are not permitted, consistent with 14-16-3-17, the Wireless Telecommunications Regulations.
- 7.10.3. Collocation on existing structures, including but not limited to public utility structures, is encouraged.

~~7.11. Rainwater Harvesting Equipment [Moved to Section 6.8 in Site Development Standards General to All Zones.]~~

- ~~7.11.1. Rainwater harvesting equipment is not permitted on any **'A'** Street.~~
- ~~7.11.2. On all other frontages, they shall be screened with a **street screen** at least as high as the equipment being screened.~~



8.0 Sign Standards

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8.1. Applicability

- 8.1.1. Except as specifically listed below, all other signage and sign standards shall comply with City Zoning Code §14-16-3-5, as amended.
- 8.1.2. Signs along Unser Boulevard must also comply with the Design Overlay Zone for that roadway adopted in 1992. [See Exhibit 8.1 on page 137.]
- 8.1.3. Where conflicting, the most restrictive regulation prevails. Where the Zoning Code, Design Overlay Zone, or Plan is silent, relevant regulations in the other locations prevail.
- 8.1.4. For new signs, the standards in Table 8.1 shall apply and sign permits may be approved administratively unless specifically noted in this section.
- 8.1.5. Properties are allowed as many sign types as permitted by zone.
- 8.1.6. Definitions and examples of each sign type are included in Section 3.5 of this Plan.

8.2. Unique Sign Applications: An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Unique Sign Plans” by the Planning Director or his/her designee and are subject to approval of the DRB. In evaluating a Unique Sign Plan, the DRB shall consider the extent to which the application meets the following:

- 8.2.1. Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
- 8.2.2. Enhances the compatibility of signs with the architectural and site design features within a development;
- 8.2.3. Encourages signage that is in character with planned and existing uses, thus creating a unique sense of place; or
- 8.2.4. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

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8.0 Sign Standards

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TABLE 8.1 -SIGN TYPES BY CHARACTER ZONE

Character Zone	Town Center	Regional Center	Village Center	Mixed-Use	Neighborhood Transition	Escarpment Transition	Standard
Sign Type							
Address Signs	P	P	P	P	P	P	Per Section 14-16-3-5 of the City Zoning Code.
Attached Signs	P	P	P	P	P *	P *	<ul style="list-style-type: none"> For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 SF per linear foot of tenant space façade along the public street frontage with a maximum of 100 SF per tenant. Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 SF per linear foot of second or upper floor frontage along that public street with a maximum of 125 SF. Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 SF per linear foot of public street frontage with a maximum of 100 SF. Live-Work and Home occupations: One sign limited to an area of 20 SF max. Building sign may encroach a maximum of 12 inches onto a sidewalk while maintaining a vertical clearance of 8 feet from the finished sidewalk if it is non-illuminated and 11 feet from the finished sidewalk if it is illuminated. [See also Section 11.2.9 starting on page 199.] [57] Building signs may be internally or externally lit. Marquee signs as only permitted as specified below.
Banners	P	P	P	P	P	P	Per Section 14-16-3-5 of the City Zoning Code.

* Commercial and live-work uses only.

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8.0 Sign Standards

TABLE 8.1 -SIGN TYPES BY CHARACTER ZONE (Cont'd)

Character Zone	Town Center	Regional Center	Village Center	Mixed-Use	Neighborhood Transition	Escarpment Transition	Standard
Sign Type							
Blade Signs, Building	P	P	P	P	P**	P**	<ul style="list-style-type: none"> One per building (commercial and mixed use buildings only) Area = 30 SF maximum per sign face. May encroach a maximum of 6 feet over a sidewalk but shall not encroach over any parking or travel lane. [See also Section 11.2.9 starting on page 199.] [57] Building blade signs may be attached to the building at the corners of building or along any street-facing façade above the first floor façade. Minimum vertical clearance from the finished sidewalk shall be 11 feet.
Blade Signs, Tenant	P	P	P	P	P**	P**	<ul style="list-style-type: none"> One per commercial tenant space (retail, office, or restaurant use). Area = 16 SF maximum per sign face. May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane. [See also Section 11.2.9 starting on page 199.] [57] Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 feet from the finished sidewalk for non-illuminated signs and 11 feet from the finished sidewalk for illuminated signs.



8.0 Sign Standards



TABLE 8.1 –SIGN TYPES BY CHARACTER ZONE (Cont'd)

Character Zone	Town Center	Regional Center	Village Center	Mixed-Use	Neighborhood Transition	Escarpment Transition	Standard
Sign Type							
Directory Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> • Shall be allowed for all multi-tenant commercial and mixed-use buildings only. • One directory sign per multi-tenant building limited to 12 SF in area. • Freestanding directory signs shall not be permitted. Design of the sign shall be integral to the façade on which the sign is to be affixed.
Electronic Signs							Per Section 14-16-3-5 of the City Zoning Code.
For Sale/For Lease Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> • Size is limited to 32 SF per sign face. • All other standards are per Section 14-16-3-5 of the City Zoning Code.
Interpretive Signs	P	P	P	P	P	P	Per Table 6.3.k in this Plan.
Marquee Signs	P	P	P	P	NP	NP	<ul style="list-style-type: none"> • Permitted for theaters, auditoriums, and other public gathering venues of 100 persons or more. • Marquee signs shall be attached to the building or located above or below a canopy only. • Area = 100 SF maximum. • Message board may be changeable copy (non-electronic). • Electronic message boards are regulated per City Zoning Code §14-16-3-5.
Monument Signs	P	P	P	P	NP	P**	<ul style="list-style-type: none"> • One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 75 SF per sign face and 6 feet in height.

** Commercial uses only.



TABLE 8.1 –SIGN TYPES BY CHARACTER ZONE (Cont'd)

Character Zone	Town Center	Regional Center	Village Center	Mixed-Use	Neighborhood Transition	Escarpment Transition	Standard
Sign Type							
Private Open Space Amenity Contact Information Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> • Sign edges shall be no more than 18 inches. • Lettering shall be no less than 1-inch high. • Contacts for maintenance and liability information shall be included.
Sandwich Board Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> • Permitted only for retail, service, or restaurant uses. • Limited to 8 SF per sign face per storefront. • May not exceed 4 feet in height. • A minimum of 6 feet of sidewalk shall remain clear. • May use chalkboards for daily changing of messages. • Shall be removed every day after the business is closed.
Window Signs	P	P	P	P	P**	P**	<ul style="list-style-type: none"> • Limited to 10% of the window area. • In the Transition Zones, window signs are only permitted for commercial uses (including the “work” component of live-work uses). • The following shall be exempt from this limitation: <ul style="list-style-type: none"> • Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. • Mannequins and storefront displays of merchandise sold. • Interior directory signage identifying shopping aisles and merchandise display areas.
Temporary Construction Signs	P	P	P	P	P	P	Per Section 14-16-3-5 of the City Zoning Code.



** Commercial uses only.

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9.0 Open Space, Landscaping, and Site Lighting Design Standards

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9.0 Open Space, Landscaping, and Site Lighting Design Standards

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9.1. Purpose / Intent: Open space standards are intended to provide a balance between the built and natural environments in order to provide open space that can help relieve pressures from urban areas. Open spaces are also meant to maintain the vital, geological, and cultural link to the volcanic escarpment and the petroglyphs.

9.2. Applicability

- 9.2.1. This Plan differentiates residential, mixed-use, and non-residential developments.
- 9.2.2. This Plan differentiates development projects by the following sizes: (1) less than 2 acres, (2) 2-5 acres, and (3) greater than 5 acres.

9.3. Open Space Requirements: All properties within Volcano Heights shall require both **Detached Open Space** and **Usable Open Space**. [See **Table 9.1** for Types of Open Space. See **Section 3.5** for definitions of all types of open space.]

- 9.3.1. **Detached Open Space** is required per the standards in **Section 9.4**.
- 9.3.2. **Usable Open Space** is required per the standards in **Section 9.5**.
- 9.3.3. Landscape strips **within the public right-of-way required as part of the street and/or streetscape standards** shall not count as usable open space or detached open space provided on-site.

TABLE 9.1 – TYPES OF OPEN SPACE

Type of Open Space	Ownership	Management	Access	Included Spaces
Major Public Open Space (MPOS)	City	City	Public	Trails, trailheads, undeveloped recreation areas > 5 acres or acceptable to City Open Space Division
Usable open space	Private	Private	Private or Public*	Developed: (including but not limited to) courtyards, forecourts, balconies, porches, playgrounds, pools, sport courts, picnic areas, community gardens, amphitheaters, roof terraces or gardens, parks, plazas, paseos, and landscaped areas and/or buffers
				Undeveloped: (including but not limited to) rock outcroppings, pristine setbacks and/or buffers around cultural or natural resources, pristine natural recreation areas
Detached open space	Private	Private	Private or Public*	Developed or Undeveloped spaces provided <u>on-site</u> (see lists above)
	Public**	City	Public	See “Major Public Open Space” above

* Public access shall be granted at the property owner’s discretion via Public Access Easement filed with the City.

** Detached open space becomes public through dedication of undeveloped land within Volcano Heights acceptable to the City Open Space Division to the City via City Zoning Code §14-16-3-8(A).

9.0 Open Space, Landscaping, and Site Lighting Design Standards

TABLE 9.2 – DETACHED OPEN SPACE: RESIDENTIAL USES

	VHTC	VHRC	VHVC	VHMX	VHNT	VHET	Total
Available Acreage*	61.2	89.1	10.8	162	28.8	54.9	406.8
Detached OS Requirement (square feet/dwelling unit)	400	400	400	400	400	400	—
Detached OS Requirement Cap (dwelling unit/acre)	40	20	30	30	6	6	—
Intended Resulting Detached Open Space Acreage**	22	16	3	45	2	3	91

* Total acreage minus Mandatory Primary Streets minus 10% for usable open space

** For purposes of analysis only

TABLE 9.3 – DETACHED OPEN SPACE: NON-RESIDENTIAL USES

	VHTC	VHRC	VHVC	VHMX	VHNT	VHET	Total
Available Acreage*	61.2	89.1	10.8	162	28.8	54.9	406.8
Detached OS Requirement (square feet/30,000 SF building area)	2,400	2,400	2,400	2,400	NA	NA	—
Maximum Stories with Height Bonus	5	4	4	3	NA	NA	—
Intended Total Detached Open Space Acreage**	17	20	3	27	0	0	66

* Total acreage minus Mandatory Primary Streets minus 10% for usable open space

** For purposes of analysis only

9.4. Detached Open Space Standards

9.4.1. **Purpose / Intent:** Detached open space is required to help provide relief from density to balance the urban environment of the proposed Major Activity Center. In addition, **detached open space** is intended to help preserve the integrity and fabric of this unique natural, cultural, geological, and volcanological area.

The detached open space requirements below are calibrated to result in desired development densities with enough open space to preserve **rock outcroppings** [see **Exhibit 9.1**], ~~a buffer of 100 feet~~, and other **sensitive lands** as well as to create private parks and other civic and open space amenities through optional height bonuses in the non-Transition Zones. ~~[The total acreage of the outcroppings plus a buffer of 100 feet is 70+ acres.]~~ [85]

9.4.2. **Detached open space** standards are a zoning regulation separate from any subdivision regulations, such as those associated with Impact Fees. The City calculates and tracks these fees and any associated credits separately. The detached open space standards shall not count toward Subdivision Impact Fee credits associated with **parks** and/or **open space**.

9.4.3. **Detached open space** standards are separate from the **usable open space** requirement.

9.4.4. **Detached open space** may be counted toward optional height bonus criteria. [See **Section 6.4** starting on page 115.]



9.0 Open Space, Landscaping, and Site Lighting Design Standards

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- 9.4.5. **Detached open space** shall be provided via the alternatives listed in the City Zoning Code §14-16-3-8(A): (1) on-site, (2) dedication, or (3) cash-in-lieu. Dedications shall be for **undeveloped** land within Volcano Heights **acceptable to the City Open Space Division**.
- 9.4.6. **Residential or Mixed-Use Development:** Following the intent of the R-D Zoning per City Zoning Code §14-16-2-14(F) that these SU-2 zones have replaced in Volcano Heights, for all residential or mixed-use development, 400 SF of **detached open space** shall be provided per residential dwelling unit until the density threshold (i.e. dwelling unit per acre) per **Table 9.2** is reached on the site. This regulation and density threshold for each zone have been analyzed and calibrated to achieve a target open space acreage that can balance the density/intensity of proposed development as well as help to protect the **rock outcroppings** and **sensitive lands** within the Plan area.
- 9.4.7. **Non-Residential Development:** Following the intent to preserve open space in Developing Urban areas per City Zoning Code §14-16-3-18, for all exclusively non-residential developments, a minimum of 2,400 SF of open space shall be provided for every 30,000 SF of building area. [See **Table 9.3 on page 145.**] This regulation has been analyzed and calibrated to achieve a target open space acreage that can balance the density/intensity of proposed development as well as help to protect the **rock outcroppings** and **sensitive lands** within the Plan area.
- 9.5. **Usable Open Space Standards**
- 9.5.1. All sites in Volcano Heights shall provide a minimum of 10% of their site acreage as **usable open space** on-site with the following exception:
- (i) Usable open space is not required for mixed-use or non-residential properties if located within 1,500 feet of a **park, plaza** or other **usable open space** that is at least one acre in size and accessible to the public.
- 9.5.2. Up to 60% of the required 10% of **usable open space** may be transferred across property lines and/or pooled to create larger open space areas within the Volcano Heights Plan area. In this event, the development and open space improvements shall be constructed concurrently.
- 9.5.3. When phasing of a Site Development Plan is involved, each phase must meet the 10% **usable open space** requirement. Subsequent phases shall not be built until the preceding phase's usable open space has been built and/or landscaped. Under no circumstances shall the **applicant** be allowed to defer providing and developing the required open space for each phase.

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9.0 Open Space, Landscaping, and Site Lighting Design Standards

9.5.4. Required Amenities on Usable Open Space by Project Size

- (i) **Projects 5+ Acres:** As part or all of their required **usable open space**, projects greater than 5 acres shall incorporate a publicly accessible **plaza/patio/courtyard**, or **amphitheater** a minimum of 5,000 SF in size. This may be counted toward an optional height bonus. [See **Table 6.2** for criteria, **Table 6.3** for standards, and **Table 9.4** for **private open space** standards.]
- (ii) **Projects 2-5 Acres**
 - a. *Residential:* Projects 2-5 acres in size that are exclusively residential development shall incorporate a recreational area or playground a minimum of 2,400 SF in size as part or all of their required usable open space, which can also count toward an optional height bonus. [See **Table 6.2** for criteria, **Table 6.3** for standards, and **Table 9.4** for private open space standards.]
 - b. *Non-residential or Mixed Use:* Projects 2-5 acres in size that are non-residential or mixed use shall incorporate a publicly accessible plaza/patio/courtyard, amphitheater, or roof garden at least 1,500 SF in size, which can also count toward an optional height bonus [86]. [See **Table 6.2** for criteria, **Table 6.3** for standards, and **Table 9.4** for private open space standards.]

(iii) **Projects <2 acres:** Projects less than 2 acres in size may incorporate any combination of open space elements to satisfy the 10% **usable open space** requirement. [See **Table 9.4** for **private open space** standards.]

9.5.5. A minimum of 40% of the required on-site **usable open space** shall be permeable to rainwater. This requirement may be met through landscape area, **permeable paving**, unpaved pedestrian walkways, etc. This area may be broken up on the site but shall remain accessible and intended for public use.

9.5.6. Any developed **usable open space** (i.e. **plaza, amphitheater, playground**, etc.) shall include a landscaped portion equal to a minimum of 40% of the on-site usable open space. A minimum of 25% of all **developed open space** shall be shaded from the summer sun with trees and/or permanent or temporary shade structures.

9.5.7. All living material (i.e. plants, trees, etc.) shall be irrigated per **DPM City** standards. [Contact the City DRC Section for the latest standards.] [52] If native species are chosen from the Plant List in **Table 9.5** in this Plan [see also **Section 9.7.8 starting on page 157**], irrigation **may only** shall be provided for a **minimum of** the first three (3) growing seasons or until the plant/tree is firmly established [87].



9.0 Open Space, Landscaping, and Site Lighting Design Standards

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- 9.5.8. All **private** open space, **regardless of public access**, shall be privately owned and the responsibility of property owners/developers for the cost of construction, ongoing maintenance, and liability. These costs may be privately funded through homeowner or merchants associations. **[In the event that they are ever ~~To be~~ dedicated to the City for ongoing maintenance and liability responsibility, open space amenities must meet City standards and be acceptable to and accepted by the relevant City department.]**
- 9.5.9. Any **open space** amenity as provided per criteria in **Table 9.4 starting on page 150** shall count toward satisfying the 10% **usable open space** requirement. **Table 9.4** identifies whether each amenity is eligible for access by the public (i.e. civic open space), private only, or both.
- 9.5.10. For all non-residential or mixed-use projects, usable open space on-site shall be open and accessible to the general public, with the exception of balconies, porches, **courtyards**, and **community gardens**.
- (i) Private open space accessible by the public and intended for public use is defined by this Plan as **Civic Open Space**. Such open space is privately owned, controlled, maintained, and managed. The property owner retains all property rights and responsibilities, including the rights to limit the hours of accessibility and enforce rules of conduct, dress, etiquette, etc.
- (ii) All open space areas shall connect to public pedestrian walkways. If not easily identifiable from the **abutting** walkway, as determined by the Planning Director or his/her designee, signage must be provided to direct the public.
- (iii) A public access easement shall be granted to provide public access to **private open space** amenities.
- (iv) Private open space amenities accessible to the public shall be marked with a sign with contact information for the party responsible for maintenance and liability. [See **Table 8.1 starting on page 138** for sign standards.]
- 9.5.11. **Rock Outcroppings:** Significant **rock outcroppings** that are preserved shall count double their square footage as a landscaped area. [See **Section 3.5 starting on page 42** for definition and **Exhibit 9.1 on page 149** for locations and sizes.]

9.0 Open Space, Landscaping, and Site Lighting Design Standards

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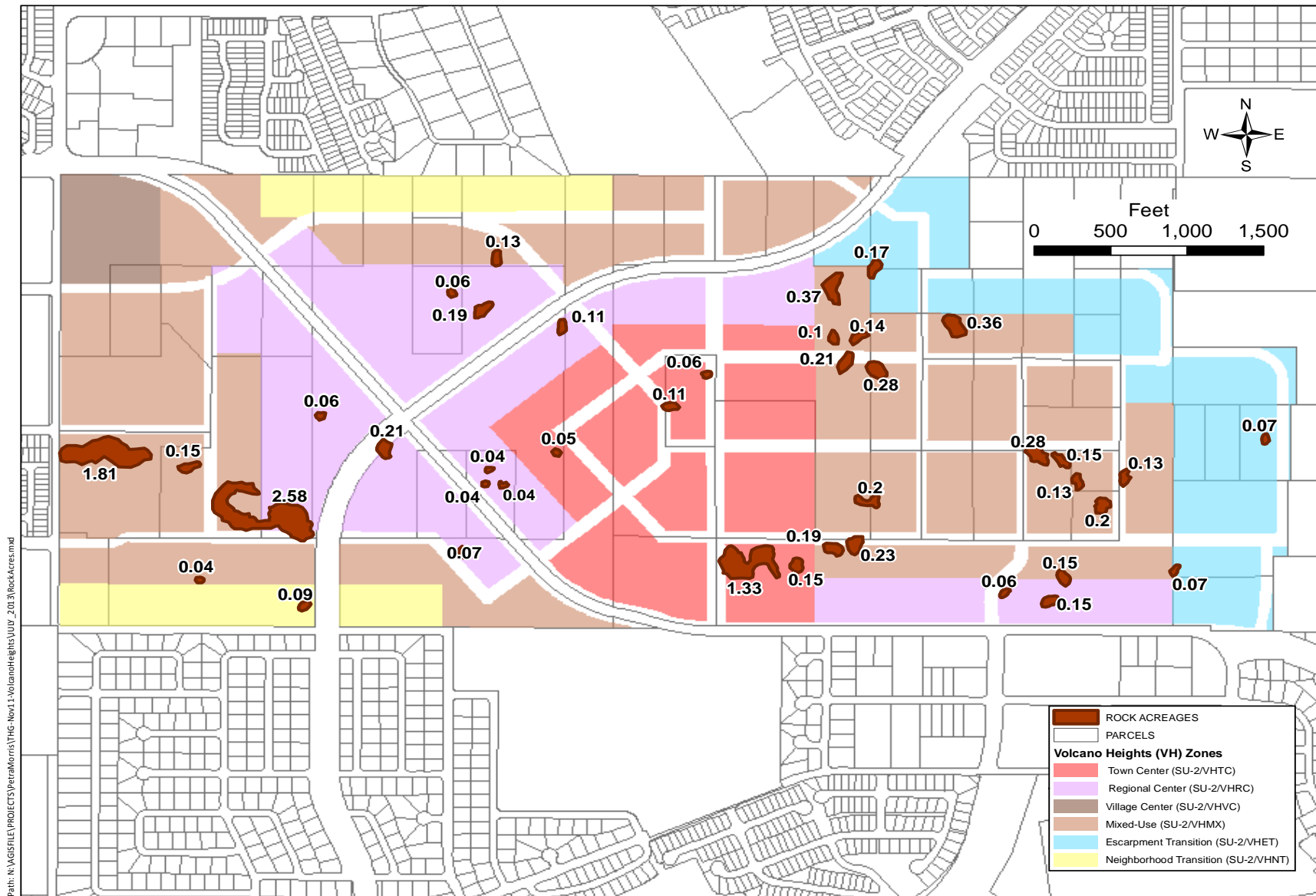


Exhibit 9.1 – Significant Rock Outcroppings [117]

9.0 Open Space, Landscaping, and Site Lighting Design Standards



TABLE 9.4 - OPEN SPACE CRITERIA

Private Open Space Type	Standards and Criteria	Access (Civic, Private, or Both)
(i) Amphitheatre	<ul style="list-style-type: none"> Size, scale, and architectural style shall complement adjacent development. Noise shall be governed by the City Noise Ordinance [Article 9 of Building and Safety: ROA 1994 Sec. 9-9]. Hours of operation shall be assessed on a case-by-case basis. 	Private
(ii) Ancillary Structure	<ul style="list-style-type: none"> Ancillary structures shall have at least one open side and may have a roof or other means of providing shade. Architectural style and materials shall complement surrounding development, but size and scale shall be subordinate to surrounding buildings. Ancillary structures may be located at prominent locations within an appropriate civic or open space and may include casual seating areas. Ancillary structures in Mixed Use zones may have minor commercial uses, such as small food or news vendors, but may also serve as civic elements for general public use with more passive activities. Ancillary structures located within the Escarpment Transition zone should be more modest in use and character, ranging from a simple, public pavilion or pergola to a neighborhood kiosk or mail pavilion. 	Both
(iii) Balcony	<ul style="list-style-type: none"> Balconies that are not flush shall be a minimum of 5 feet clear in depth and a minimum of 8 feet in width. Balconies may be semi-recessed or recessed. 	Private
(iv) Community Garden	<ul style="list-style-type: none"> Maximum size shall be 1 acre. To be considered for dedication to the City, community gardens shall be a minimum of 1 acre. [88] Gardens may be enclosed by a fence on all open sides. Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire may only be used in conjunction with another permitted fencing material and must be supported along all edges. <p><u>Fencing Materials:</u></p> <ul style="list-style-type: none"> Permitted: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel Not permitted: Materials such as but not limited to chain link, barbed or razor wire and/or tape, vinyl, un-painted/stained pressure treated wood, plywood 	Both

9.0 Open Space, Landscaping, and Site Lighting Design Standards

TABLE 9.4 – OPEN SPACE CRITERIA (Cont’d)



Private Open Space Type	Standards and Criteria	Access (Civic, Private, or Both)
(v) Courtyard	<ul style="list-style-type: none"> • Courtyards shall be surrounded on all sides by buildings with at least one pedestrian connection to an adjoining building or public sidewalk. • The courtyard shall be a minimum of 200 SF. • Courtyard may be landscaped or a combination of landscape and hardscape. However, they shall contain amenities for residents such as seating, water features, etc. 	Both
(vi) Forecourt	<ul style="list-style-type: none"> • A forecourt shall be surrounded on at least two sides by buildings. • A forecourt shall be a minimum of 150 SF. 	Both
(vii) Landscaped Traffic Circle	<ul style="list-style-type: none"> • Shall be designed, landscaped, and irrigated per City standards. [Contact City DRC Section for the latest standards.] • Planting shall not exceed maximum height requirements so that views are not obstructed. 	Civic
(viii) Landscape Strip (in addition to required streetscaping)	<ul style="list-style-type: none"> • Shall exceed required streetscaping by at least 25% in area. • Shall be compatible with required streetscaping in design and function. • Shall be designed, landscaped, and irrigated per City standards. [Contact City DRC Section for the latest standards.] • Only permeable surfaces shall be used. 	Civic
(ix) Park	<ul style="list-style-type: none"> • Parks shall be a minimum of 2 acres in size, with slopes no greater than 5 to 1. • There shall be street frontage with on-street parking on at least 2 sides. • Where a park abuts commercial uses on three (3) or more sides at the time of the park’s approval, the property owner shall be required to provide a shared parking agreement with at least one (1) property owner on which a commercial use is located. Once constructed, the park’s property owner shall provide signs visible to the public from the shared parking area explaining the terms of the shared use agreement. • Seating and shade covering at least 25% of the area shall be provided. • Co-location of drainage facilities shall be evaluated on a case-by-case basis. • Parks shall be built to City Standards and Specifications. 	Both
(x) Paseo	<ul style="list-style-type: none"> • Shall include a hardscaped pathway with pervious pavers. • Shall be primarily defined by building façades. • Shall be wide enough to ensure sunlight (12-foot minimum) and incorporate shade trees. • Shall be designed to complement the character of surrounding buildings. • Shall be landscaped and irrigated per City standards. [Contact City DRC Section for the latest standards] 	Both

9.0 Open Space, Landscaping, and Site Lighting Design Standards

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TABLE 9.4 – OPEN SPACE CRITERIA (Cont'd)

Private Open Space Type	Standards and Criteria	Access (Civic, Private, or Both)
(xi) Planting Strip (in addition to required streetscaping)	<ul style="list-style-type: none"> • Shall exceed required streetscaping by at least 25% in area. • Shall be compatible with required streetscaping in design and function. 	Civic
(xi) Permeable Landscaped Area	<ul style="list-style-type: none"> • Shall be designed, landscaped, and irrigated per City standards. [Contact City DRC Section for the latest standards.] • Shall be constructed and use materials to allow rain or stormwater to infiltrate the ground. 	Both
(xii) Playground	<ul style="list-style-type: none"> • Playgrounds shall be a minimum of 400 SF. • Landscaping shall be provided on 80% of the area. • Seating and shade covering at least 25% of the area shall be provided. • Playground equipment and design shall be reviewed and approved by the City prior to installation. 	Both
(xiii) Plaza	<ul style="list-style-type: none"> • Plazas shall be a minimum of 0.25 acre and maximum of 1 acre. • Building frontages shall define these spaces. Plazas shall front at least one (1) street, preferably at the intersection of important streets. The landscape should consist primarily of hardscape. Casual seating, along with tables and chairs and/or benches, should be provided. 	Both
(xiv) Private Open Space Amenities (pool, play courts, picnic area, etc.)	<ul style="list-style-type: none"> • Such private open space may be incorporated with roof terraces or courtyards based on the appropriateness of the design and accommodation of privacy. 	Private
(xv) Pedestrian walkway to Rock Outcroppings	<ul style="list-style-type: none"> • Pedestrian walkways to dedicated rock outcroppings shall be asphalt, cement, crusher fines stabilized with binder, or other materials deemed acceptable by the City Open Space Division [90]. • Pedestrian walkways that connect more than one rock outcropping are eligible for up to 10 additional bonus points as deemed appropriate by the Planning Director or his/her designee. 	Private
(xvi) Recreation Area	<ul style="list-style-type: none"> • Shall be limited to minimal site improvements, including landscaping. • Impermeable surfaces shall not be permitted. • No more than 25% of the gross area shall be seating and/or permanent shading. • No more than 5 parking spaces shall be allowed. 	Both
(xvii) Roof Garden or Roof Terrace	<ul style="list-style-type: none"> • A Roof Garden shall at least be 50% of the building footprint area. • A Roof Terrace shall provide landscaping in the form of potted plants, seating, and other amenities for the users of the building. • A Roof Terrace may also include a portion of the roof as a green roof which may or may not have public access. 	Both
(xviii) Sidewalk width beyond that required by cross-sections	<ul style="list-style-type: none"> • Sidewalks at least 2 feet wider than required shall count as open space. Sidewalks shall not be wider than 14 feet, after which they shall be designed as a plaza or some other gathering feature. 	Public

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9.0 Open Space, Landscaping, and Site Lighting Design Standards



9.6. **Petroglyphs:** Development, trails, and **recreation areas** shall be set back at least 50 feet from prehistoric petroglyphs or other sites with high archaeological value as identified by City Open Space Division and/or Planning Director, unless approved by Planning Director or his/her designee. This setback may be counted as **usable open space**.

9.6.1. No petroglyph shall be moved, altered, or defaced without written approval of a National Park Service representative from the Petroglyph National Monument in consultation with City of Albuquerque Open Space Division staff. **This provision is of major significance to the City of Albuquerque [89].**

9.6.2. All other archaeological sites shall be protected or mitigated per City Zoning Code §14-16-3-20. Site treatment shall include preservation, avoidance, testing, or documentation of surface and/or subsurface remains and/or artifacts.

9.6.3. All **rock outcroppings** containing petroglyphs shall be protected per City Zoning Code §14-16-3-20.

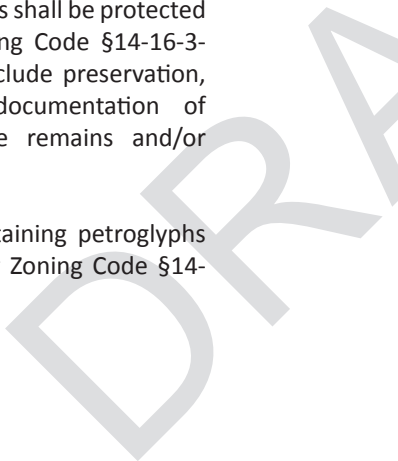
9.7. **Landscaping Standards**

9.7.1. **Landscaped Areas**

- (i) Landscaped areas shall be covered with a minimum of 75% living vegetative materials, such as trees, grasses, vines, flowers, and/or bushes/shrubs. Coverage shall be calculated from the expected average size of mature plants.
- (ii) **Where a property owner includes a transit shelter, any paved areas shall count as landscaped areas.**

9.7.2. **On-Lot Trees:** Where buildings are placed more than 10 feet from a street-side property line, at least one tree shall be planted per property within the street-side **setback**. Properties with a street frontage over 100 feet shall have a minimum of one tree for every 40 feet. **Street Trees** shall be maintained by the property owner.

- (i) **Native Species Requirement:** For properties within 200 feet of the Petroglyph National Monument, only tree species listed as native in the Plant List in **Table 9.5** may be used. [See also **Section 9.7.8 starting on page 157.**]
- (ii) **Plant List:** For properties 200 feet or more from the Petroglyph National Monument, any tree species listed in the Plant List in **Table 9.5** may be used. [See also **Section 9.7.8 starting on page 157.**]



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9.7.3. Walls & Fences Material Finishes & Design

(i) Height & Placement

- a. Walls and fences shall not exceed a height of 36 inches where allowed within street-facing setbacks (except for columns that support arcades or trellises). Retaining walls in all locations shall not exceed 48 inches, unless approved by the City Hydrologist. Fences and walls shall not exceed a height of 72 inches inside required setbacks along rear and interior side property lines. Height shall be measured from the lower side on the public side of the side or rear yard. Public utility structures are excluded from these requirements [92].
- b. Where new single-family residential lots and homes back up to Connector streets, solid rear and/or side-yard walls bordering the street and pedestrian realm shall not exceed a height of 48 inches. Twenty-four (24) additional inches of transparent fence material (but not chain-link fencing) are permitted above the solid portion of the wall.

- (ii) **Adjacency to Monument and City Major Public Open Space:** Properties abutting the Petroglyph National Monument and/or **Major Public Open Space** shall use coyote fencing, post and wire (not barbed), or view fencing. View fencing allows for a general sense of openness, visual transparency, and passive surveillance, while still maintaining perimeter security.

- (iii) **Design & Prohibited Materials:** Wood board, cyclone, chain link, and **barbed and/or razor wire and/or tape** fencing are prohibited **except at public utility structures**. The end of walls shall have a pier or **pilaster** at least 12 inches wide to give a substantial appearance. **Use of block to create patterns is encouraged.** [93]

- a. *Perimeter Walls:* Exposed plain block, including all colors, is not allowed on walls visible from or **adjacent** to the public **ROW, private open space**, or private or public **parks**.
- b. *Site Walls:* Block walls not visible from or **adjacent** to the public **ROW, private open space** or **Major Public Open Space**, or private or public **parks** must have integral color (i.e. plain, grey cement blocks are prohibited).

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- c. *Color:* In order to assure durability and minimize the visual impact of development, stucco and concrete shall have an integral color with a “light reflective value” (LRV) rating within the range of 20-50 percent ~~Color shall be regulated per the NWMEP. [See Exhibit 7.1 on page 129.]~~
- d. *Screen Walls:* See Section 6.8. Street Screens starting on page 124.
- e. *Living Fence:* A living fence shall be a minimum of three feet tall, which may include an earth berm, with vegetation dense and tall enough at maturity to provide sufficient screening and/or sense of delineation. Appropriate species shall be selected from the Plant List in Table 9.5 starting on page 158. Additional low-water, non-invasive species may be used to supplement the living fence if approved by the Planning Director and City Open Space Division.

- 9.7.4. **Pedestrian walkways:** In surface parking lots, pedestrian walkways shall not extend more than 75 feet without one of the following features to provide shade, spatial definition, and pedestrian-friendly amenities:
 - (i) arcades,
 - (ii) trellises,
 - (iii) shade structures, and/or
 - (iv) trees.

9.7.5. **Gateway Monuments:** Pillars or walls are permitted at entry points to neighborhoods and developments. Walls shall not be more than 12 feet long and conform with Section 9.7.3 in this Plan. Pillars shall not be more than 3 feet wide and 10 feet high. Pillars and walls shall be stucco, masonry, rammed earth, adobe, native stacked stone (or synthetic equivalent), or straw bale. Exposed plain block, of any color, is not allowed. Stucco and concrete shall have an integral color other than grey.

- 9.7.6. **Rainwater Quality and Management**
 - (i) Sites shall be required to retain the first flush storm event. It may be possible to employ a regional solution.
 - (ii) All new developments shall incorporate **water harvesting** methods to supplement landscape irrigation. Water harvesting shall capture the first 1/2-inch of rainfall. Parking surfaces and other impermeable surfaces shall route rainwater through water harvesting areas on-site with 5% grade or less. [See also Section 6.8.9 starting on page 125 for screening requirements.]
 - (iii) Where appropriate, development projects shall incorporate unobtrusive rainwater features that facilitate the detention and infiltration of rainwater and the filtration of pollutants from urban run-off. [See also policies in Section 13.5.3 starting on page 233.] At all densities and intensities, appropriate techniques include:
 - a. permeable pavers & concrete,
 - b. infiltration beds placed below paved areas,
 - c. stone-filled reservoirs and dry-wells,



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- d. roof storage systems & cisterns designed with materials allowed by this Plan,
 - e. small “rain gardens” (low-lying with moisture-tolerant grasses, wildflowers, shrubs, and trees), and
 - f. vegetated swales (in **courtyards**, street medians, and landscape strips).
- (iv) Materials and treatments used for rainwater management shall be natural in appearance. Channels lined by concrete or rip-rap are prohibited, unless necessary for public safety.
 - (v) The potential impacts of water retention shall be thoroughly studied prior to use of detention areas to control flows.
 - (vi) Fencing of detention ponds shall be avoided. The bottom slopes of detention basins shall be designed for safety. In addition, a hydrological study and design may be required of new development by the City of Albuquerque to identify appropriate rainwater detention and energy dissipation features.
 - (vii) Within large unbuilt areas, developed flows shall be modified through check dams or other means to approximate undeveloped flows to minimize impacts on the Escarpment and to minimize the intensity of channel treatment required. The impact of check dams as a method of controlling flows shall be thoroughly studied prior to their use.
 - (viii) Developed flows shall be managed to minimize their impact on **Major Public Open Space**, Northern Geologic Window, archeological sites, and the Escarpment.
 - (ix) Developed flows into the Petroglyph National Monument shall not be permitted in excess of, or more concentrated than, natural flows and shall require approval by City Open Space Division in coordination with the National Park Service.
 - (x) Developments that propose more than 4 feet of fill shall be required to go through the **DRB for approval** and require sign-off from the City Hydrologist.
 - (xi) All developments within the Impact Area as defined by the NWMEP shall be required to go through the **DRB for approval** and require sign-off from the City hydrologist.
- 9.7.7. **Channel Design**
- (i) **Purpose/Intent:** Improved naturalistic channel design shall retain as much undisturbed desert vegetation and rock formations insofar as practicable.
 - (ii) **Channel Treatments:** Shall meet the following requirements:
 - a. Limited stabilization of natural channels, according to the policies contained in the City of Albuquerque Facility Plan for Arroyos, unless such treatment is determined to be infeasible by the City Hydrologist or the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) as appropriate.

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- b. Use of many small, unobtrusive structures, such as check dams or small drop structures, rather than larger, more obtrusive structures, when structural solutions are required.
- c. Use of materials in treated channels that blend visually with the Escarpment and **adjacent** open space. Naturalistic treatments are the preferred treatment types.
- d. Protection of canyons from erosion through control of developed flows and through stabilization techniques that are consistent with the visual character of the open space.

- a. *Native Species Requirement:* Within 200 feet of ~~public lands such as~~ the Petroglyph National Monument or other **Major Public Open Space**, ~~only plants and trees~~ listed as native in the ~~from~~ Plant List ~~A~~ in **Table 9.5** shall be used ~~in order to~~ limit impact of invasive and/or non-native plants on native vegetation, except for street trees. [See Section **11.3.5 starting on page 200.** ~~for details about street trees.~~] ~~Native plant species were selected from a list compiled during an inventory within the Petroglyph National Monument by the National Park Service in 1994-1995, including almost 200 plants (amended). This plant list is reproduced in full in Appendix E.~~
- b. *Plant List Requirement:* Two-hundred (200) feet or ~~more~~ **All properties in Volcano Heights more than from public lands such as** the Petroglyph National Monument or other Major Public Open Space, ~~shall use any~~ plant from the Plant List in **Table 9.5 A and/or B may be used.** In addition to species native to the Petroglyph National Monument, additional plant species were selected from the official xeric or low-water use plant list of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).

9.7.8. Plant Lists

- (i) **Purpose/Intent:** The purpose of regulating plants is to reduce water use, maintain the character of native plants now existing in the Petroglyph National Monument, and provide a harmonious landscape.
- (ii) **Landscaping:** Appropriate plants shall be chosen from the Plant List in **Table 9.5** ~~one of two plant lists, described below~~ for landscaping within the Plan area. ~~Shrubs and trees shall be nursery grown in order to minimize poaching from the Monument and Major Public Open Space.~~



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The majority of the list is low and medium water-use plants. Some high-water-use plants are also listed in order to classify them as such in implementation of the water conservation program. This xeric plant list is extensive and updated periodically by the ABCWUA. [See contact information provided in Appendix E to obtain the most current information.]

- (iii) **Streetscaping:** See Section 11.3.5 starting on page 200.
- (iv) **Construction Mitigation:** Land disturbed in development shall be re-vegetated using either native or xeric plants as appropriate from the Plant List in Table 9.5. [See also Section 6.6 starting on page 120.]

TABLE 9.5 - PLANT LIST (TREES)

Scientific Name	Common Name	Native or Xeric	Deciduous or Evergreen	Approx. Height x Width at Maturity (in ft.)
Cercocarpus ledifolius	Curlleaf Mountain Mahogany	Xeric	Evergreen	12x8
Chilopsis linearis	Desert Willow	Native	Deciduous	20x20
Juniperus monosperma	Oneseed Juniper	Native	Evergreen	15x15
Juniperus scopulorum	Rocket Mountain Juniper, female	Xeric	Evergreen	40x20
Juniperus virginiana	Juniper, female	Xeric	Evergreen	20x10
Leucana retusa	Golden ball leadtree	Xeric	Deciduous	15x15
Melia azedarach	Chinaberry	Xeric	Deciduous	25x20
Prosopis glandulosa	Honey mesquite	Xeric	Deciduous	25x30
Prosopis pubescens	Screwbean Mesquite	Xeric	Deciduous	20x20
Prosopis torreyana	Western Honey Mesquite	Xeric	Deciduous	18x20
Prosopis velutina	Velvet Mesquite	Xeric	Deciduous	20x25
Quercus grisea	Gray Oak	Xeric	Evergreen	30x30
Quercus suber	Cork Oak	Xeric	Evergreen	30x30
Quercus turbinella	Shrub live oak	Xeric	Evergreen	18x20
Sambucus mexicana	Mexican Elder	Xeric	Deciduous	20x25
Sapindus drummondii	Western soapberry	Xeric	Deciduous	30x30
Zizyphus jujuba	Jujube	Xeric	Deciduous	25x25

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TABLE 9.5 - PLANT LIST (SHRUBS)

Scientific Name	Common Name	Native or Xeric	Deciduous or Evergreen	Approx. Height x Width at Maturity (in ft.)
Agave sp.	Agave	Native	Evergreen	varies
Artemisia filifolia Torr	Sand sage	Native	Evergreen	3x3
Atriplex canescens	Fourwing saltbrush	Native	Deciduous	5x5
Brickellia californica	California brickellbush	Native	Deciduous	3x3
Dalea sp.	Purple sage	Native	Deciduous	5x5
Dasyilirion sp.	Sotol		Evergreen	5x5
Fallugia paradoxa	Apache plume	Native	Deciduous	5x5
Fouquieria splendens	Ocotillo		Deciduous	15x10
Krascheninnikovia lanata	Winterfat	Native	Deciduous	5x5
Nolina microcarpa	Beargrass		Evergreen	5x6
Opuntia sp.	Prickly pear	Native	Evergreen	varies
Rhus trilobata	Skunkbush sumac	Native	Deciduous	3x3
Ribes sp.	Gooseberry	Native	Deciduous	5x3
Yucca sp.	Yucca	Native	Evergreen	varies



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TABLE 9.5 -PLANT LIST (FORBS, GRASSES, AND GROUNDCOVERS)

Scientific Name	Common Name	Native or Xeric	Approx. Height x Width at Maturity (in inches)
<i>Abronia villosa</i>	Sand verbena	Native	1x4
<i>Andropogon saccharoides</i>	Silver beardgrass	Native	2.5x2
<i>Aristida purpurea</i>	Purple threeawn	Native	1x1
<i>Artemisia ludoviciana</i>	Prairie sage or White Sagebrush	Native	3x3
<i>Asclepias speciosa</i>	Showy milkweeds	Native	2x3
<i>Baileya multiradiata</i>	Desert Marigold	Native	varies
<i>Bouteloua curtipendula</i>	Sideoats grama	Native	2x1
<i>Bouteloua gracilis</i>	Blue grama	Native	1x1
<i>Bouteloua eriopoda</i>	Black grama	Native	1x1
<i>Elymus elymoides</i>	Bottlebrush squirreltail	Native	varies
<i>Eriogonum annuum</i>	Annual buckwheat	Xeric	1-5x2
<i>Gaillardia pulchella</i>	Firewheel	Native	varies
<i>Hilaria jamesii</i>	Galleta	Native	2x1
<i>Linum perenne lewisii</i>	Blue flax	Xeric	2x2
<i>Mirabilis</i> sp.	Four O'clock	Native	1x4
<i>Muhlenbergia porteri</i>	Bush Muhly	Native	varies
<i>Oenothera</i> sp.	Evening primrose	Native	1.5x4
<i>Oryzopsis hymenoides</i>	Indian ricegrass	Native	varies
<i>Parthenium incanum</i>	Mariola	Native	varies
<i>Penstemon ambiguous</i>	Beardtongue	Native	2x1
<i>Phacelia integrifolia</i>	Scorpionflower	Native	1x1
<i>Philostrophe taetina</i> (also <i>Psilostrophe taetina</i>)	Paperflower	Native	3x3
<i>Sporobolus cryptandrus</i>	Sand dropseed	Native	varies
<i>Zinnia grandiflora</i>	Desert zinnia	Xeric	varies

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9.0 Open Space, Landscaping, and Site Lighting Design Standards

9.8. Site Lighting Standards

- 9.8.1. Lighting shall have a cut-off angle that directs light downward and only toward the property on which the light source is located, per the New Mexico Night Sky Ordinance [74-12-1 to 74-12-10 NMSA 1978]. Light fixtures shall be of a type that throws light downward and have baffles, hoods or diffusers so that no light point source shall be visible from a distance greater than 1,000 feet. On-site light poles shall not exceed a height of 16 feet. High-intensity discharge lamps and sodium lamps shall not be used.
- 9.8.2. All new developments shall provide pedestrian-scaled streetlights. [See **Section 11.4 starting on page 201.**]
- 9.8.3. Shoe box style lighting shall not be used, except in large parking areas. Metal halide lights are encouraged. High pressure sodium lights are discouraged since they visually render all colors the same.

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CHAPTER III

street and streetscape standards

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[**NOTE TO REVIEWERS:** The following two sections (Sections 10 and 11) previously appeared as Section 4 in the LUPZ Redline Draft dated April 2013. They have been moved to a new chapter to make the Zoning Regulations a standalone chapter in this Plan.]



10.0 Street Standards

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10.0 Street Standards

10.1. Purpose/ Intent: Streets in Volcano Heights need to support the overall intent and character of each corridor. They should balance all forms of mobility while maximizing convenience for residents and visitors. Streets are also used to convey drainage and support **water harvesting**. **Auto-oriented** streets serve more regional trips as well as providing access for service, trucking, and maintenance for non-residential uses.

10.2. Applicability: Street and streetscape standards shall apply to all streets and development within Volcano Heights.

10.2.1. ~~Property owners and/or developers are responsible for constructing and dedicating~~ Streets within Volcano Heights are to be **designed and constructed** per the standards in this Plan.

10.2.2. Streetscape standards shall address all elements between the building face and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials.

10.2.3. Street cross sections ~~and frontage standards have been carefully designed take precedence over~~ to work with frontage requirements in the Site Development Standards for each **character zone** in order to provide a consistent, predictable built environment along corridors, across property lines, and over time.

10.2.4. ~~These standards may be adjusted by the DRB per the thresholds and criteria specified in~~ **Table 10.1 on page 169.**

(i) Any adjustments needed that exceed these thresholds, including the following, will require EPC approval to ensure the Plan's intent and purpose are still met with the proposed changes:

- a. Eliminating a street cross section element and/or
- b. Adjusting a dimension beyond the 20% that **DRB** can grant.

(ii) Changes to a Primary Street cross section may only be due to utility use, drainage requirement, engineering for safety, or to respond to site context.

(iii) The applicant is to provide engineering drawings demonstrating the need for an adjustment to the street cross section and proposing an improved cross section that works for the project site and adjacent sites, while still meeting the intent of this Plan.

10.2.5. Maintenance of all streetscape is to be per City Code of Ordinances Chapter 6, Article 5. [See **Section 13.3.15 starting on page 228** for policies relating to roles and responsibilities for maintenance.]

10.3. How to Use These Standards

10.3.1. **Cross Sections:** The cross sections in Volcano Heights are designed to accommodate all modes of transportation safely, with a special emphasis on creating a high-quality pedestrian environment that can contribute to the success of the Major Activity Center. For this reason, travel lane widths are minimized to help calm traffic and reduce crossing distances for pedestrians. Travel lanes where transit is anticipated are planned for 12 feet wide.

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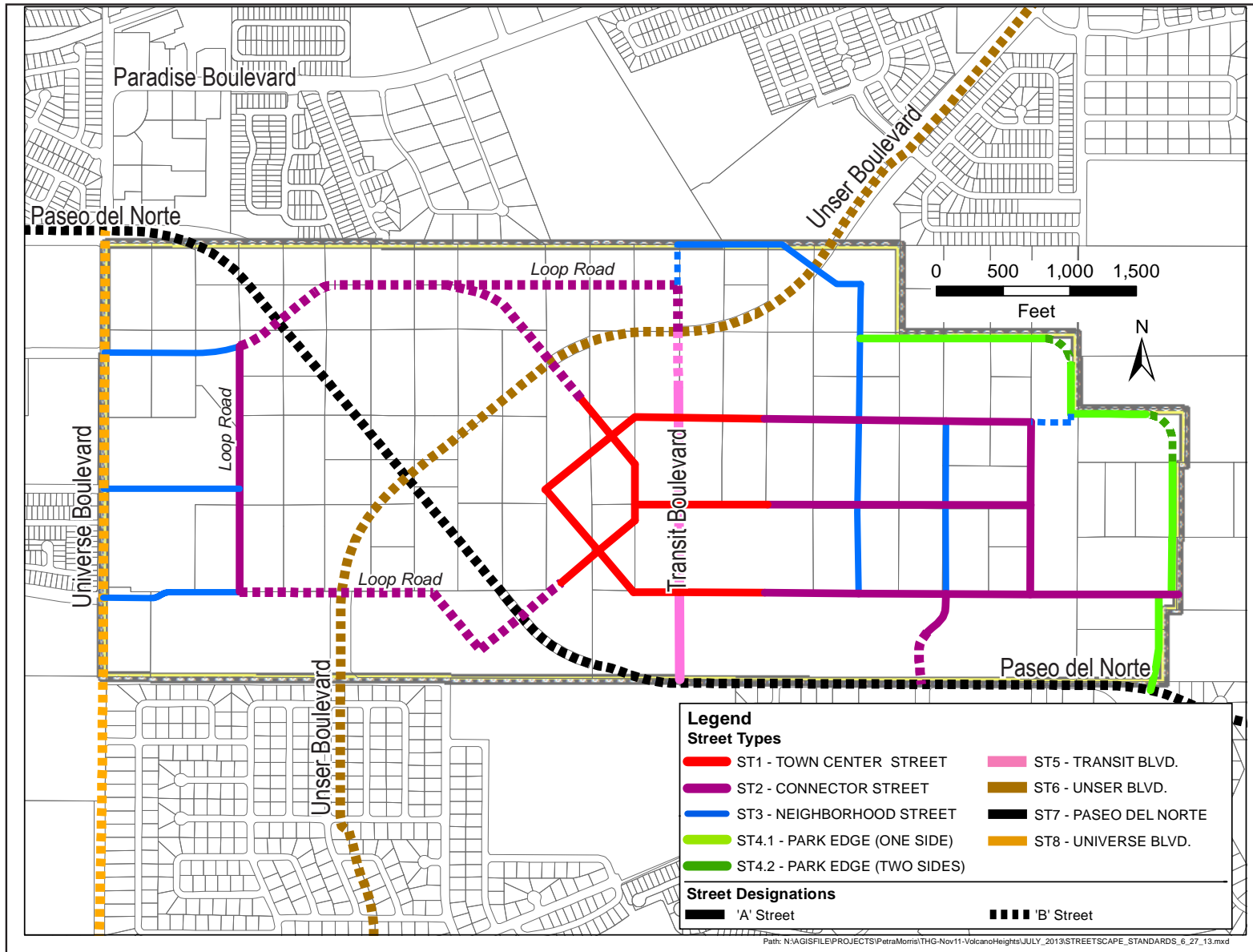


Exhibit 10.1 – Mandatory Primary Streets and Designations Map [117]

CHAPTER III: STREET AND STREETScape STANDARDS

10.0 Street Standards

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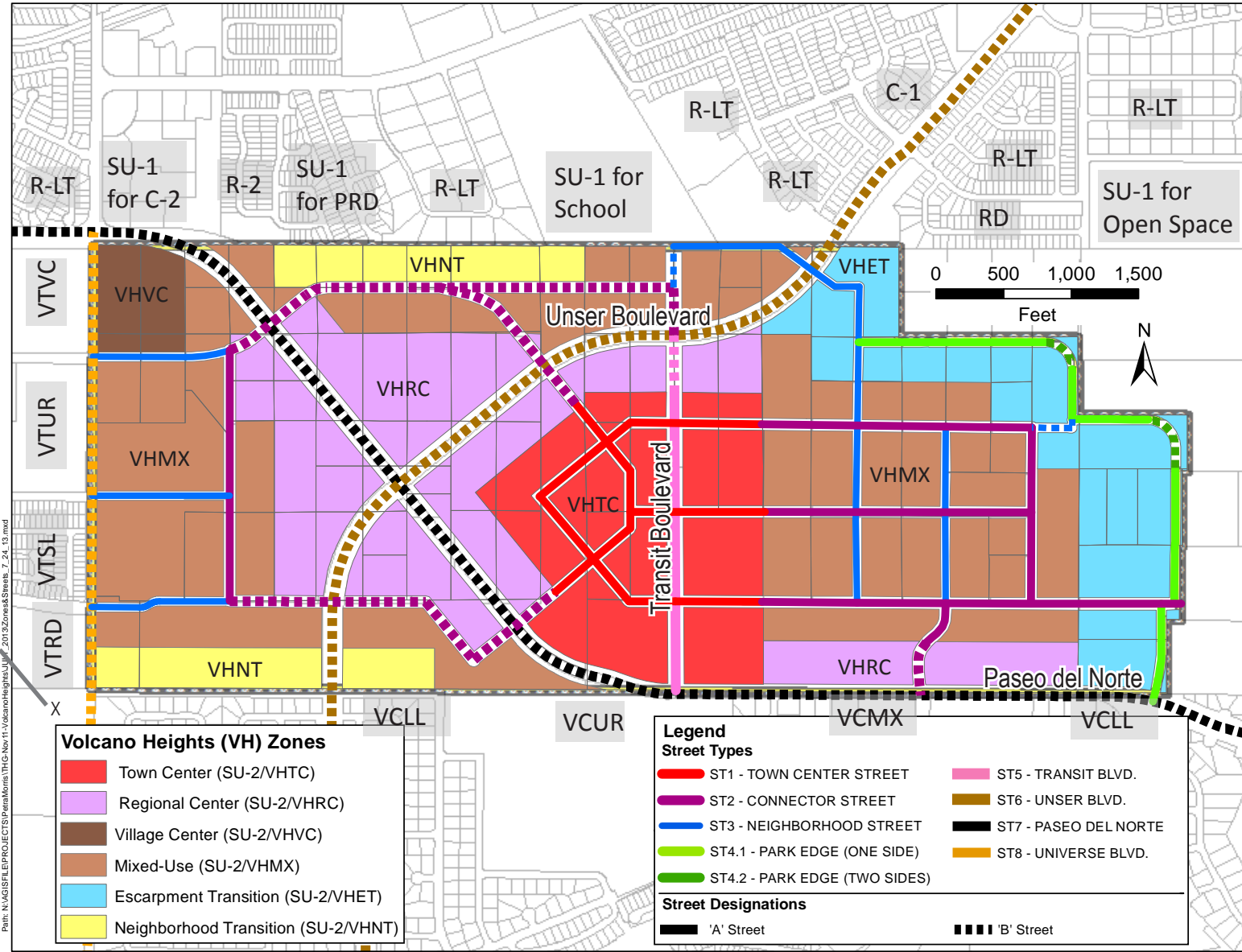


Exhibit 10.2 – Character Zones and Street Types [117]

10.0 Street Standards

- 10.3.2. **Mandatory Primary Streets:** The character of streets in Volcano Heights will vary based on location. The **Mandatory Primary Streets and Designations Map** [see **Exhibit 10.1**] illustrates ~~designates~~ the ~~minimal, required backbone~~ street network within the Plan area. ~~Street alignments as shown have been planned to~~ coincide with the existing 20-foot access easement on the edge of each parcel as much as possible. **Section 10.6 starting on page 175** includes cross sections for the typical configuration of each **Mandatory Primary Street** type. The specifications address vehicular lane width, parkway widths, **ROW** widths, number of travel lanes, on-street parking, and pedestrian accommodation.
- (i) ~~Once fully built by developers, Paseo del Norte will become the responsibility purview of the New Mexico Department of Transportation (NMDOT), while the remaining streets, once constructed by the developers, will become City streets.~~
 - (ii) Cross sections for each type of **Mandatory Primary Street** depict ~~specific required~~ elements and associated dimensions. The ~~arrangement order~~ of these elements may change to suit local conditions, particularly when a

Mandatory Primary Street is intended for **Bus Rapid Transit (BRT)**. ~~A study by the Mid-Region Council of Governments (MRCOG) is analyzing~~ The final location of these lanes — whether the **BRT** will run in the median, the outside, or the inside lanes, or a combination of the above based on **adjacent** land uses, **ROW**, etc. — ~~shall~~ will be determined during the road design process.

- (iii) See **Table 10.1** for allowable adjustments to the **Mandatory Primary Street** standards ~~and/or cross-section requirements~~. Adjustments should be considered carefully to ensure that the intended character of each street type is maintained or enhanced.

10.3.3. **Non-mandatory Secondary Streets:** This ~~section~~ Plan specifies standards for all new local streets in Volcano Heights in **Section 10.7 starting on page 191**. The ~~platting and construction of new streets shall~~ will be addressed on a project-by-project basis and ~~shall be~~ reviewed by the City Department of Municipal Development (DMD).

TABLE 10.1 – ADJUSTMENT CRITERIA (continued on the next page)

Standard	Minor Adjustment Allowed	Criteria
Location/geometry of Mandatory Primary Street Alignments	Adjustment of the Centerline of the street up to 300 feet. In the case of avoiding natural and/or culturally significant features, a greater allowance is permitted on a case by case basis and may require a signed agreement with affected adjacent owners when it affects their properties [16] .	<ul style="list-style-type: none"> • Does shall not introduce a curve beyond what an automobile can navigate safely as defined in the City’s Development Process Manual (DPM) Chapter 23, Sections 2 and 3. • Any deviation to the location of a Mandatory Primary Street has been shall be reviewed and approved by the Planning Director or his/her designee. • Any deviations proposed to avoid rock outcroppings or other natural and/or culturally significant features has been shall be coordinated with City Open Space Division.

CHAPTER III: STREET AND STREETScape STANDARDS

10.0 Street Standards

TABLE 10.1 – ADJUSTMENT CRITERIA (Cont’d)

Standard	Minor Adjustment Allowed	Criteria
Mandatory Primary Street Cross Sections and Frontage Standards	Any dimensional standard change (increase or decrease) up to 20%.	<ul style="list-style-type: none"> Does Shall not eliminate any element from a cross section. Shall not alter the total right-of-way (ROW) of the paved portion of the cross section. Does Shall not decrease travel lanes below 10 feet or increase travel lanes to more than 12 feet. Has been Shall require justification justified by the applicant. May include criteria for variances per City Zoning Code §14-16-4-2(C).
	Adding medians to an ‘A’ Street.	<ul style="list-style-type: none"> When incorporating a median, the median shall be a minimum of 2 feet and shall p- Provides enough width to allow vegetation to be planted and sustain itself within the entire median, including turn bays.
	Adding or removing reverse-angled parking to/from an ‘A’ Street.	<ul style="list-style-type: none"> On-Street parking may be parallel or reversed angle parking. Where reversed angle parking is used, abutting property owners shall dedicate sufficient additional ROW shall be increased is needed to add that element while still maintaining appropriate dimensions for all other elements. A median is recommended with reverse-angle parking.
	Adding or removing roundabouts and/or other traffic control device.	<ul style="list-style-type: none"> Roundabouts and/or other traffic control devices shall are to be constructed in compliance with all City standards with the minimal allowed profile and all feasible best practices to ensure compatibility with a high-quality pedestrian environment. Roundabouts and/or other traffic control devices on transit corridors shall are to be designed in coordinate with ABQ Ride. Prior to the removal of roundabouts and/or other traffic control devices on ‘A Streets,’ projects shall are to demonstrate alternative methods to ensure multimodal accommodations to preserve a high-quality streetscape for all transportation modes.
	Increasing the Built-to Zone (BTZ) up to 75 feet from the property line on a ‘B’ Street.	<ul style="list-style-type: none"> Allowed to Accommodates major topography or road elevation change; Allowed to a Avoids a rock outcropping or other sensitive land; and/or Allowed to Creates a parking court;
	Changes to the arrangement of street cross sections.	<ul style="list-style-type: none"> Has been shall be reviewed and approved by the Planning Director or his/her designee to ensure compatibility with the intent of this Plan. Reference to ITE’s “Designing Walkable Urban Thoroughfares: A Context Sensitive Approach” or Context Sensitive Design is encouraged.
Non-mandatory Secondary Street Cross Section	Changes to the arrangement of street cross sections	<ul style="list-style-type: none"> Has been shall be reviewed by the Planning Director or his/her designee to ensure compatibility with the intent of this Plan. Reference to ITE’s “Designing Walkable Urban Thoroughfares: A Context Sensitive Approach” or Context Sensitive Design is encouraged.

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10.4. Access

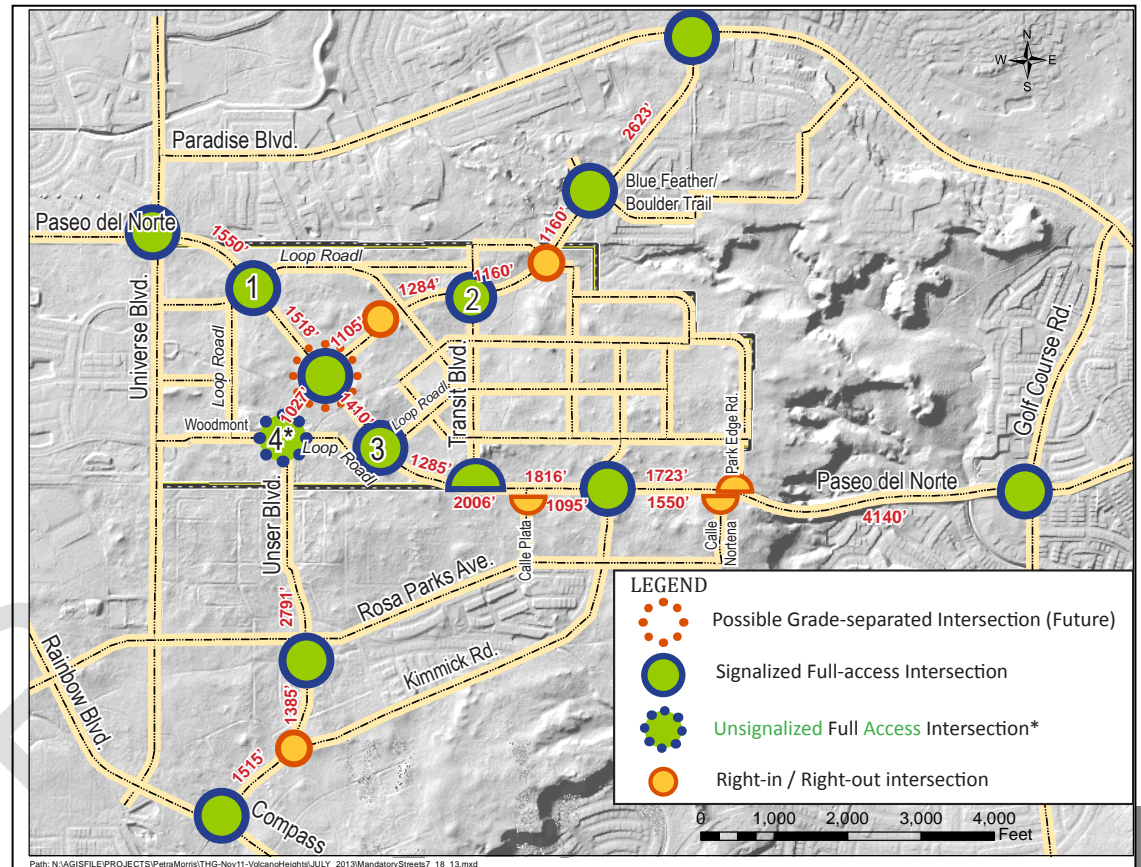
10.4.1. **Mandatory Primary Streets and Designations**

Map: General access to properties is to be provided via the backbone grid of streets with general alignments and connections as shown in **Exhibit 10.1 on page 167.**

10.4.2. **Recommended Intersections on Limited-Access Roads**

- (i) Unser Boulevard and Paseo del Norte are designated as limited-access facilities by the Metropolitan Planning Organization (MPO), and access is controlled via the Roadway Access Modification Policies.
- (ii) The approved intersections shown in **Exhibit 10.3** provide access to serve ~~much of the~~ development in Volcano Heights and connect to surrounding areas. Intersections 1-4 are intended to create a loop road around the Paseo/Unser intersection in order to provide additional safe opportunities for all modes of travel to cross these large regional roadways expected to carry significant numbers of vehicles. ~~will be highly dependent on additional access from the regional limited-access roads—Unser Boulevard and Paseo del Norte. this Plan recommends the intersections shown in Exhibit 10.3 to best support development as envisioned by this Plan.~~

**NOTE: See Section 10.4.2(iii). These recommended intersections are shown for illustrative purposes only. This Sector Plan does not have the power to grant access. Measurements are shown to demonstrate how far apart the proposed intersections might be, compared to the existing standard MRCOG limited-access policy of 1/4 mile (1,320 feet) spacing for RI/RO intersections and 1/2 mile (2,640 feet) spacing for full intersections [29].*



* 1/4 mile = 1320 feet

Exhibit 10.3 – Recommended Approved Limited-access Intersections [17]

- (iii) Per The Mid-Region Metropolitan Planning Organization Transportation Coordinating Committee (TCC) Resolution R-13-03 [See **Appendix C**], the Paseo/Unser intersection should be reviewed for the construction of a grade-separated interchange at such time as traffic congestion and development

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conditions warrant. Until this time, the intersection should be constructed as a traditional at-grade, signalized intersection. At such time as a grade-separated interchange is recommended by the TCC, it should be designed to complement this urban, multimodal area and minimize negative impacts to the surrounding land uses, trails, and sensitive lands. [See also **Section 13.3.1 starting on page 220.**]

- (iv) Intersection #4 is to be unsignalized until such time as Paseo del Norte/Unser Boulevard intersection becomes grade-separated, at which time #4 may be signalized.
- (v) The intersection at the southern terminus of the Transit Boulevard is approved for a “high T-intersection,” which, to the extent practical, preserves the eastbound through free-flow movement on Paseo del Norte with a dedicated eastbound to northbound left-turn lane and a southbound to eastbound left-turn lane combined with an eastbound merge lane, in order to minimize traffic signal phasing and cycle length and to minimize red-signal time for Paseo del Norte. Until such time as Paseo del Norte is constructed to a four or six lane facility and the “High-T” intersection is constructed, the intersection may be constructed as a traditional at-grade, signalized intersection.
- (vi) This Plan recommends that the City submit a request for Access Modification through the official process outlined in **Appendix A** for the access points shown in **Exhibit 10.3** or through an alternative process that involves all the jurisdictional agencies.

10.4.3. Access Modification Process

- (i) ~~As of 2013, the City has requested that the MRCOG Access Control Policy for the limited-access Paseo del Norte and Unser Boulevard be amended to include the intersections shown within the Plan area in **Exhibit 10.3** on page 162.~~
- (ii) ~~The Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments (MRCOG) has final authority to grant such access. The MTB is made up of representatives of local jurisdictions; pueblos, school districts, the Middle Rio Grande Conservation District, and flood control authorities within Bernalillo, Sandoval, Valencia, and Torrance Counties, as well as the New Mexico Department of Transportation. The MTB is expected to take final action in Summer 2013.~~

10.4.4. Access to Properties

- (i) As envisioned in this Plan, the Primary Street grid respects the purpose of limited-access roadways as regional thoroughfares and eliminates the need for individual curb cuts for developments along these corridors. Each access point on Unser Boulevard or Paseo del Norte connects to a Primary Street to provide general access to local development. For individual developments, further access is to be provided via Secondary Streets as necessary. The planned grid provides coordinated access to properties in the Plan area and connections to Volcano Trails to the west and Volcano Cliffs to the south. Together with intersections on the limited-access roadways, planned streets in Volcano Heights create a walkable, urban district with a high degree of connectivity for all modes of transportation.

10.0 Street Standards

- (ii) The provision of Primary and Secondary Streets using the appropriate cross sections as shown in this Plan (See **Exhibit 10.1 on page 167**) will occur via the City development review process. Streets will only be required to be constructed to serve projects at the time of their development.
 - (iii) Roads are to follow the recommended Primary Street alignments where possible, as shown in **Exhibit 10.3 on page 171**. Where Primary Street alignments are infeasible or unhelpful to serve new development, new street alignments should be planned to provide the most direct path between the subject property and either an existing street or approved access point along Paseo del Norte and Unser Boulevard following existing 20-foot access easements around property edges wherever possible.
 - (iv) In order to allow for more rapid advancement to full development conditions, property owners are encouraged to coordinate to plan alignments and share the cost of infrastructure in whatever manner they deem fair.
 - (v) Although outside the purview of this Plan, property owners should consider infrastructure financing tools (e.g. PID, TIDD, etc.) as mechanisms to pool costs and coordinate development, particularly utilities and other infrastructure to be constructed along roadway alignments.
 - (vi) Sufficient documentation of coordination and agreement among all affected property owners adjacent to new streets is required prior to the issuance of permits. Sufficient documentation includes but is not limited to:
 - a. Council-approved TIDD, SAD, or PID that includes such streets and/or
 - b. DRB-approved Site Plan for Subdivision that includes such streets as well as letter(s) of cross access easement and construction approval among affected property owners.
- [See additional Transportation Policies in **Section 13.3 starting on page 218.**]
- 10.5. Street Designations:** The following **street designations shall be** established for all streets within the Plan area.
- 10.5.1. **'A' Streets:** 'A' Streets are intended to provide the most pedestrian-friendly development context. Buildings along **'A' Streets** ~~should shall~~ be held to the highest standard of **pedestrian-oriented** design. These streets are the main connectors for local development and **adjacent** neighborhoods.
- (i) Curb cuts ~~are shall~~ not ~~be~~ allowed on **'A' Streets**, except for porte cochere entries for hotels or other substantial uses, per the discretion of the Planning Director or his/her designee.

10.0 Street Standards

- (ii) Development on **'A' Streets** may incorporate a **parking court**, surrounded on three sides by the development, served via one-way access, and with dimensions not to exceed 110 feet wide and 150 feet deep.
 - (iii) In order to provide pedestrian connectivity where blocks are more than 300 feet long, pedestrian walkways **are to shall** be provided every 300-500 feet. These walkways count toward **usable open space** requirements per **Section 9.5** starting on page 146 of this Plan.
 - (iv) In order to support their purpose as pedestrian and cyclist-friendly corridors as well as supportive of retail and neighborhood services, **'A' Streets** **are to shall** be **designed engineered** for speeds within 5 miles per hour of **intended** posted speeds.
 - (v) Additional **'A' Street** standards are included in **Section 10.6** for **Mandatory Primary Streets**, as well as **Section 10.7.3** for **non-mandatory Secondary Streets**.
- 10.5.2. **'B' Streets:** 'B' Streets are intended to accommodate more **auto-oriented** uses, surface parking, and service functions ~~on a site with automobile orientation~~. Individual standards are included in **Section 10.6.6** ~~individual Mandatory Primary Street standards~~ for Unser Boulevard, **Section 10.6.7** for Paseo del Norte, and **Section 10.7.5** for ~~non-mandatory Secondary~~ **'B' Streets**.
- 10.5.3. **Alleys:** **Alleys** are an optional way to provide **access for service and maintenance vehicles and access to parking areas for private vehicles** ~~vehicle, parking, and service access to local development~~ while **screening separating** these vehicle uses from the public realm [33]. Alleys can be either residential or commercial.
- (i) Typically narrower than **'B' Streets** ~~and with fewer curb cuts~~, **alleys** can be a functional element within a commercial block and can provide a pleasant walking option in residential areas. [See more standards in **Sections 10.7** and **11.0 Streetscape Standards** in this Plan.]
 - (ii) See **Section 13.3.15 starting on page 228** in this Plan for policies relating to roles and responsibilities for alley maintenance.
- 10.5.4. **Intersection Design:**
- (i) **Multimodal Accommodation:** Intersections are to designed and constructed to accommodate safe crossing for all modes of transportation.
 - (ii) **Signal Warrants:** The determination of where and when traffic signals and/or roundabouts are to be installed is based upon the evaluation of traffic conditions at an intersection in accordance with the warrants contained within the Manual for Uniform Traffic Control Devices (MUTCD).

10.0 Street Standards

- (iii) **Roundabouts:**
 - a. Excepting intersections on principal arterials, roundabouts are to be considered for every location that meets or is anticipated to meet MUTCD criteria for a traffic signal.
 - b. The criteria to be used for selecting a roundabout over other forms of intersection control such as signals or stop signs include, but are not limited to: safety, operational improvements, efficiency, traffic calming, construction and operating costs, right-of-way requirements, protection of sensitive lands, and community enhancement. [See also **Section 13.3.13 starting on page 226.**]
 - c. Roundabouts are the preferred design solution when rock outcroppings lie within a Primary Street corridor as shown in **Exhibit 9.1 on page 149.**
 - d. Roundabouts are to be the preferred option for intersection control on all single lane minor arterials and collectors. They should also be considered as alternatives to signals on two lane minor arterials.
 - e. All Traffic Impact Studies should include a comparison of the theoretical intersection delay for a roundabout versus a signal at all warranted signal locations.

- (iv) **Pedestrian and/or Cyclist Activated Signals:** Safe multimodal access is key to the success of the Volcano Heights Major Activity Center. Pedestrian- and cyclist-activated signals should be considered where traffic conditions warrant in order to provide safe crossing to land uses in the area.

10.5.5. **Site Distance:** Site distance requirements shall follow current AASHTO standards [30].

10.5.6. **Americans with Disability (ADA) Compliance:** ADA guidelines shall govern minimum sidewalk widths to provide unobstructed passage from impedances, including but not limited to landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes [31].

10.6. **Mandatory Primary Street Cross Sections and Frontage Standards:** **Mandatory Primary Streets** are those whose alignments are shown in **Exhibit 10.1 on page 167**, which also designates 'A' vs. 'B' streets. The following cross sections and frontage standards requirements for each **Mandatory Primary Street**, together with frontage standards for each zone per **Section 5.0 starting on page 79**, are intended to create in order to regulate a predictable built environment along corridors, across property lines, and over time.

10.0 Street Standards

10.6.1. Street Type 1: Town Center

- (i) **Intent/Purpose:** These streets are intended to be the most pedestrian-friendly while supporting multiple modes of transportation circulating throughout the Plan area and surrounding region.
- (ii) **Cross Section:** See Exhibit 10.4.
- (iii) **Frontage Standards:** See Site Development Standards in Section 5.1 starting on page 80.
 - a. ~~Front Setback: 0 feet~~
 - b. ~~Side Setback: 0 feet~~
 - c. ~~Build-to-Zone (BTZ): 0-10 feet~~
 - d. ~~Building Frontage requirement: 80% minimum (Civic open space within the BTZ shall counts toward the frontage requirement.)~~
- (iv) **Streetscape Standards:** See Section 11 starting on page 197.
 - e. ~~Any paved area within the setback or BTZ is to shall match the material of the sidewalk and be constructed at the same grade level [35].~~
 - f. ~~Where a surface parking lot is visible from the public ROW, a street screen shall is to be used.~~
 - g. ~~Encroachments are regulated by character zone and can be found in Section 5 of this Plan. [See also Section 11.2.9 starting on page 199.] [57]~~

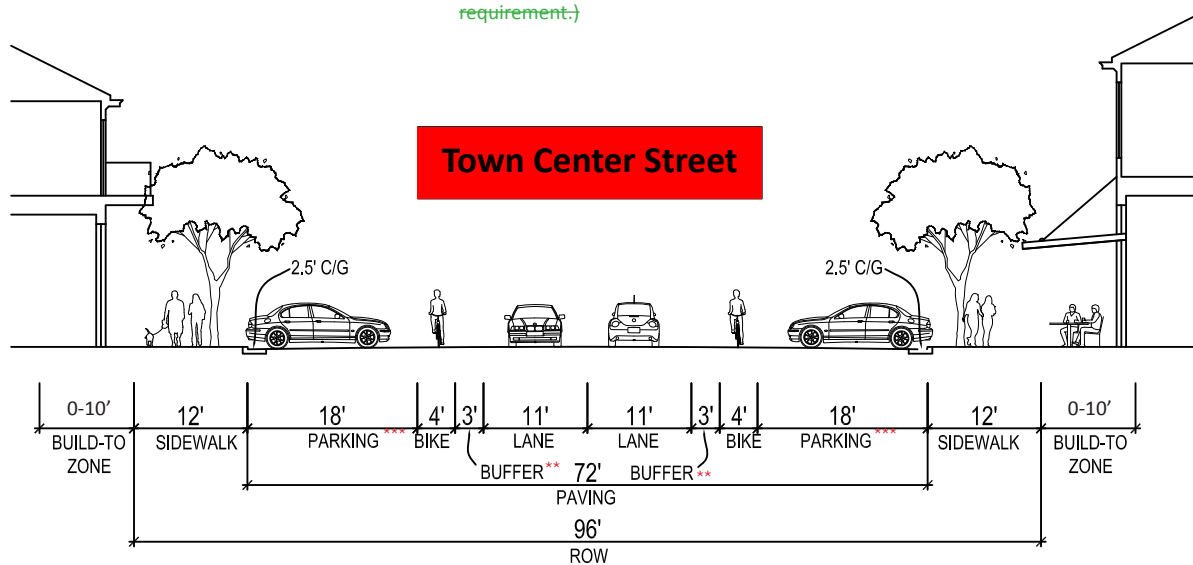


Exhibit 10.4 – Street Type 1: Town Center Cross Section

* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes [32].

*** Note: Parking shown is reverse-angle parking. See Section 13.3.12(viii). [34]

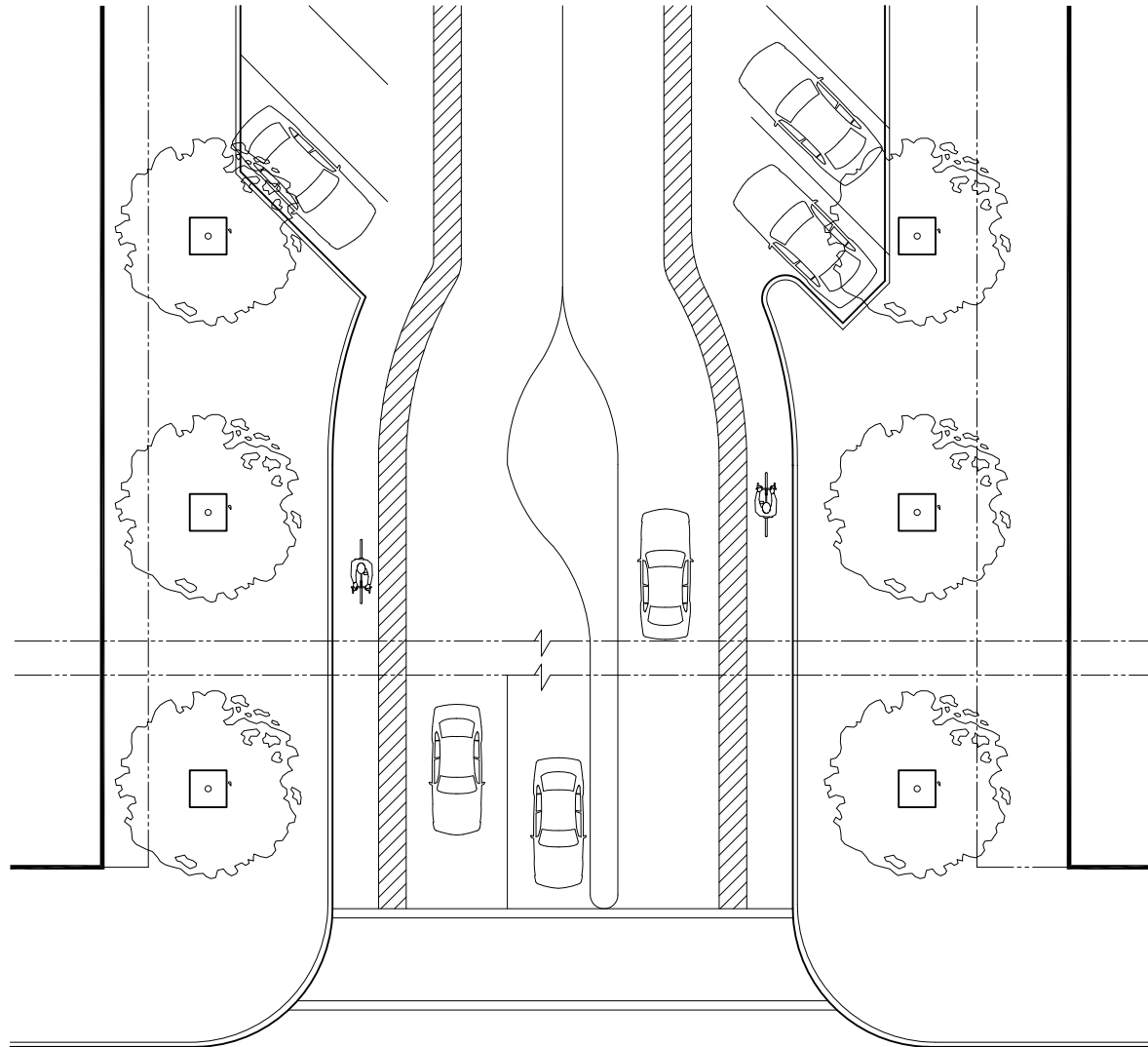


Exhibit 10.5 – Street Type 1: Typical Intersection (Plan View)

CHAPTER III: STREET AND STREETScape STANDARDS

10.0 Street Standards

10.6.2. Street Type 2: Connector Street

- (i) **Intent/Purpose:** These streets are intended to access **neighborhood streets** and promote multi-modal transportation to reach businesses and residences within the Plan area.
- (ii) **Cross Section:** See **Exhibit 10.6**.

(iii) **Frontage Standards:** See Site Development Standards in **Section 5 starting on page 79.**

- a. ~~Front Setback: 0 feet~~
- b. ~~Side Setback: 0 feet~~
- c. ~~Build-to Zone (BTZ) along 'A' Streets and Civic Spaces: 0-10 feet~~
- d. ~~Build-to Zone (BTZ) along 'B' Streets: 5-15 feet~~
- e. ~~Building Frontage requirement along 'A' Streets and Civic Spaces: 60% minimum~~
- f. ~~Building Frontage requirement along 'B' Streets: 30% minimum~~
- g. ~~Civic open space within the BTZ shall counts toward the frontage requirement.~~
- h. ~~Any paved area intended for pedestrians within the setback or BTZ shall is to match the material of the sidewalk and be constructed at the same grade level [35].~~

- i. ~~Where a surface parking lot is visible from the public ROW, a street screen shall is to be used.~~
- j. ~~Encroachments are regulated by character zone and can be found in Section 5 of this Plan. [See also Section 11.2.9 starting on page 199.] [57]~~

Streetscape Standards: See **Section 11 starting on page 197.**

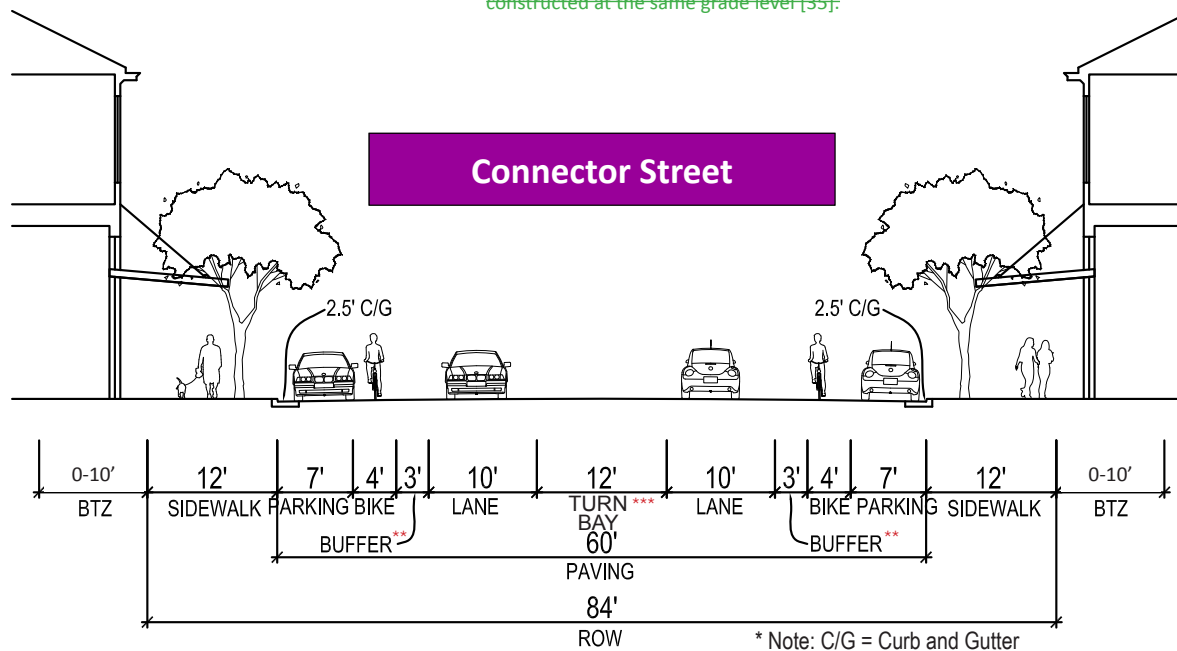


Exhibit 10.6 – Street Type 2: Connector Street Cross Section

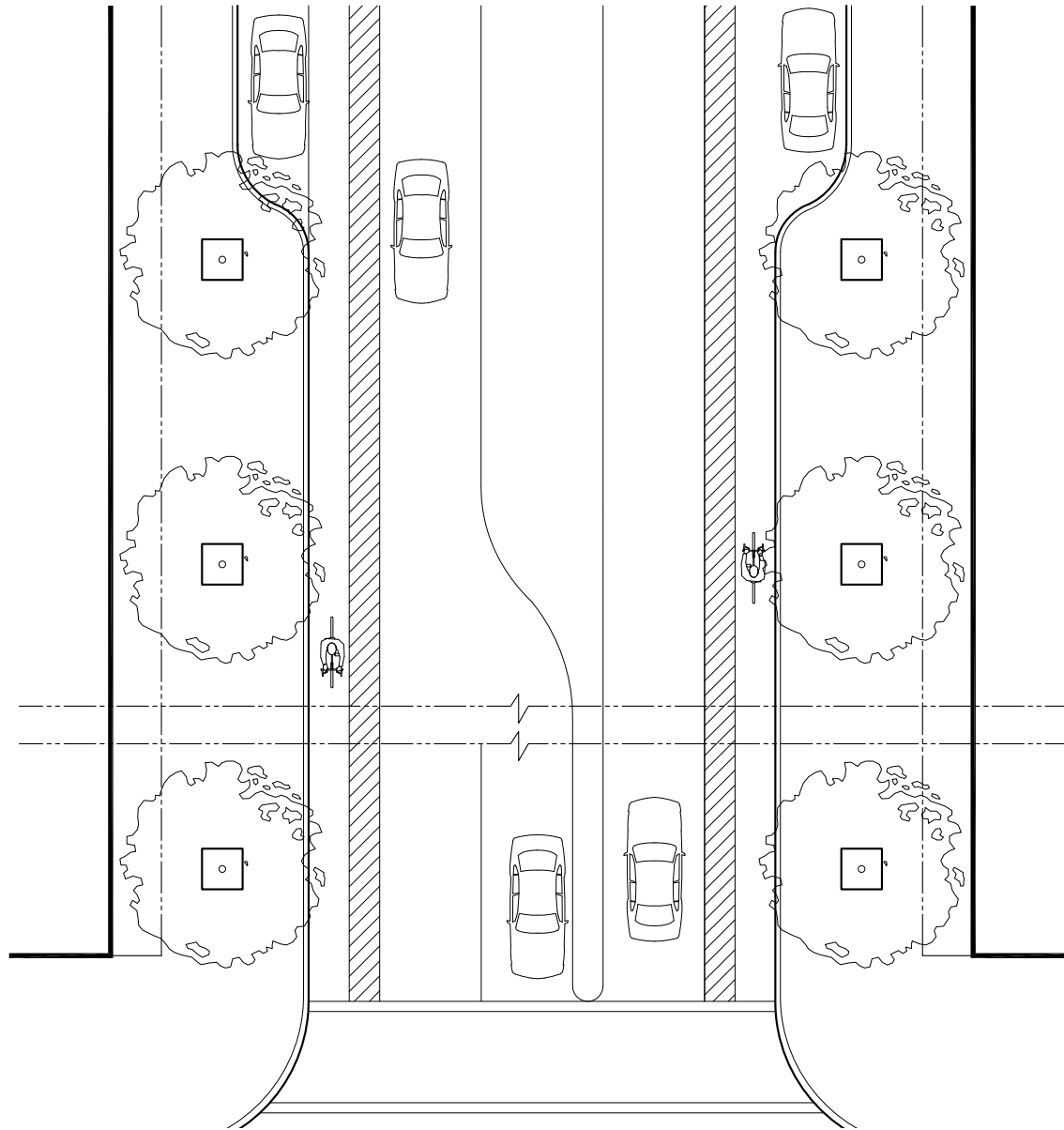


Exhibit 10.7 – Street Type 2: Connector Street – Typical Intersection (Plan View)

10.0 Street Standards

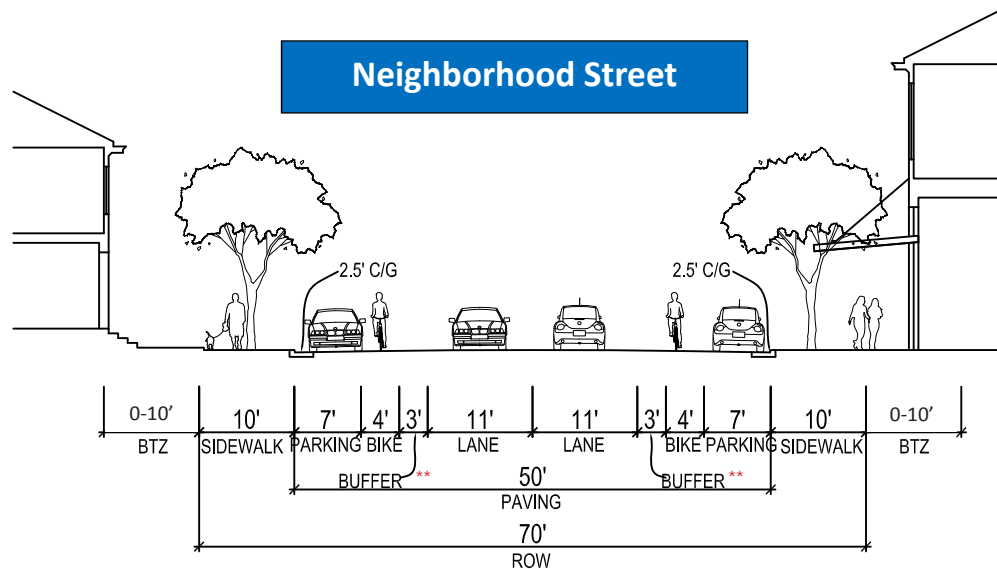


Exhibit 10.8 – Street Type 3: Neighborhood Street Cross Section

* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes [32].

10.6.3. **Street Type 3: Neighborhood Street**

(i) **Intent/Purpose:** These streets are intended to access local uses, predominantly businesses and residences within the Plan area.

(ii) **Cross Section:** See Exhibit 10.8.

(iii) **Frontage Standards:** See Site Development Standards in Section 5 starting on page 79.

- a. ~~Front Setback: 0 feet~~
- b. ~~Side Setback: 0 feet~~
- c. ~~Build-to-Zone (BTZ) along 'A' Streets and Civic Spaces: 0-10 feet~~
- d. ~~Build-to-Zone (BTZ) along 'B' Streets: 0-25 feet~~
- e. ~~Building Frontage requirement along 'A' Streets and Civic Spaces: 60% minimum~~
- f. ~~Building Frontage requirement along 'B' Streets: 30% minimum~~
- g. ~~Civic open space within the BTZ shall count toward the frontage requirement.~~
- h. ~~Any paved area intended for pedestrians within the setback or BTZ shall be constructed at the same grade level [35].~~
- i. ~~Where a surface parking lot is visible from the public ROW, a street screen shall be used.~~
- j. ~~Encroachments are regulated by character zone and can be found in Section 5 of this Plan. [See also Section 11.2.9 starting on page 199.] [57]~~

(iv) **Streetscape Standards:** See Section 11 starting on page 197.

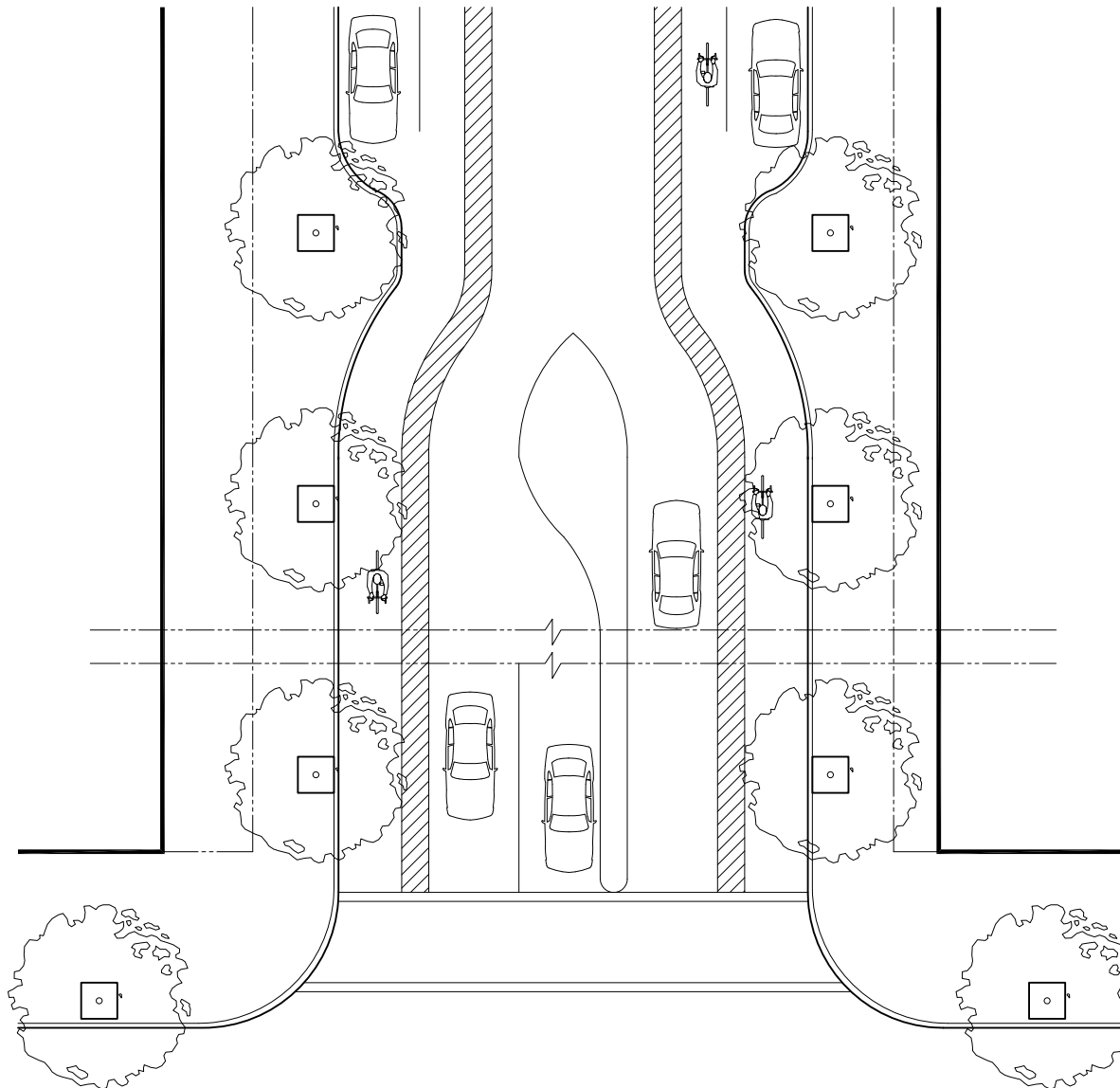
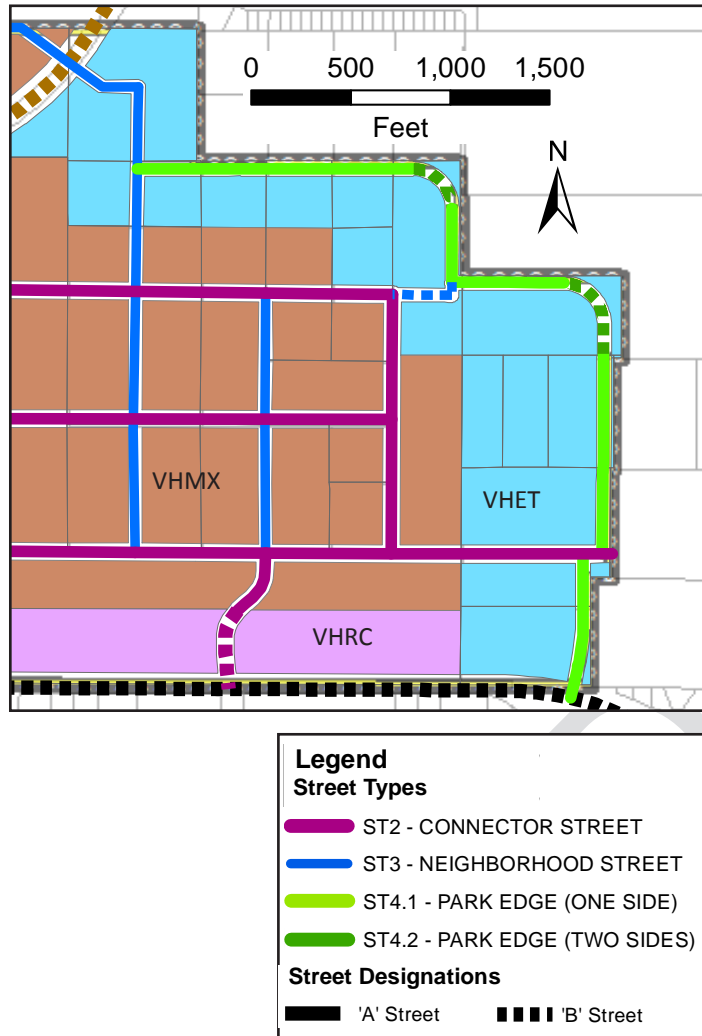


Exhibit 10.9 – Street Type 3: Neighborhood Street – Typical Intersection (Plan View)

10.0 Street Standards



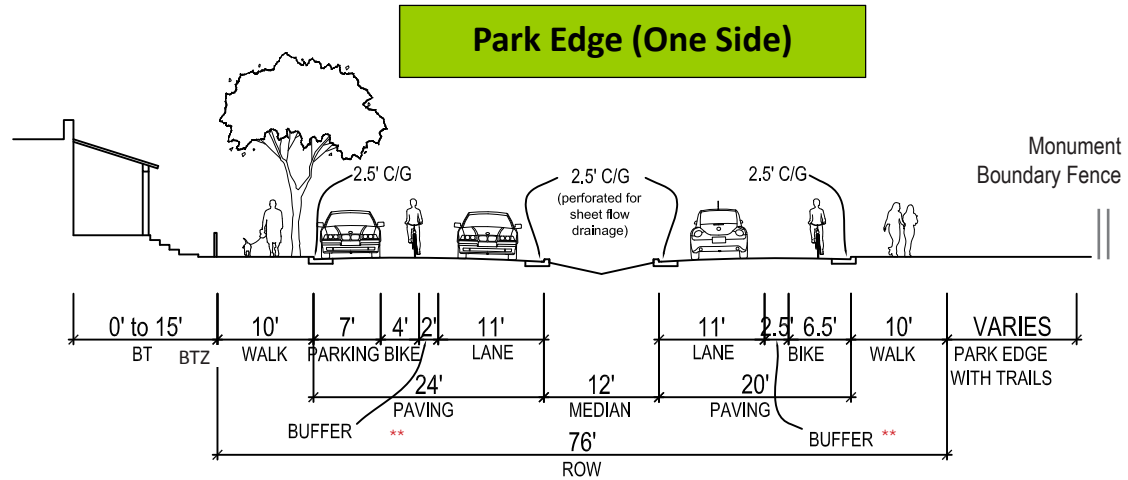
Detail of Exhibit 10.2 – Character Zones and Street Types: Park Edge Road [117]

10.6.4. **Street Type 4: Park Edge**

- (i) **Intent/Purpose:** The Park Edge road is intended to access local development, predominantly residences and businesses within the Plan area, by multiple modes of transportation, including on-street bicycle lanes as well as connections to an off-street trail along the Petroglyph National Monument edge. **Major Public Open Space** is best preserved enhanced and protected as a public amenity when buffered from development by a by designing a **single-loaded road** along Major Public Open Space edges (i.e. development only occurs on the side of the road farthest from the Major Public Open Space). The City Open Space Division and the National Park Service prefer the single-loaded road as the best transition between development and sensitive lands within the Petroglyph National Monument. Single-loaded roads increase safety for open space users and nearby property owners by providing visibility for surveillance and monitoring, as well as improving accessibility for park users. Single-loaded roads are also the most effective means of protecting important views into and out of the Monument, as well as to the Sandia Mountains to the east. The Park Edge road cross sections are designed to incorporate landscaping and medians that act as transitions from the built environment to **sensitive lands** within the Monument.

10.0 Street Standards

- (ii) **Cross Sections:** Two cross sections are provided for the Park Edge Street.
 - a. Where the street abuts the Petroglyph National Monument and/or where development is only intended on the west side of the road, ~~it should shall be single-loaded, and~~ Street Type 4.1 shall is to be constructed. [See Exhibit 10.10.]
 - b. Where development will occur on both sides of the street, Street Type 4.2 shall is to be used. [See Exhibit 10.11.]
 - c. The Park Edge and additional east-west streets in the SU-2 Volcano Heights Escarpment Transition (VHET) zone should shall be sited to provide regular but controlled pedestrian access to the Petroglyph National Monument. Access shall be determined by the National Park Service Monument Visitor Plan and/or by the City Open Space Division in lieu thereof.
 - d. Where a median is incorporated, it should shall be perforated for hydrology and rainwater drainage and control, subject to approval by the City Hydrologist.
- (iii) **Frontage Standards:** See Site Development Standards in Section 5 starting on page 79.
 - a. Front Setback: 0 feet
 - b. Side Setback: 0 feet
 - c. Build-to Zone (BTZ) along 'A' Streets and Civic Spaces: 0-15 feet
 - d. Build-to Zone (BTZ) along 'B' Streets: 0-25 feet

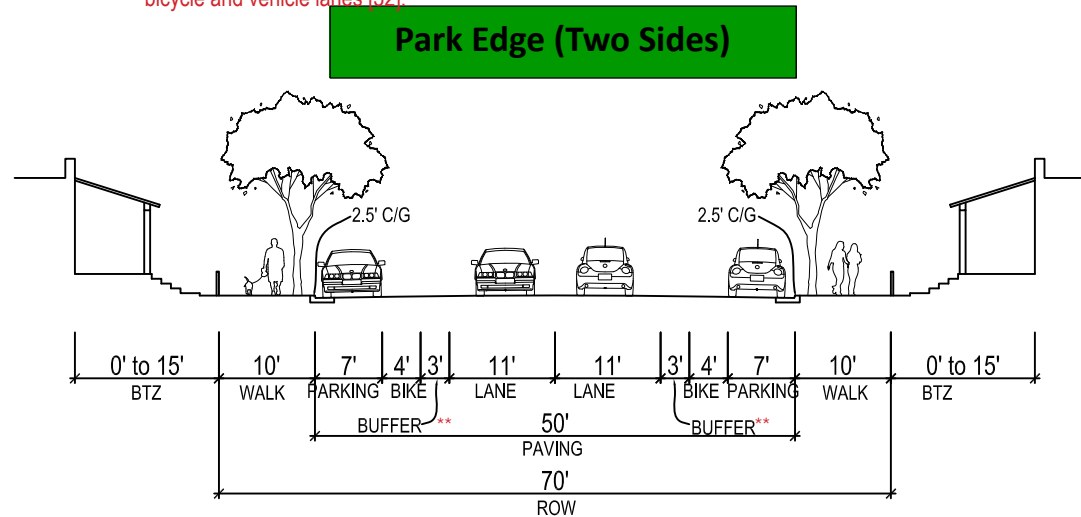


* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes [32].

Exhibit 10.10 – Street Type 4.1: Park Edge Single-Loaded Cross Section

[37]
[38]
[39]



* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes [32].

Exhibit 10.11 – Street Type 4.2: Park Edge Double-Loaded Cross Section

[37]
[39]

10.0 Street Standards

- e. Building Frontage requirement along 'A' Streets and Civic Spaces: 60% minimum
 - f. Building Frontage requirement along 'B' Streets: 30% minimum
 - g. Civic open space within the BTZ shall counts toward the frontage requirement.
 - h. Where a surface parking lot is visible from the public ROW, a street screen shall is to be used.
 - i. Encroachments are regulated by character zone and can be found in Section 5 of this Plan. [See also Section 11.2.9 starting on page 199.] [57]
 - j. Where single-loaded, the Park Edge road shall is to meet grade at least 5 feet from the Petroglyph National Monument boundary.
 - k. Where single-loaded, additional ROW may be required to provide the minimum amount of staging area to allow construction without impact to the Petroglyph National Monument boundary.
- (iv) Streetscape Standards: See Section 11 starting on page 197.
- (v) **Linear pond/bioswale:** The median and/or eastern edge of the Park Edge Road is an appropriate and beneficial location for a bioswale/linear pond. Such a pond, designed in consultation with the City Engineer can help to meet the City's water quality goals. [See also Goal 12.5.5 starting on page 214 and Policy 13.5.3 starting on page 233.] [40]

Park Edge (One Side)

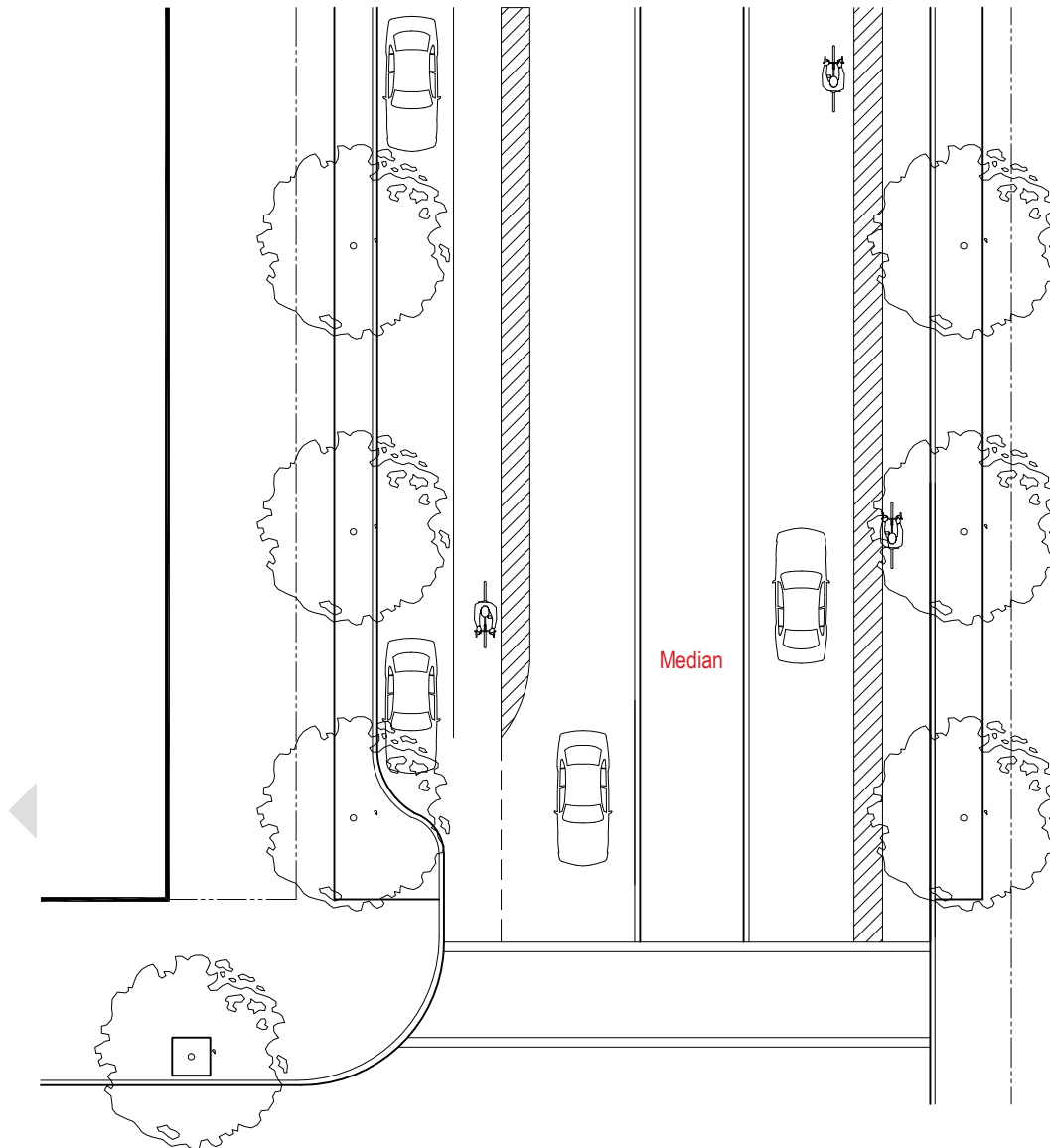
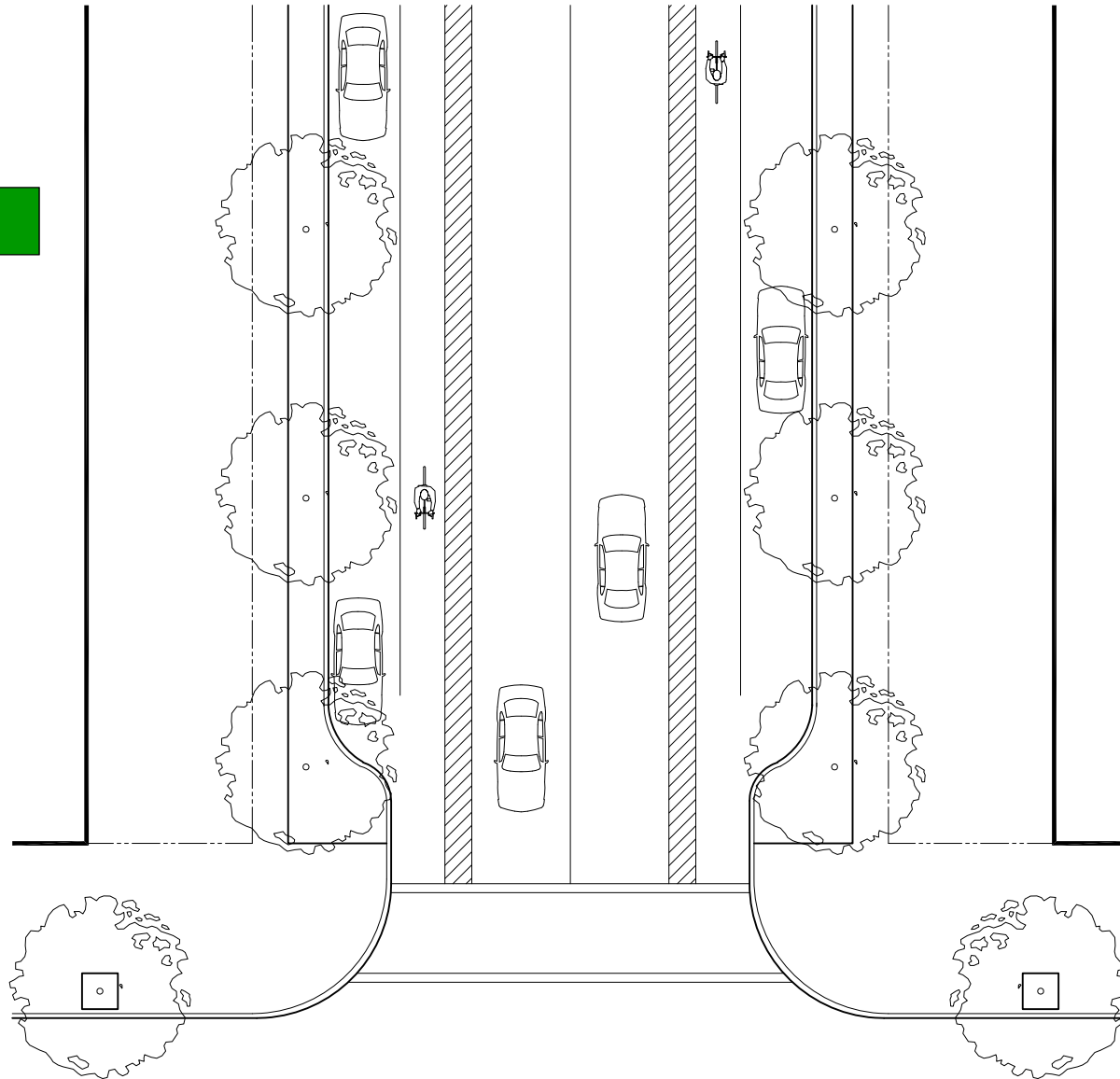


Exhibit 10.12 – Street Type 4.1: Typical Intersection (Plan View)

[41]

Park Edge (Two Sides)



10

Exhibit 10.13 – Street Type 4.2: Typical Intersection (Plan View)

10.0 Street Standards

10.6.5. **Street Type 5: Transit Boulevard**

- (i) **Intent/Purpose:** The Transit Boulevard serves multiple modes of transportation, including the proposed **BRT**. The walkable, dense, urban Town Center is organized around this Transit Boulevard, which acts as a “Main Street” for Volcano Heights.
- (ii) **Cross Section**
 - a. See **Exhibit 10.14**.
 - a. Beginning 500 feet from intersections on Paseo del Norte, Unser Boulevard, and any other potential station locations, an extra 36 feet of ROW **shall be dedicated may be needed for BRT lanes and/or station platforms.**

- (iii) **Frontage Standards:** See Site Development Standards in **Section 5 starting on page 79.**
 - a. ~~Front-Setback: 0 feet~~
 - b. ~~Side-Setback: 0 feet~~
 - c. ~~Build-to-Zone (BTZ) along ‘A’ Streets and Civic Spaces: 0-10 feet~~
 - d. ~~Build-to-Zone (BTZ) along ‘B’ Streets: 0-15 feet~~
 - e. ~~Building-Frontage requirement along ‘A’ Streets and Civic Spaces: 60% minimum~~
 - f. ~~Building-Frontage requirement along ‘B’ Streets: 30% minimum~~ (iv)
 - g. ~~Civic open space within the BTZ shall count toward the frontage requirement.~~
 - h. ~~A commercial-ready ground floor shall be required for buildings along Mandatory ‘A’ portions of and/or Civic Spaces along the Transit Boulevard, including a minimum first floor-to-floor height of 15 feet and first floor elevation flush with sidewalk.~~

- i. ~~Any paved area intended for pedestrians within the setback or BTZ shall match the material of the sidewalk and be constructed at the same grade level [35].~~
 - j. ~~Where a surface parking lot is visible from the public ROW, a street screen shall be used.~~
 - k. ~~Encroachments are regulated by character zone and can be found in Section 5 of this Plan. [See also Section 11.2.9 starting on page 199.] [57]~~
- Streetscape Standards:** See **Section 11 starting on page 197.**

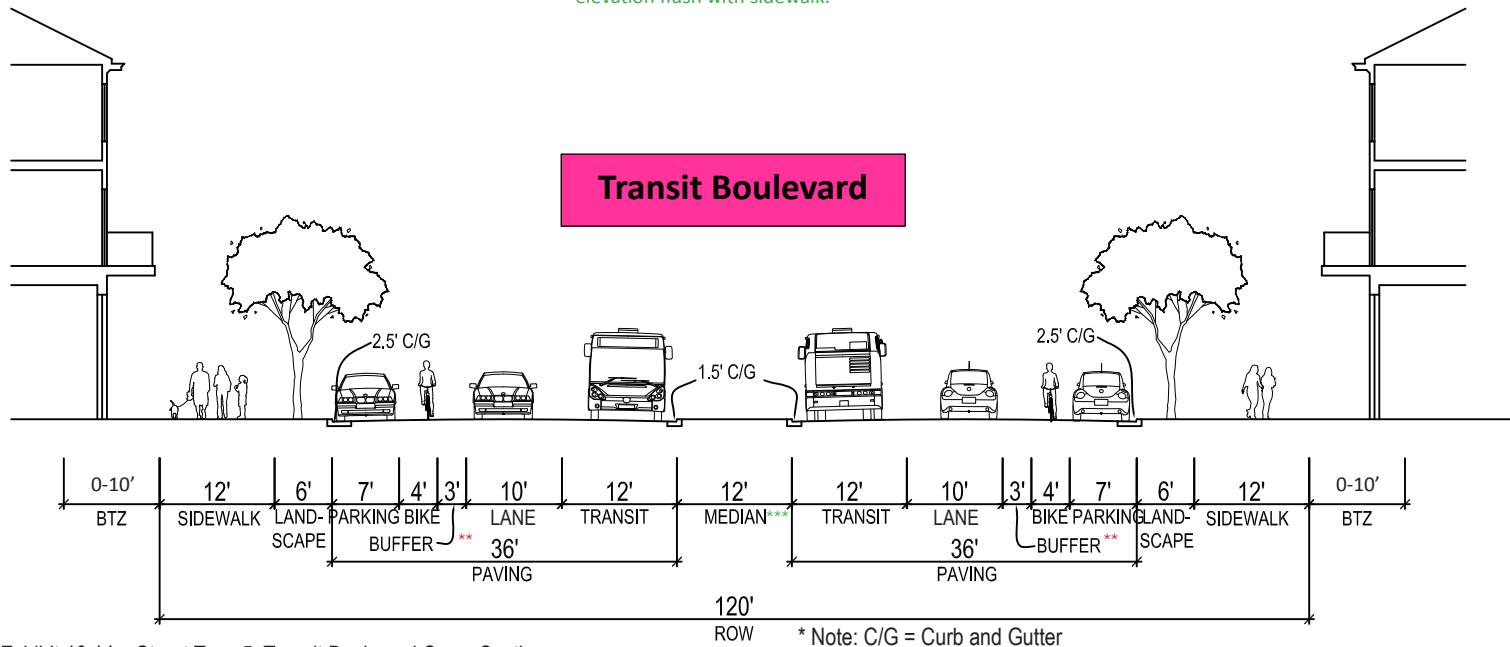


Exhibit 10.14 – Street Type 5: Transit Boulevard Cross Section

* Note: C/G = Curb and Gutter
 ** Note: Buffer = Separation between the bicycle and vehicle lanes [32].
 *** Note: Median becomes Turn Bay or equivalent in ‘B’ Street segments.

10.0 Street Standards

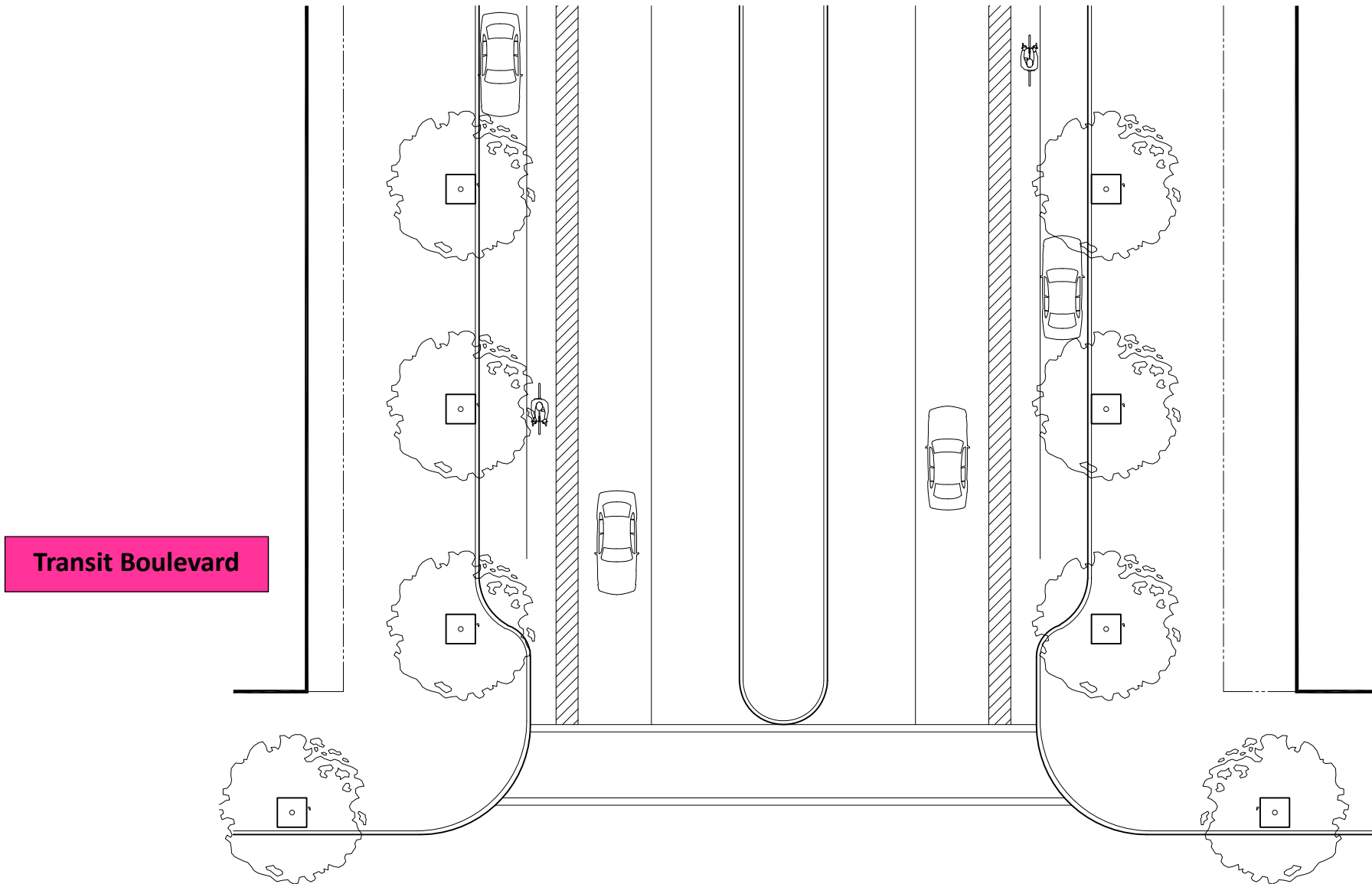


Exhibit 10.15 – Street Type 5: Typical Intersection (Plan View)

CHAPTER III: STREET AND STREETScape STANDARDS

10.0 Street Standards

10.6.6. Street Type 6: Unser Boulevard

- (i) **Intent/Purpose:** Unser Boulevard is primarily a regional road, serving residents and businesses within Volcano Heights as well as the surrounding region.
- (ii) **Cross Section**
 - a. See **Exhibit 10.16**.
 - b. Slip lanes are for one-way movement only. Directional signage is needed shall be required [43].
 - c. Beginning 500 feet from an intersection with Paseo del Norte, the Transit Boulevard, or any potential station locations, an extra 36 feet in the ROW shall be dedicated may be needed for BRT lanes and/or station platforms.

(iii) Frontage Standards: See Site Development Standards in Section 5 starting on page 79.

- a. Front-Setback: 10 feet
- b. Side-Setback: 0 feet
- c. Build-to-Zone (BTZ) along 'B' Streets: 10-15 feet
- d. Building-Frontage requirement along Civic Spaces: 60% minimum
- e. Building-Frontage requirement along 'B' Streets: 30% minimum
- f. Civic open space within the BTZ shall counts toward the frontage requirement.
- g. Any paved area intended for pedestrians

- h. ~~Where a surface parking lot is visible from the public ROW, a street screen shall is to be used.~~
- i. ~~Outdoor storage of vehicles or other products sold shall is not to exceed 50% of a lot's frontage.~~
- j. ~~Encroachments are regulated by character zone and can be found in Section 5 of this Plan. [See also Section 11.2.9 starting on page 199.] [57]~~
- (iv) **Streetscape Standards:** See Section 11 starting on page 197.

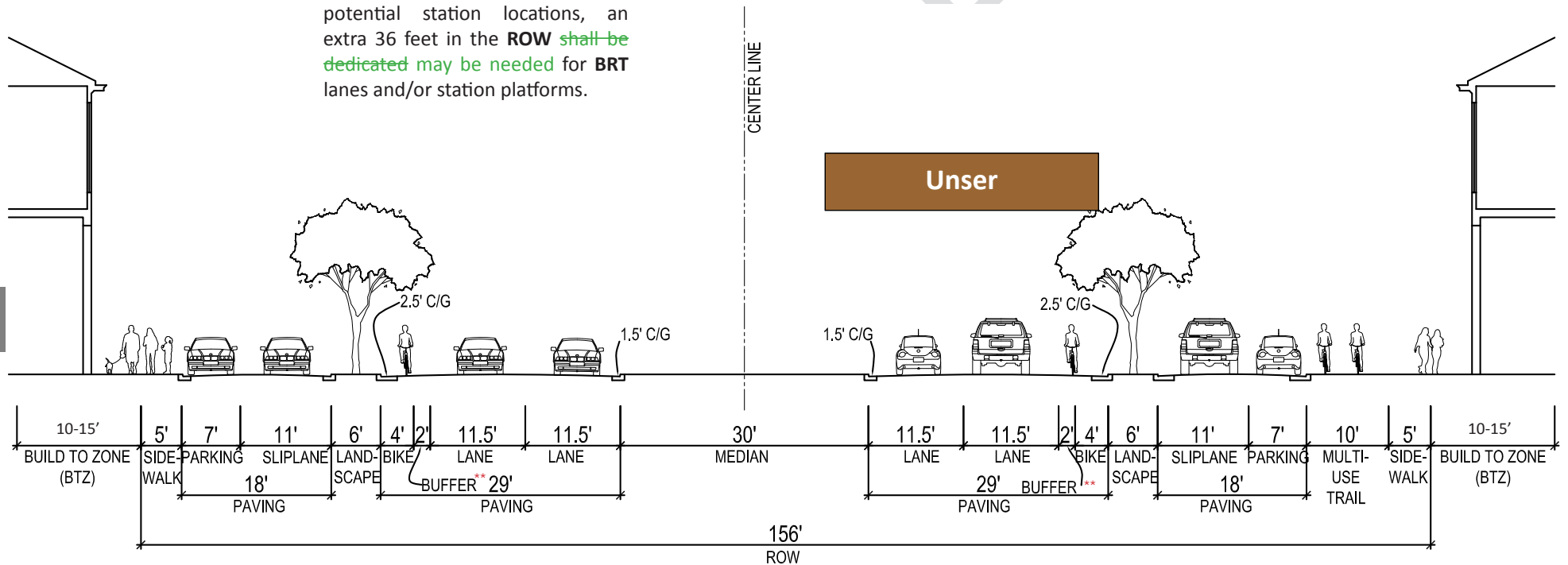


Exhibit 10.16 – Street Type 6: Unser Boulevard Cross Section

* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes [32].

10.0 Street Standards

10.6.7. Street Type 7: Paseo del Norte

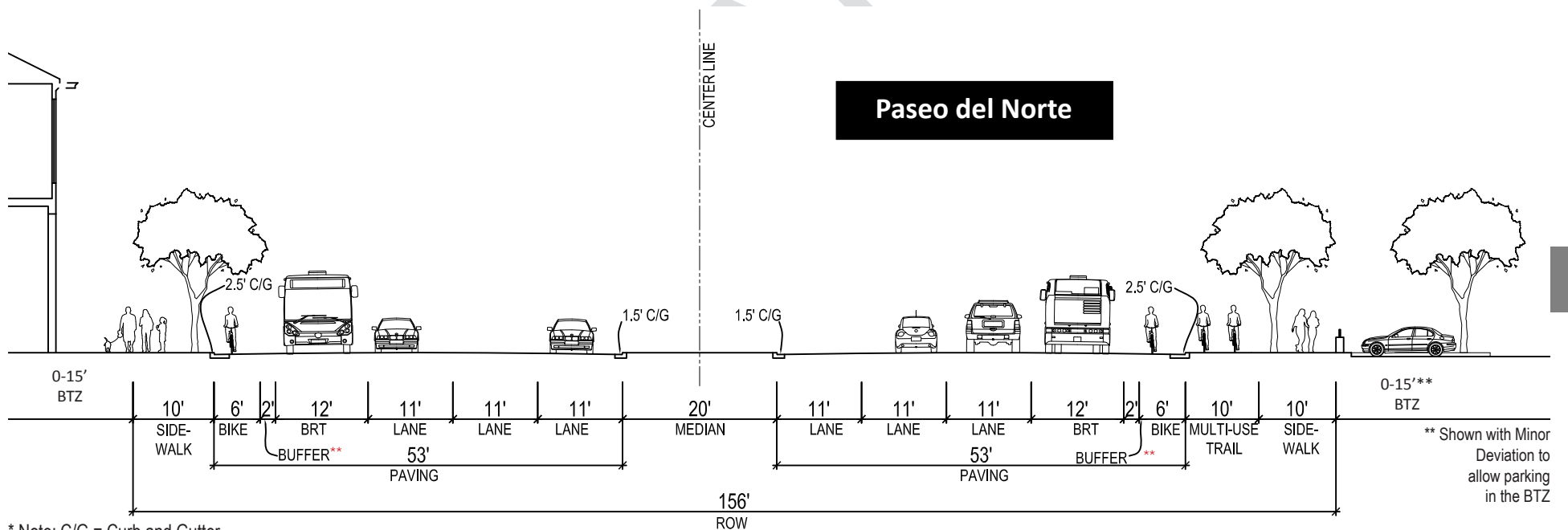
- (i) **Intent/Purpose:** Paseo del Norte is primarily a regional road, serving residents and businesses within Volcano Heights as well as the surrounding region.
- (ii) **Cross Section**
 - a. See **Exhibit 10.17**.
 - a. Beginning 500 feet from an intersection with Unser Boulevard, the Transit Boulevard, or any potential station locations, 36 feet in the **ROW shall be dedicated may be needed for BRT lanes and/or station platforms.**

(iii) **Frontage Standards:** See Site Development Standards in **Section 5 starting on page 79.**

- a. ~~Front Setback: 0 feet~~
- b. ~~Side Setback: 0 feet~~
- c. ~~Build-to Zone (BTZ) along 'B' Streets: 0-15 feet~~
- d. ~~Building Frontage requirement along Civic Spaces: 60% minimum~~
- e. ~~Building Frontage requirement along 'B' Streets: 30% minimum~~
- f. ~~Civic open space within the BTZ shall counts toward the frontage requirement.~~
- g. ~~Any paved area intended for pedestrians within the setback or BTZ shall is to match the material of the sidewalk and be constructed at the same grade level [35].~~
- h. ~~Where a surface parking lot is visible from~~

~~the public ROW, a street screen shall is to be used:~~

- i. ~~Outdoor storage of vehicles or other products sold shall is not to exceed 50% of a lot's frontage.~~
 - j. ~~Encroachments are regulated by character zone and can be found in Section 5 of this Plan. [See also Section 11.2.9 starting on page 199.] [57]~~
- (iv) **Streetscape Standards:** See **Section 11 starting on page 197.**



* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes [32].

** Shown with Minor Deviation to allow parking in the BTZ

Exhibit 10.17 – Street Type 7: Paseo del Norte Boulevard Cross Section

10.0 Street Standards

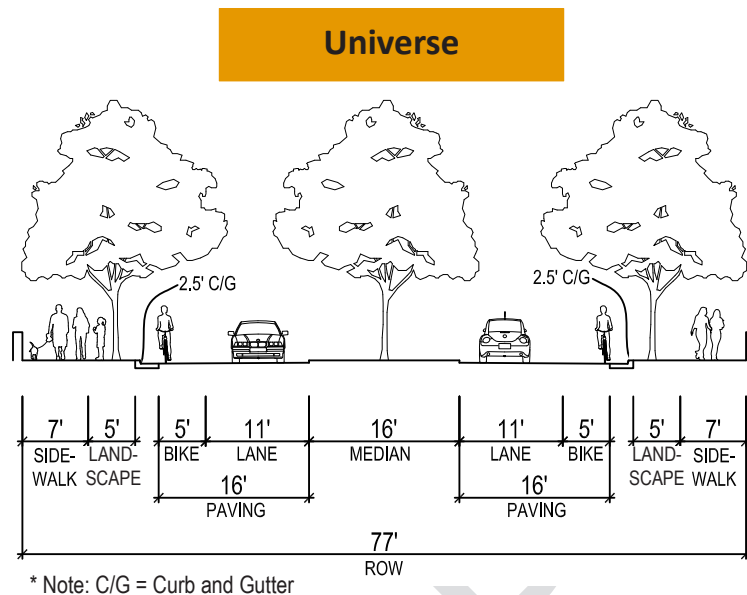


Exhibit 10.18 – Street Type 8: Universe Boulevard Cross Section

10.6.8. **Street Type 8:** Universe Boulevard

- (i) **Intent/Purpose:** Universe Boulevard is a ~~minor~~ **major** arterial carrying significant traffic volumes to facilitate regional movement [45]. At the same time, it connects many predominantly residential areas and therefore must be safe and comfortable for pedestrian and cyclists.
- (ii) **Cross Section:** See Exhibit 10.18.
- (iii) **Frontage Standards:** See Site Development Standards in Section 5 starting on page 79.
 - a. ~~Front Setback: 0 feet~~
 - b. ~~Side Setback: 0 feet~~
 - c. ~~Build-to Zone (BTZ) along 'B' Streets: 0-15 feet~~
 - d. ~~Building Frontage requirement along Civic Spaces: 60% minimum~~
 - e. ~~Building Frontage requirement along 'B' Streets: 30% minimum~~
 - f. ~~Civic open space within the BTZ shall count toward the frontage requirement.~~
 - g. ~~Any paved area intended for pedestrians within the setback or BTZ shall be constructed at the same grade level [35].~~
 - h. ~~Where a surface parking lot is visible from the public ROW, a street screen shall be used.~~
 - i. ~~Encroachments are regulated by character zone and can be found in Section 5 of this Plan. [See also Section 11.2.9 starting on page 199.] [57]~~
- (iv) **Streetscape Standards:** See Section 11 starting on page 197.

10.0 Street Standards

10.7. Non-mandatory Secondary Street Design Standards

- 10.7.1. The platting of new dead-end streets and culs-de-sac that terminate the road is prohibited.
 - (i) Stub streets or “knuckle” culs-de-sac are allowed where necessary to reach no more than 4 parcels beyond a corner or intersection.
 - (ii) Mid-block “bubble” culs-de-sac without throats are allowed.
 - (iii) ~~Where dead-ends cannot be avoided,~~ pedestrian/bike connections shall be provided to open space and/or road networks beyond the knuckle or bubble cul-de-sac.

10.7.2. Required ‘A’ vs. ‘B’ Streets

- (i) New development shall include non-mandatory Secondary Streets to serve projects, per the requirements in Table 10.2.
 - a. ‘A’ vs. ‘B’ Percentage: The percentages given are ratios for the minimum number of ‘A’ Streets and maximum number for ‘B’ Streets. For example, for a project within Town Center, a minimum of 1 of every 2 non-mandatory Secondary Streets shall be planned as ‘A’ Streets. If more than half the streets are planned as ‘A’ Streets, the ‘B’ Street percentage would be reduced accordingly. In Regional Center, for example, at least 1 of every 4 roads shall be an ‘A’ Street. See Exhibit 10.19.

- b. Connectivity: Non-mandatory Secondary Streets added in Volcano Heights shall maintain or improve street connectivity to serve pedestrians as well as dispersing auto traffic.
 - (ii) The first development in shall determine non-mandatory Secondary Street designation (i.e. whether ‘A’ or ‘B’). Streets shall be platted as such during the TIDD/SAD/PID and/or Site Development Plan for Subdivision process.



TABLE 10.2 - NON-MANDATORY SECONDARY STREET REQUIREMENTS

Character Zone		Non-mandatory Secondary Streets	
		‘A’ Street (min.)	‘B’ Street (max.)
	Town Center	50%	50%
	Regional Center	25%	75%
	Village Center	25%	75%
	Mixed Use	25%	75%
	Neighborhood Transition	0%	100%
	Escarpment Transition	25%	75%

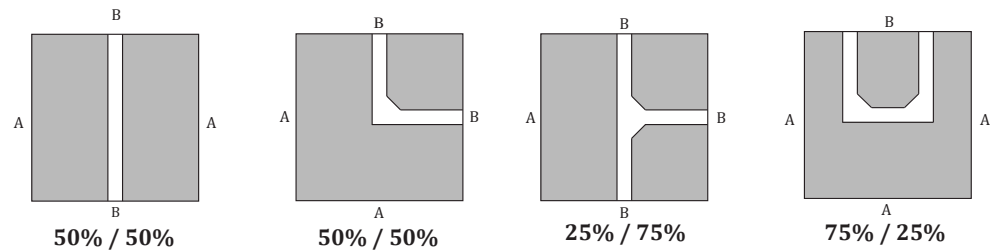


Exhibit 10.19 – Example Diagrams: Alley Configurations with ‘A’ vs. ‘B’ Street Percentages

10.0 Street Standards

10.7.3. **Non-mandatory Secondary Street Cross Sections**

- (i) **Table 10.3** specifies typical sections for **non-mandatory Secondary Streets**.
- (ii) The elements may be arranged to best meet local conditions and intended character of the corridor.
- (iii) Where a **non-mandatory Secondary Street** crosses property lines, **adjacent** property owners **shall** may be required to **coordinate and sign a development legally binding agreement duly executed and acknowledged** for the agreed-to cross section as the first project is being planned **and before final project approval may be is granted** [46].

- (iv) Typical cross sections for **'A' Streets** and **'B' Streets** are illustrated in **Exhibit 10.20** and **Exhibit 10.21**, respectively. Typical Cross Sections for Residential and Commercial Alleys are illustrated in **Exhibit 10.22** and **Exhibit 10.23**, respectively.

TABLE 10.3 – TYPICAL **NON-MANDATORY** SECONDARY STREET AND ALLEY CROSS SECTION OPTIONS

Street Elements	Street ROW	# Vehicular Lanes	Vehicular Travel Lane Widths (max.)	Bike Lane	On-Street Parking	Pedestrian Sidewalk Width (max.) * includes easement(s)	Parkway/ Tree Well
'A' Street	54-96 feet	2-3 <i>(includes 12-ft. center turn lane)</i>	10 (11) feet	None	7-18 feet <i>(reverse-angle parking requires 16-18 feet)</i>	10 (12) feet	<i>(optional within sidewalk width)</i>
'B' Street	48-96 feet	2-4	11 (13) feet	None	7 feet	6 (10) feet	<i>(optional with sidewalks at least 8 feet wide)</i>
Commercial Alley	20-36 feet <i>(all paved)</i>	N/A	N/A	None	None	None	None
Residential Alley	20-30 feet <i>(12 feet minimum paved)</i>	N/A	N/A	None	None	None	None

10.7.4. Typical 'A' Street

- (i) **Intent/Purpose:** **Non-mandatory Secondary 'A' Streets** are intended to provide the primary pedestrian access to development. They should be pedestrian-friendly and attractive, including streetscape amenities and landscaping. See **Exhibit 10.20**.
- (ii) Streets **shall** **are to** have 10-foot minimum sidewalks but 12 feet where possible. Larger sidewalks are encouraged as long as the primary **building** is positioned **abutting** the sidewalk.
- (iii) Drive lanes **shall** **are to** have a typical dimension of 10 feet but may be increased to no more than 11 feet wide for each lane where transit is anticipated.
- (iv) On-street parking may be parallel or **reverse-angled** parking. Where **reverse-angled** parking is used, the ROW shall be increased to add that element (**reverse-angle parking** typically requires 16-18 feet) while still maintaining appropriate dimensions for all other elements. A median is also recommended with reverse-angle parking.
- (v) When incorporating a median, the median **shall-be is to have** a minimum of 2 feet wide and provide enough additional width to allow vegetation to be planted and sustain itself within the entire median, including turn bays.
- (vi) For streetscaping, see **Section 11.2 starting on page 198** of this Plan.
- (vii) For street lighting, see **Section 11.4 starting on page 201** of this Plan.

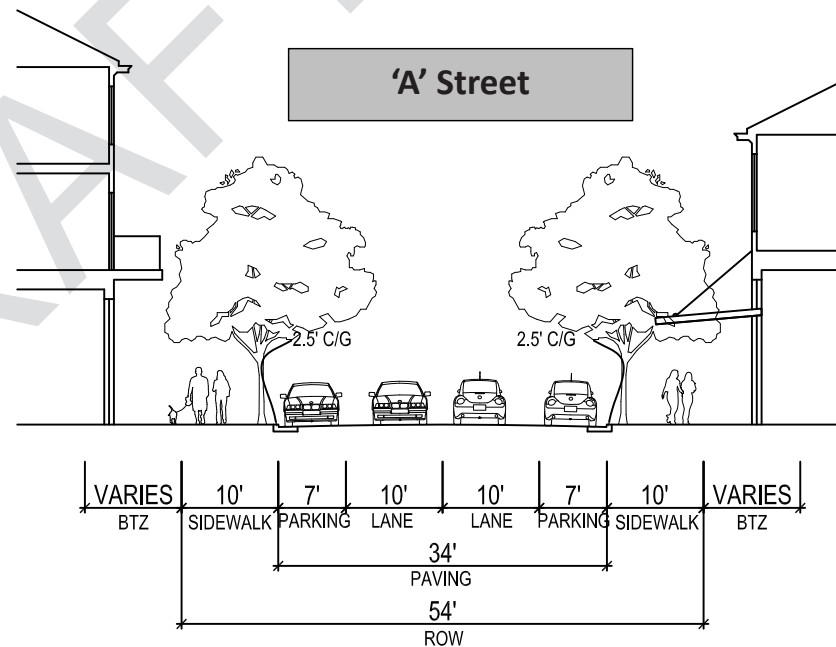


Exhibit 10.20 – Typical 'A' Street Cross Section

10.0 Street Standards

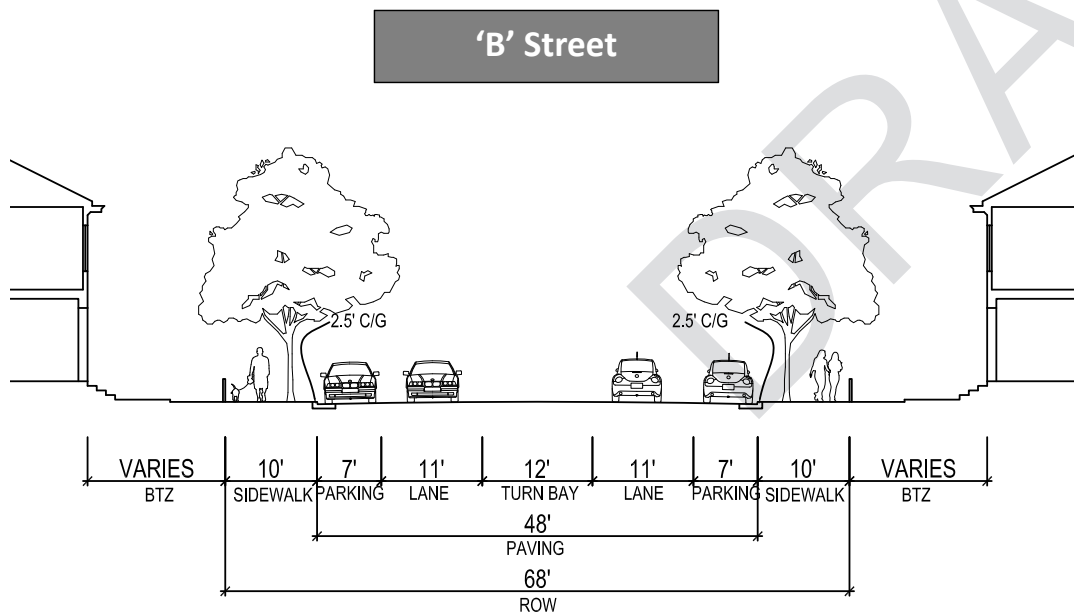


Exhibit 10.21 – Typical 'B' Street Cross Section

10.7.5. Typical 'B' Street

- (i) **Intent/Purpose:** **Non-mandatory Secondary 'B' Streets** are intended to provide the primary automobile access to development. They should serve both potential customers and residents as well as service, delivery, and maintenance vehicles. See **Exhibit 10.21**.
- (ii) Streets **shall are to** have 6-foot minimum sidewalks but 8 feet where possible. Where street trees are added to the cross section within the allowance for the sidewalk, the sidewalk portion, including the tree well, **shall is to** be no less than 10 feet wide.
- (iii) Drive lanes **shall are to** have a typical dimension of 11 feet where trucks and transit are expected but may be decreased to no less than 10 feet wide for each lane for streets that will largely accommodate autos and where slower speeds are desirable, such as residential and retail areas.
- (iv) On-Street parking **shall is to** be parallel.
- (v) Off-street parking visible from the public **ROW** along the **'B' Street shall is to** have a **street screen** of masonry, metal railing, vegetation or a combination of these. This street screen **shall is to** be a minimum of 3 feet and no more than 6 feet tall.
- (vi) Medians are not permitted on **'B' Streets**.
- (vii) For streetscaping, see **Section 11.2 starting on page 198** of this Plan.
- (viii) For street lighting, see **Section 11.4 starting on page 201** of this Plan.

10.0 Street Standards

10.7.6. **Typical Alleys:** Prior to site development, an exhibit shall may be required to demonstrate appropriate truck turning movements for proposed alley configurations [48].

(i) **Residential**

- a. *Purpose / Intent:* Provides access to parking, outbuildings, and service areas in back. Contains utility easements.
- b. *ROW width:* 20 feet
- c. *Pavement width:* 12 feet minimum
- d. *Design speed:* 10 miles per hour

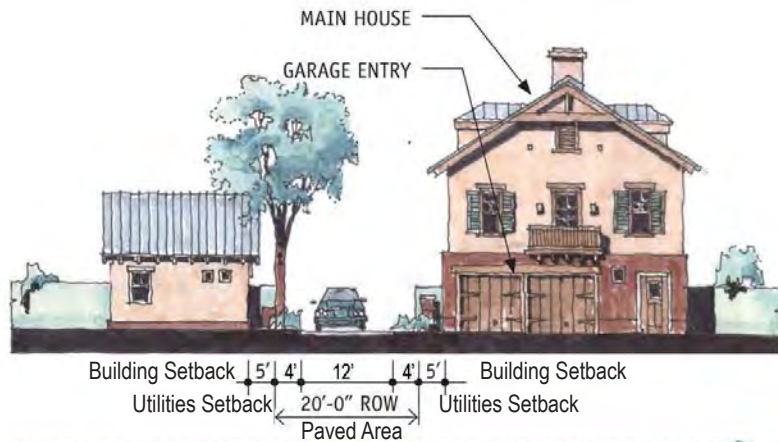


Exhibit 10.22 – Typical Residential Alley

(ii) **Commercial**

- a. *Purpose / Intent:* Provides access to parking, outbuildings, and service areas in back. Contains utility easements.
- b. *ROW width:* 20 feet
- c. *Pavement width:* 20 feet minimum
- d. *Design speed:* 15 miles per hour

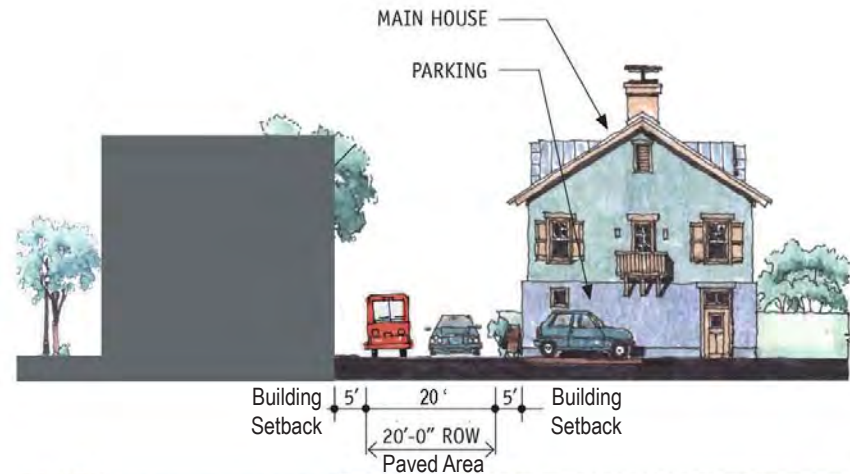


Exhibit 10.23 – Typical Commercial Alley

10.0 Street Standards

10.7.7. Typical Streets with Public Utility Easement

- (i) Utilities are typically to be provided via alleys. Where alley access is not possible, electric utility facilities need to ~~shall~~ be accommodated on streets [47].
- (ii) Where electric utility facilities must be accommodated on streets, a 10-foot setback ~~shall is to~~ be placed between the sidewalk and the Build-to-Zone behind the private property line for this purpose. This setback may be landscaped with the understanding that it might be removed as necessary for maintenance and/or repair of utilities [47].

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11.0 Streetscape Standards

11.1. Adjustments

- 11.1.1. The following streetscape standards, including street tree planting and street lighting, may be adjusted based on the development context and street cross section.
- 11.1.2. Any adjustments to the streetscape standards should be assessed based on specific development context such as vegetation, natural features, drainage, and fire access and are subject to approval by the Planning Director or his/her designee and/or relevant City department.

11.2. General Streetscape Standards

11.2.1. Groundcover:

- (i) Where clearly visible from a street or alley, all unpaved ground areas shall be planted with low-growing shrubs or ground cover, ornamental grasses, or a combination thereof selected from the Plant List in Table 9.5 starting on page 158. [For more detail, see Section 9.7.8 starting on page 157.] Turf grass must be installed as solid sod, not seed.
- (ii) Within 200 feet of the Petroglyph National Monument, only species listed as native in the Plant List in Table 9.5 starting on page 158 are to be used, except for street trees. [See Section 11.3 for street tree standards.]

- 11.2.2. **Irrigation:** Irrigation shall be provided by the property owner for all plants and trees in the streetscape, per City standards. [Contact City Design Review/Construction Section for the latest standards].

- 11.2.3. **Streetscape Maintenance:** Maintenance of all landscape materials shall be the responsibility of the abutting adjacent property owner and shall meet the requirements of Chapter 6, Article 6 in the City Code of Ordinances.

- 11.2.4. **Sidewalk Design:** Sidewalks in the public ROW shall be designed to facilitate pedestrian accessibility and efficient travel. Curvilinear sidewalks are strongly discouraged. Where possible, landscape strips should be used to buffer pedestrians from vehicle traffic and set the pedestrian path back from driveway ramps.

- 11.2.5. ~~Sidewalk Locations: The location of sidewalks shall reflect the desired character and density of the surrounding land uses. In Center and Mixed-Use Zones, sidewalks are essential to creating a vibrant, pedestrian lifestyle.~~

- 11.2.6. **Grading: Bikeways** and other amenities within the ROW shall be provided in such a way as to minimize the extent of disturbance to slopes and vegetation and the need for cut and fill.

- 11.2.7. **Medians:** Medians shall be constructed and landscaped per City standards. [For medians: DPM Chapter 23, Section 5, Part C. For landscaping: contact the City Design Review/Construction (DRC) Section for the latest standards.] [52]

11.0 Streetscape Standards

11.2.8. **Bike Lanes and Bike Buffer**

- (i) Where cross sections incorporate a bike buffer in addition to a bike lane, the buffer shall is to be no less than 2 feet wide.
- (ii) Best practices to minimize conflict between bicycles and vehicles turning right at intersections shall are to be followed, including design solutions, pavement painting, signage, and/or other accommodations. [41]

11.2.9. **Encroachments**

- (i) Encroachments are permitted by a revocable permit and subject to license and fees per the DPM, Chapter 8. [57]
- (ii) Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections shall are to be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities shall are to be carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities [51].

11.3. **Street Tree Standards**

11.3.1. **Purpose/Intent:** Street trees are an amenity first for pedestrian comfort and enjoyment, next for enhancement of **abutting** properties, and finally for passing motorists, cyclists, or transit riders. Street trees shall are to be chosen and incorporated to serve the following intents:

- (i) Enclose or frame the space of the street with a canopy.
- (ii) Provide shade.
- (iii) Provide a buffer between traffic and pedestrian to enhance the feeling of safety for the pedestrian.
- (iv) Provide an aesthetic accompaniment to nearby architecture.
- (v) Reduce the heat island effect created by paved surfaces.
- (vi) Aid in storm water management through transpiration.
- (vii) Work within their context (i.e. region- and climate-appropriate, native species that are disease resistant and drought-tolerant).

11.3.2. On all **'A' Streets**, street trees shall are to be provided, irrigated, and maintained by **abutting adjacent** property owners per the **Street Tree Ordinance, Section 6-6-2-1** [49].

11.3.3. **Wherever used**, all street trees shall be maintained by the **adjacent** property owner, per the **Street Tree Ordinance, Section 6-6-2-1**.

11.0 Streetscape Standards

- 11.3.4. Street tree location and selection shall be coordinated with the Planning Director or his/her designee and should be consistent with the Street Tree Ordinance 6-6-2-1.
- (i) PNM will need to provide input on street tree location and selection if impacting electric facilities [50].
 - (ii) Shade structures may be substituted for street trees in select locations subject to approval of the Planning Director or his/her designee. An encroachment permit may be required. [See Section 11.2.9 starting on page 199 for details about encroachments.]
- 11.3.5. In order to ensure that street trees are appropriate for the region and climate and are not invasive species, street trees shall be selected from the Native Plant List A in Table 9.5 starting on page 158 of this Plan [see also Section 9.7.8 starting on page 157]. Non-invasive low-water and/or xeric species may be selected with approval from the Planning Director or his/her designee in consultation with the City Forester. Street trees should be disease resistant and drought tolerant.
- 11.3.6. Where available, street trees shall be planted within the landscape area in the public right-of-way tree strip. [See cross sections in Section 10.0 starting on page 165.] Otherwise, street trees shall be planted between the sidewalk and the street curb using tree grates.
- 11.3.7. Where provided, spacing shall be an average of 30 feet on center (measured per block face) along all streets in order to provide a continuous canopy. On narrow streets, spacing may vary on each side of the street. Spacing may be adjusted as appropriate to accommodate optimum root growth for native species.
- 11.3.8. Each planting area shall be no less than 36 square feet (SF). The tree well shall be no less than 25 SF. On 'A' Streets, trees shall be in a grated or permeable planting square a minimum of 4 feet wide. Metal tree grates are preferred for 'A' Streets.
- 11.3.9. The minimum caliper size (i.e. diameter of the tree trunk measured six inches above grade) for each tree shall be 3 inches at planting. Caliper size for a multi-trunk tree shall be the total of the diameter of the largest trunk and half (1/2) the diameter of each additional trunk, measured at a height of 4 1/2 feet above the ground.
- 11.3.10. Planting shall be planned to provide a canopy with a base no less than 7 feet high at time of maturity for vertical clearance of pedestrians and vehicles. On 'A' Streets, the base of the canopy shall be planned for a minimum of 14 feet so as to not obscure windows and signage.
- 11.3.11. Planters for street trees shall be a minimum of 36 inches wide.

11.0 Streetscape Standards

11.4. Street Lighting Standards

11.4.1. Purpose/Intent

- (i) Outdoor lighting should create and encourage a pedestrian-friendly environment, which is especially beneficial to residential neighborhoods and neighborhood business districts. Pedestrian-scale lights should improve walkway illumination for pedestrian traffic and enhance community safety and business exposure.
- (ii) Street lighting should be designed to be appropriate to location and context. Lamp post height, lamp head, lighting source, and spacing should all be calibrated. The light standard selected should be compatible with the design of the street and dominant architectural style of **adjacent buildings**.

11.4.2. Street lights shall be placed at 30 feet on center and in-line with street trees. Street trees and light poles shall be alternated along the street.

11.4.3. All street lighting shall be “full-cutoff” or “fully shielded” to minimize light pollution and save energy, per the New Mexico Night Sky Ordinance [74-12-1 to 74-12-10 NMSA 1978].

11.4.4. Lamp post height should be designed to be proportional to the width of the street. Street lamps shall be 12 to 15 feet high along **‘A’ Streets**. **‘B’ Streets shall be to** incorporate 15-foot lampposts. [See **Section 9.8 starting on page 161** for parking area lighting requirements.]

11.4.5. For those intersections that require more light, the 20-foot lamppost can be instituted for safety, but should be used only if necessary.

11.4.6. **Cobraheads shall be to** only be used on Paseo del Norte and Unser Boulevard to light vehicle lanes **as necessary**. A supplemental non-cobrahead light shall be to be mounted between 12 to 14 feet to light sidewalks, pedestrian paths, or multi-use trails.

11.4.7. The minimum clearance from a street light pole to the face of curb shall be is 2 feet. The minimum clearance from a street light pole to the edge of a sidewalk shall be is 1 foot. The minimum clearance from a street light pole to the centerline of a street shall be is 20 feet.

11.4.8. Light posts shall be to be placed within the tree landscape strip where available.

11.4.9. All lamp posts shall be to have a base, middle, and top.

11.4.10. Shoe box style lighting shall be not to be used, except in large parking areas. Metal halide lights are encouraged. High pressure sodium lights are discouraged since they visually render all colors the same.

11.4.11. **Column streetlights shall be to** be used on **‘A’ Streets**.

11.4.12. Multi-head **column streetlights shall be to** be used on **‘A’ streets**, Unser Boulevard, and Paseo del Norte.

11.0 Streetscape Standards

11.4.13. All new alleys shall are to have lights mounted on outbuildings or garages. ~~These lights should be connected to a circuit separate from the main building.~~

11.5. Street Furniture and Materials Standards

11.5.1. Purpose/Intent

- (i) Street furniture should create and encourage a pedestrian-friendly environment, which is especially beneficial to residential neighborhoods and neighborhood business districts.
- (ii) Street furniture should be designed to be appropriate to location and context. Street furniture should be compatible with the design of the street and dominant architectural style of **adjacent buildings**.
- (iii) Materials for paving and street furniture should be selected based on durability, quality, and minimal maintenance requirements.

11.5.2. **Responsibility:** Street furniture and streetscape amenities are the responsibility of the property owner and/or property owner association or merchants association. The cost for construction, maintenance, operations, and liability shall is to be borne by private entities.

11.5.3. **Placement:** Street furniture placement and procedure shall is to follow the DPM Chapter 8 [54].

- (i) Street furniture shall is not to be placed within the public ROW without the approval of the relevant City agency, which may include the City Engineer, Zoning Enforcement Officer, and/or Code Administration Division [54].
- (ii) Where street furniture is placed within a public utility easement, approval by utility companies will be required. [53]

11.5.4. Trash receptacles and bike racks shall are to be required placed along 'A' Streets within Town Center, with a minimum of one each per block face shall be required.

11.5.5. Where provided, street furniture and pedestrian amenities such as benches shall are to be placed to maximize pedestrian access and circulation along 'A' Streets. All street furniture shall is to be located in such a manner as to allow a clear sidewalk passageway of a minimum of 6 feet.



CHAPTER IV

goals, policies, and implementation

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12.0 Goals

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12.0 Goals

The following goals are intended to support the policies set forth in the Rank 1 Albuquerque Bernalillo Comprehensive Plan, the Planned Growth Strategy, the Rank 2 West Side Strategic Plan, and the Rank 3 Northwest Mesa Escarpment Plan. The goals represent the overarching intent of the Plan. **These goals are furthered in Section 13.0 Policies starting on page 215 [116].**

12.1. Environment and Open Space: **The following goals are furthered with policies found in Section 13.1 starting on page 216 [116].**

12.1.1. Establish an interconnected open space network comprised of parks, arroyos, the Petroglyph National Monument, and other open spaces.

An organized system of open space can help conserve the natural environment, mitigate the impacts of development, provide exceptional recreational opportunities, and increase property values and quality of life for residents, employees, and visitors in and around Volcano Heights. Opportunities to experience and enjoy nature should be plentiful, especially for children. Often, these open space features can form the boundary of neighborhoods and maintain views to the Volcanoes and Sandia Mountains.

12.1.2. Respect Albuquerque’s culture and history, including Hispanic and Native American, through context-sensitive development in Volcano Mesa.

Volcano Mesa provides a unique portal to understand the rich interplay of cultures that is New Mexico. The stories and meaning of this place to Native Americans can be told through living in and visiting Volcano Heights, which should influence the way this special area develops. Volcano Heights should be an entry point for Albuquerque residents into different and important perspectives on humanity’s place on earth and our spiritual paths.

12.1.3. Conserve Volcano Heights’ archaeological resources and protect and emphasize views and visual connections to the volcanoes, Sandia Mountains, and the Rio Grande.

The volcanoes, Petroglyph National Monument, outcrops of basalt (especially those containing petroglyphs), the Sandia Mountains, and other locations are sacred places for many Native Americans, and they still figure into their ceremonial practices. Views can be protected and enhanced through considerate site planning and by creating view corridors using streets and arroyos. Important views from locations within Volcano Heights to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains should be protected.

- 12.1.4. **Maintain scenic edges, protect important views, and minimize the visual impact of development that can be seen throughout the city.**

The built environment and landscape along the edge of the Petroglyph National Monument will form a pleasant transition from the natural area to the developed area. Open space constitutes an important resource that demands special landscape and architectural treatments. As development within the Volcano Heights Major Activity Center will be visible from most of the City of Albuquerque, care should be taken to achieve development that is not visually intrusive, especially in the lower-density residential areas adjacent to the Petroglyph National Monument. Appropriate building heights, sizes, and reflectivity will minimize the visual impact of development.

- 12.1.5. **Encourage infrastructure strategies that are economically, aesthetically and environmentally sound.**

Electrical utility distribution lines should be placed underground. Infrastructure improvements should promote and make visible an environmental ethic for the area. Infrastructure should be designed and constructed to enhance and/or encourage sustainable developments. Drainage treatments should respect sensitive lands such as Piedras Marcadas Canyon, the Petroglyph National Monument, and significant rock outcroppings, as well as the unique aesthetics of the area. Transportation infrastructure should enhance the economic sustainability of the community by offering viable choices for multiple modes of travel for people of all ages and abilities.

- 12.1.6. **Minimize the negative effects of blasting and fugitive dust to the Petroglyph National Monument.**

Development design and construction activities should be carefully planned to minimize negative impacts to the Petroglyph National Monument. Property owners should consult with the City Open Space Division and National Park Service on strategies, monitoring, and construction techniques to ensure compliance with requirements and standards.

12.0 Goals

12.2. Economic Development: The following goals are furthered with policies found in **Section 13.2 starting on page 217 [116]**.

12.2.1. Provide a variety of employment opportunities that provide livable wages and high-quality work environments.

Economic development and recruitment efforts should emphasize businesses that provide livable wages and high-quality work environments.

12.2.2. Achieve a sustainable and vital mix of regional- and local-serving retail and services.

This Plan seeks to help minimize the jobs/housing imbalance between Albuquerque's West and East sides by creating a Major Activity Center that serves local and neighboring populations. A densely-developed mix of commercial activities that meets a wide range of needs will encourage visitors to "park once and walk" to multiple destinations and attract residents and large employers to the area.

12.2.3. Coordinate development across property lines and among multiple property owners.

This Plan advocates coordination among property owners, including the possibility of working with a Master Development Coordinator who can partner with owners to oversee the improvement of all properties. This strategy is particularly helpful to coordinate infrastructure planning and construction, including grading, roads, and

utilities to prepare properties for development. A master development coordinator would be instrumental in preparing an application for a TIDD, an SAD, or a PID to benefit multiple property owners, if not the whole Plan area.

An experienced, third-party master developer and/or marketing strategist can also help to coordinate complex projects with a variety of development types and/or projects that will overlap and/or follow one another.

12.2.4. Establish a Major Activity Center in order to provide significant long-term economic development opportunities while also providing for the social, cultural, and environmental needs of the Volcano Mesa area.

The development of a Major Activity Center in this area can help achieve a diverse and balanced set of uses that would spur economic development and reduce the need for West Side residents to travel long distances to access employment and other daily services. Allowing a wide range of uses that support the establishment of a Major Activity Center can serve as a catalyst for private investment and the creation of much-needed jobs west of the Rio Grande. Capitalizing on and respecting the unique resources and features of the area, such as the Petroglyph National Monument and rock outcroppings, will strengthen "sense of place" and contribute to successful development.

12.3. Transportation: The following goals are furthered with policies found in **Section 13.3 starting on page 218 [116]**.

12.3.1. Provide a choice of viable transportation options for commuting and daily needs.

Walking is a safe, viable travel option, especially for children and the elderly, for recreation, commuting, and shopping. For greater distances, transit should offer a convenient alternative to single-occupancy vehicles. Transit, in particular, could lessen reliance on the automobile, reducing pollution, congestion, and pressures to widen roads and bridges, especially at regional “pinch points” like the Rio Grande **and the Escarpment**.

12.3.2. Support an efficient and reliable transit system.

To support **as** frequent service **as possible** and maximize ridership with less public subsidy, transit stop locations should be coordinated with the development of higher density residential and employment uses. More intense corridors should include major retail, commercial, and employment destinations. Doing so will allow the **earliest** implementation of traditional transit service, which can eventually segue to **BRT** systems using specialized vehicles and techniques that make transit travel times competitive with the single-occupancy vehicle. **While transit service may initially share general purpose travel lanes**, all arterial streets in this Plan have **ultimate** cross-sections with **enough right-of-way and**

flexibility to accommodate transit in multiple configurations, including as dedicated transit lanes on the outside edges or **along** extra-wide medians.

12.3.3. Create “Complete Streets” for people as well as cars, by providing street trees, landscaping, wide sidewalks, and active uses.

Streets should feel safe and comfortable for pedestrians **and work well for all other modes of transportation**. The design of streets and the buildings that face them influences whether someone will choose to walk. Pedestrian-friendly streets have sidewalks that promote both circulation and activity, street trees, and slow-moving traffic. They also have pedestrian-scaled buildings with frequent entries, windows, and attractive features. Parking lots and blank walls should be minimized along pedestrian routes.

12.3.4. Connect different uses and areas by an efficient and convenient street network.

Streets should create safe and direct connections between common destinations, not **act as** barriers that separate people and neighborhoods. Streets should be designed to control **vehicle** speeds and be a comfortable place for neighbors to interact. Rather than concentrate traffic, highly connected streets form a grid and distribute traffic among roadways. A street network grid also creates redundancy for additional safety and emergency response.

12.0 Goals

- 12.3.5. **Retain the primary purpose of Paseo del Norte and Unser Boulevard to serve regional traffic, while balancing the needs of the local road network to serve new development and multiple modes of traffic, including pedestrians.**

The Plan recognizes the limited-access nature and classification of Paseo del Norte and Unser Boulevard. At the same time, the Plan proposes land uses and a **Mandatory Primary Street** network intended for safe, attractive, dense, pedestrian-friendly urban environment, including a “loop road” of connector streets that provides alternative access to development off Paseo del Norte and Unser Boulevard. As the area develops over time, the goal is to “tame” these roads to help create a gateway to a more urban, walkable environment. These regional roads will give the first “sense of place” to many potential visitors to Volcano Heights and should reflect and complement the area’s character accordingly, while still functioning as limited-access, primary regional arterials.

- 12.3.6. **Remove restrictions on truck traffic on key roads to provide truck access necessary to support retail and commercial uses.**

Several roads on the West Side restrict truck traffic. The City DMD should work with the Mid-Region Council of Governments (MRCOG) and its constituent jurisdictions to remove or modify several of these restrictions in order to facilitate truck movement to serve businesses and improve services on the West Side.

12.4. Land Use and Urban Design

- 12.4.1. **Recognize walkable neighborhoods and districts as the essential building blocks of a more sustainable city and region.**

Strong and healthy neighborhoods, because they operate at a scale where people walk and interact, are essential to successful and sustainable development. Organizing development within walkable mixed-use districts and neighborhoods supports transit, economizes on infrastructure, and respects the environment. Requiring that development comply with design standards that support the creation of safe, comfortable, and visually attractive settings supports a community’s long-term economic, cultural, and social viability.

- 12.4.2. **Bring homes, businesses, and daily destinations — like retail and community facilities — closer together within neighborhoods and districts.**

Homes should be within walking distance of a mixed-use center containing retail, community services, park and plazas. Studies have shown that this walkable pattern of development can reduce the number of vehicle-trips dramatically. Walkable districts and neighborhoods also have proven social and economic benefits resulting from better access to basic needs, services, and amenities; safer and more active streets; and improved health through physical activity.

- 12.4.3. **Encourage architectural and landscape treatments that are consistent with the region's traditions and climate and help to establish a unique sense of place.**

New development in Volcano Heights should continue to respect and enrich Albuquerque's design traditions that spring from its arid climate, intense sun, local materials, and the cultural background of its inhabitants. These considerations deserve continued attention to respect the past and work toward an energy- and water-efficient future. The quality of individual buildings contributes to a sense of place and permanence. High standards for architectural and landscape design for individual buildings, lighting, utilities, walls, and landscaping materials help to create a built environment with lasting character that draws on southwestern regional styles and traditions. Standard franchise architecture should be discouraged. Individual design expression within distinctive character districts should contribute to an overall framework of quality. Buildings should be designed to address the unique climatic conditions of the southwest, including orientation to conserve water, protect pedestrians from intense summer sunlight and heat, provide adequate heating during cold winters, and take advantage of natural lighting.

- 12.4.4. **Promote diverse housing options throughout Volcano Heights.**

A variety of housing types—at varying densities—allows the opportunity for residents to move through all stages of life within the same neighborhood. Housing diversity will also promote and attract businesses to balance residential development on the West Side.

- 12.4.5. **Support the creation of a major employment center in Volcano Heights.**

Most working West Side residents commute to work on the east side of the Rio Grande (many in downtown Albuquerque or along Interstate 25), which contributes to regional traffic congestion at river crossings and on the West Side. Major job growth in Volcano Heights will provide opportunities for working closer to home, minimizing the need for river crossings or reversing commutes in a direction where roads have existing capacity. A frequent and reliable transit service for this Major Activity Center will further improve commuting times.

12.0 Goals

- 12.4.6. **Establish a mixed-use Major Activity Center as a transit-oriented development that offers a range of retail, commercial, and entertainment destinations; urban housing; and employment opportunities.**

A Major Activity Center should encourage higher-density and higher-intensity opportunities for residential options and employment areas. While neighborhood retail can meet most daily requirements, many needs must be met within larger centers that serve larger populations. A mixed-use Major Activity Center should encourage opportunities for comparison shopping, entertainment, restaurants, cultural activities, and government services.

Unlike many exclusively single-family residential subdivisions, Volcano Heights should offer dense urban housing in mixed-use environments for those who prefer them, which greatly increases the likelihood of walking and transit use. Transit, amenities, and housing in the Major Activity Center will help attract employment to the West Side.

- 12.4.7. **Incorporate street infrastructure and streetscape details that support the creation of distinct, pedestrian-friendly districts.**

Where taller lights are required, for example a major thoroughfare, consideration should be given to a design appropriate to the larger scale. Reproductions of historic lamps such as the “bishops crook” poles are a more aesthetic solution than the cobra head.

- 12.4.8. **Locate more active uses nearest to transit, bikeway, and pedestrian facilities. Locate auto-oriented uses near ‘B’ streets.**

This Plan distinguishes between ‘A’ streets, which are designed to best accommodate pedestrians, transit users, and cyclists, and ‘B’ streets, which are meant to be more auto-oriented. Development that includes active street life, such as theatres and restaurants with patio seating, should be located along ‘A’ streets, as near to transit as possible. Auto-oriented development should be located along ‘B’ streets to provide the primary auto access to development.

- 12.4.9. **Achieve a walkable built environment through a vital mix of retail and services near higher-density residential development.**

Pedestrian-friendly commercial areas will benefit from the additional “eyes on the street” and customer base provided by high-density residential development like apartments, lofts, and condominiums. Ultimately, this vibrant “critical mass” of residents and retail and service providers will contribute to the creation of a “sense of place” in Volcano Heights that can help attract additional employers and businesses to the area.

12.5. Infrastructure: The following goals are furthered with policies found in Section 13.5 starting on page 232 [116].

12.5.1. Provide for the orderly expansion of infrastructure and public facilities in the area.

Infrastructure improvements in Volcano Heights will need to be phased in a way that recognizes technical limitations and available funding and that provides infrastructure and facilities in a timely way to meet the needs of residents, businesses, and local employees.

12.5.2. Leverage public/private partnerships and financing for infrastructure improvements that position the area for development.

The dense, transit- and pedestrian-friendly development envisioned in this Major Activity Center will require transportation infrastructure that serves all users with enhanced pedestrian realms, dedicated transit facilities, and other features not found in conventional residential subdivisions. Collaboration among property owners to use existing public/private partnership mechanisms, like TIDD, SAD, or PID for the orderly construction of transportation and other necessary infrastructure on a large scale, rather than piecemeal, will help attract development and employment to the area.

12.5.3. Invest in and incorporate the most up-to-date technology and maximum capacity for infrastructure and utilities.

The best technology and highest capacity should be planned for infrastructure and utilities, particularly telecommunications, in order to attract and support high-tech businesses as well as a diverse spectrum of desirable commercial activity.

12.5.4. Coordinate among property owners to leverage investment in water source and water quality improvements.

Volcano Heights spans two water pressure zones, one of which is smaller than the City's standards size, as it was previously owned by New Mexico Utilities. The amount of bedrock in the area, the presence of arsenic, and the need for a new water tank to support new development will pose significant front-end costs before any development can occur. These improvements could be included in a TIDD, SAD, or PID, which would provide a mechanism to share the costs across property owners based on the potential benefits to each property. [See Section 14.0 Implementation starting on page 237 in this Plan and Appendix A for more explanation of Pre-Existing Conditions, including water systems.]

12.0 Goals

12.5.5. **Clean stormwater by natural processes prior to entering the storm drain system.**

In general, the Volcano Heights area drains to the southeast corner, Paseo del Norte, and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo. Where possible, alternatives to stormwater/sewer lines are preferred. Bioswale/linear ponds, as well as other natural treatments, particularly in the Park Edge Zone (VHET), perhaps in conjunction with or incorporated into the Park Edge Road, could add natural amenities to the area as well as improve stormwater quality. [40]

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13.0 Policies

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13.0 Policies

13.1. Environment and Open Space: The following policies further goals found in **Section 12.1 starting on page 206.**

13.1.1. The City Open Space Division should prioritize significant rock outcroppings, the archaeologically significant playa area, and double-loaded portions of the Park Edge road for acquisition or land swaps. Areas identified for acquisition should be reviewed by the Open Space Advisory Board for inclusion in the **Major Public Open Space** priority acquisition list.

13.1.2. Future open space acquisitions within the Plan area should be considered for future General Obligation Bonds.

13.1.3. Sensitive lands – whether rock outcrops or significant cultural, archaeological, volcanic, or geologic land – that cannot be or have not been purchased by City Open Space should be permanently protected privately through either a Transfer of Development Rights, a Conservation Easement, or replatting as **private open space**. [See **Appendix D** for more about options for private preservation options.]

The costs of archaeological resource mitigation tend to be much higher than the alternative of in-place avoidance. The protection of archaeological sites through avoidance is included in this Plan as an incentive for greater development density and height through the optional bonus height system as well as rock outcroppings counting double their square footage to satisfy either usable or detached open space requirements. [See **Section 6.4**

starting on page 115 and **Table 6.1 on page 116** for the bonus height system and **Section 9.5.11 starting on page 148** for the square footage incentive.] [95]

13.1.4. Property owners should provide public access to **rock outcroppings** via nearby sidewalks and pedestrian walkways. Where such access is provided, the property owner should grant a public access easement that remains with the property in perpetuity. **Appendix D** offers additional options for private preservation options, including Conservations Easements, which may be eligible for tax rebates. These areas are excellent places to incorporate **water harvesting**, as coordinated and approved by the City Open Space Division and the City Hydrologist.

13.1.5. The City should adopt an ordinance to allow Transfer of Development Rights (TDR). This would allow property owners with **rock outcroppings** to “send” density to “receiving” properties where density is more appropriate. Similarly, property owners with multiple properties — some with rock outcroppings and some without — would be able to transfer development densities and height bonuses between properties.

13.1.6. Dedications of land to the City for **Major Public Open Space, detached open space**, and/or **parks** are preferred **abutting** the Petroglyph National Monument, **rock outcroppings**, multi-use trails, or parks. Dedications are subject to approval by City Parks and Recreation and/or Open Space Division.

13.0 Policies

13.1.7. The City should swap land it owns within Volcano Heights for any portions of properties rendered undevelopable by **Mandatory Primary Streets**, particularly the Park Edge Road. Where a land swap is not possible, the City should purchase undevelopable remnants of land.

13.1.8. **Open space areas should be considered for Low-Impact Design (LID) techniques [94].** [See **Table 13.2** and **Exhibit 13.5 on page 233.**]

13.1.9. Infrastructure and development projects within the Escarpment Transition zone should be designed to minimize potential negative impacts to the Petroglyph National Monument. Construction activities should be carefully planned in consultation with the City Open Space Division and the National Park Service to minimize fugitive dust and vibration impact on the Monument and ensure compliance with standards and requirements.

13.1.10. Protecting the area’s natural resources, including the Escarpment within the Petroglyph National Monument, is important while balancing the opportunity to create an urban district with an identity, character, and sense of place inextricably linked to the volcanic landscape. For development within the Escarpment Transition zone, abutting archaeological sites, or adjacent to Major Public Open Space, the City Open Space Division should coordinate with property owners and City Planning staff to create a process to sufficiently document existing conditions on the subject property as well as

the nearby natural resource to enable effective monitoring, implementation, and oversight of construction activities – particularly blasting.

13.2. Economic Development: The following policies further goals found in Section 12.2 starting on page 208 [116].

13.2.1. The City should designate all but the Transition zones as the Volcano Heights Major Activity Center, including updating the Centers and Corridors map in the Albuquerque-Bernalillo County Comprehensive Plan.

13.2.2. Economic development should include a range of retail, office, and light manufacturing. Non-residential development should include goods and services for regional and local residents and visitors.

13.2.3. Business recruitment should focus on employment opportunities that provide livable wages and high-quality work environments.

13.2.4. Mixed-use development should include opportunities for retail and services for local and nearby residents.

13.2.5. Innovative businesses, green businesses, and new businesses that add employment opportunities, as opposed to cannibalizing commercial uses in other areas, should receive priority consideration for public-private partnerships, matching funds, and leeway in standards within the range acceptable as Minor or Major per **Table 3.2** and **Table 3.3**.

13.0 Policies

13.2.6. City Economic Development should work with property owners, prospective businesses, and the Double Eagle Airport to recruit businesses for Volcano Heights.

13.2.7. The most up-to-date and forward-thinking communications infrastructure should be incorporated throughout Volcano Heights to allow maximum flexibility for prospective businesses and industries.

13.3. Transportation: The following policies further goals found in Section 12.3 starting on page 209 [116].

These transportation policies provide guidance for the development of a transportation network within the Volcano Heights Plan area. The goal is to facilitate a range of transportation options that support lifestyle choices and quality of life for people of all ages and abilities. This Plan advocates strategies to create a street network that distributes local traffic efficiently and maintains regional traffic movement through the Plan area. This street network is multi-modal, serving automobiles but also providing bicycle facilities and pedestrian amenities to serve commuters as well as recreational users, and all modes are linked to public transit routes. The intent is to create a transportation system that provides easy access to where people live, work, and play. This Plan proposes and defines a network of Mandatory Primary Streets, for which a transportation assessment was conducted in 2012 analyzed the Mandatory Road network and cross sections included in this Plan. [See Appendix C].

These policies are intended to support and implement goals set by the Mid-Region Council of Governments (MRCOG) to shift the mode of travel to mitigate congestion at river crossings, promote the integration

of alternative modes of transportation, and encourage higher-density land use in appropriate areas oriented to multiple modes of traffic, including pedestrians, transit, and cyclists.

The designated Major Activity Center (MAC) in the Volcano Heights incorporates the higher-densities and mixed land uses that can promote walkability and ultimately support frequent high-capacity transit such as BRT. This type of development can also play a role in preserving open space and views and buffering existing lower-density areas from higher-activity areas.

Well-connected, context-sensitive local street systems work together with the form-based zoning to shorten block lengths, provide a variety of transportation options for commuters and for resident's daily needs, reduce traffic on arterial roadways, and support transit, bicycling, and walking as viable modes of travel.

Linking land use and transportation planning to investment is a key factor in managing congestion and improving the balance of housing and jobs west of the Rio Grande. More specifically, higher-density mixed use development in appropriate locations and densities is necessary to support vital local communities and a cost-effective transportation system for all modes. The Volcano Heights MAC is intended to provide a center of activity to address transportation needs throughout the metropolitan area.

Intensive uses and population density are critical to successful transit. In return, transit will play a vital role in reducing regional traffic congestion, but to be widely used it must be fast, frequent, and reliable. This Plan's emphasis on walkability and urban development will help to make more frequent transit service viable.

MRCOG stresses the connection between land use and transportation planning in the 2035 MTP. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 20% by 2035. MRCOG views transit-supportive developments such as Volcano Heights to be critical towards ensuring regional mobility and achieving regional mode share goals. [100]

The **BRT** system proposed for the area in the future incorporates dedicated bus lanes and emerging technologies to make travel times competitive with the car. MRCOG is in the early stages of a high-capacity transit study as of 2012. Potential alignments identified for high-capacity transit routes include Unser Boulevard and Paseo del Norte in the Volcano Mesa area and extend to the Journal Center / North I-25 area and ultimately to the UNM/CNM area and downtown. High-capacity transit would transport area residents and workers to and from the Plan area and established West Side communities, as well as provide mass transit to central Albuquerque and jobs in the I-25 corridor as well as other employment and activity centers east of the Rio Grande. This route alternative responds to the projected growth throughout the region's West Side and the pressure that growth would impose on the roadway network and river crossings. [99] Rio Metro is analyzing the potential for compact and transit-oriented development to increase ridership on West Side transit routes relative to existing conditions as part of the transit study. [100]

MRCOG will seek federal and other funding sources to implement the route that is ultimately selected as the locally-preferred alternative. The timeframe for implementation of service through Volcano Heights is dependent in part upon the approval and realization of the Volcano Heights SDP. [101]

Developing walkable urban centers is key to ensuring pedestrian safety. The Federal Highway Administration (FHWA) recently designated Albuquerque as a Pedestrian Safety Focus City because of the high rate of pedestrian fatalities. Focus cities were identified based on more than 20 average annual pedestrian fatalities or a pedestrian fatality rate greater than 2.33 per 100,000 population. The FHWA will provide technical assistance to conduct training on street designs for pedestrian safety, including a Road Safety Audit in locations that have a high number of pedestrian involved crashes. A Road Safety Audit looks at all modes using the street, the current design and signalization, and the location of transit to provide short- and long-term recommendations for improvement. [97]

MRCOG has conducted a street connectivity analysis of developed areas in the region. The analysis shows that a well-connected street network has lower levels of congestion than a less-connected network. The more connected the surrounding street network is, the less congestion there is on major arterials. The connectivity analysis is currently done by calculating the number of intersections per mile. Enhanced street connectivity can disperse traffic, enhance safety, provide alternative emergency routes, and support the use of alternative transportation modes to the single occupancy vehicle. [98]

13.0 Policies

13.3.1. **Regionally Significant Roads:** Paseo del Norte and Unser Boulevard through the Plan area are vital to the realization of the Major Activity Center and associated benefits of job creation and alleviation of regional traffic congestion. Both also serve a vital regional transportation function and will continue to serve existing and future development beyond the Plan area. The cross sections in this Plan are specifically designed to serve both regional transportation needs and the proposed multi-modal urban development pattern envisioned by the Plan.

(i) **Funding for Construction:** As such, the City should prioritize and attempt to secure funding to help with the construction of Paseo del Norte and Unser Boulevard within the Plan area per the cross sections within this Plan. Segments that are necessary for implementing enhanced transit service should be prioritized for funding. [96]

(ii) **Grade-separated Interchange:** Per The Mid-Region Metropolitan Planning Organization Transportation Coordinating Committee (TCC) Resolution R-13-03 [See **Appendix C**], the intersection of these two regionally significant roads should be reviewed for the construction of a grade separated interchange at such time as traffic congestion and development conditions warrant. Until this time, the intersection should be constructed as a traditional at-grade, signalized intersection. At such time as a grade-separated interchange is recommended by the TCC, it should be designed to complement this urban,

multimodal area and minimize negative impacts to the surrounding land uses, trails, and sensitive lands, specifically:

- a. The interchange should be designed with the smallest footprint that works operationally for the defined design horizon, and
- b. The interchange should incorporate the best practices for urban, multimodal interchanges, in order to support safe crossings for all modes of transportation in all directions.

(iii) **Limited-access Intersections:** In order to protect the regional function of these roads, all access to new development in Volcano Heights should be from streets connected to the approved intersections on Paseo del Norte and Unser Boulevard shown in **Exhibit 10.3 on page 171**. Streets providing access to new development may be either Primary or Secondary Streets as most appropriate.

- a. For Primary Street locations and designations, see **Exhibit 10.1 on page 167**.
- a. For Primary Street cross sections and design standards, see **Section 10.6 starting on page 175**.
- a. For Secondary Street design standards, see **Section 10.7.3 starting on page 192**.

13.3.2. **Transit System:** The transit system in the Volcano Mesa area should serve three significant corridors:

- (i) east-west along Paseo Del Norte;
- (ii) north-south along Unser Boulevard, and
- (iii) southeast-northwest along Rainbow Boulevard.

13.3.3. **Transit Network**

- (i) The **Mandatory Primary Street** network and **non-mandatory Secondary Streets** should form a grid as much as possible in order to facilitate the movement of transit vehicles, pedestrian access to transit stops, and the dispersion of automobile traffic away from potential congestion points.
- (ii) Transit stops and/or stations should be located to maximize the number of residents and workers within a one-quarter mile walk to a stop or station.
- (iii) On these transit routes, crossings of a limited-access arterial will need special design treatment to ensure safe and easy pedestrian crossings. Possible treatments include pedestrian delays, raised center medians (pedestrian refuges), clearly identified pedestrian crossings, pedestrian yield signage, reduced curb radii, and pedestrian starts or leading pedestrian intervals, which give pedestrians authority to start crossing before non-yielding, right-turning vehicles.
- (iv) Transit stops or stations should be placed on **'A' Streets adjacent** to planned retail conveniences, schools, and public amenities.

- (v) Reasonably direct auto routes and acceptable system-wide travel speeds should be maintained.

13.3.4. **Transit Center:** A major transit center should be located in the Town Center **abutting** the Transit Boulevard to serve the Paseo del Norte and Unser Boulevard corridors. The Transit Boulevard should connect with both Unser Boulevard and Paseo del Norte at signalized intersections. A secondary transit center should be located south and west of the Neighborhood Activity Center proposed near Rainbow Boulevard and Hielo Road in the Volcano Cliffs Sector Development Plan area.

13.3.5. ~~Long-Range, High-Capacity Transit Plan~~ **Transportation System Guidelines [103]**

- (i) The policies and regulations in this Plan should be updated to conform with MRCOG's Long Range Transportation System Guidelines [formerly called Future Albuquerque Area Bikeways & Streets or FAABS Guidelines], which will be an addendum to the Metropolitan Transportation Plan, expected in 2013. This document will contain guidelines on roadway design that are driven by land use context, are multi-modal, and that provide a flexible range of right-of-way and design options. [102]

13.0 Policies

- (ii) The Long-Range Transportation System Map should designate Unser Boulevard and Paseo del Norte as suitable for High Capacity Transit. The ~~transit~~ plan should be amended to be consistent with recommendations adopted with this Sector Development Plan and updated as transit ~~planning evolves~~ ~~plans evolve~~. ~~The policies and regulations in this Plan should be updated to conform with an update to the FAABS expected in 2013.~~ [103]
 - a. The ultimate roadway design recommendations for Unser Boulevard and Paseo del Norte in this Plan incorporate **BRT** capacity in order to design them as suitable for High Capacity Transit.
 - a. Transit improvements may be phased, and interim routing may be different from the ultimate routes in some locations.
 - a. ~~The Transit Boulevard and the Mandatory Primary Street network proposed in this Plan depend on access modifications to the limited-access Paseo del Norte and Unser Boulevard. If access modification is denied or~~ high-capacity transit is determined to be infeasible, the City should consider amending this Plan to revise **Mandatory** cross sections ~~should be amended~~ to accommodate different conditions. [See **Section 3.3 starting on page 37** for the process to amend this Plan.] ~~Language directing the amendment process is incorporated into the Council legislation adopting the Plan.~~

- 13.3.6. **Transit Center and BRT/HOV Lanes:** Travel lanes dedicated solely to buses and other high-occupancy vehicles (HOVs) reduce travel times for those who carpool or use transit.
- (i) Paseo del Norte and Unser Boulevard should be designed to accommodate **BRT/HOV** travel lanes.
 - (ii) Transfer between **BRT** routes and local buses should occur at a Transit Center maintained near the center of Volcano Heights to enhance its pedestrian and locational advantages.
 - (iii) ~~Lanes solely for the use of BRT should connect HOV lanes along Paseo del Norte and Unser Boulevard within the center of Volcano Heights.~~
 - (iv) Beginning 500 feet before intersections on Paseo del Norte and Unser and any other potential station locations, a minimum of 36 feet in the rights-of-way should be provided on **BRT** routes for **BRT** lanes and station platforms.
 - (v) The final location and configuration of **BRT** and HOV lanes will be determined during the roadway design process, as well as from findings and recommendations from the MRCOG High-Capacity Transit study for Paseo del Norte expected in 2013.

13.3.7. **Transit Center and Transit Stop Design:** The approach to the Transit Center and transit stops should offer direct pedestrian routes and be tree-lined and barrier free for safe, efficient, and attractive pedestrian access. The Transit Center and transit stops should be designed as prominent focal points, offering well-lit shelters that provide shade and are within or adjacent to plazas or other civic features. Shelters may be incorporated within the architecture of adjacent buildings or through the use of arcades or durable shade structures. Transit route and system maps should be displayed at all stops. Bicycle storage racks should be located at major transit stops.

(i) **Transit-Oriented Development:** In deciding Transit Station and transit stop locations, preference should be given to locations with transit-supportive uses such as high-density, mixed-income residential developments and employment centers in order to attain and sustain high transit ridership. These uses should predominate within a quarter mile of transit stops. Transit system policies should emphasize more frequent service along high-density corridors.

(ii) **Convenience and Access:** Pedestrian routes to transit stops should be reasonably direct (along streets and/or off-street paths); circuitous routes should be avoided. [See Exhibit 13.1 for an example illustration.] Transit stops should be placed on 'A' Streets near retail conveniences and community amenities. Multiple stage crossings for pedestrians should be provided at transit stops for safe crossing of wide arterials by pedestrians of all abilities and ages.



Exhibit 13.1 – Circuitous vs. Direct Pedestrian Routes to Transit Stops

13.0 Policies

- (iii) **Signal Preference:** To improve travel times by transit, light signals in the Volcano Heights area should incorporate signal-preferencing technology such as “queue jumping” with a dedicated lane, or signal interruptions, to give buses priority at intersections.
- (iv) **Pre-boarding Fare Systems:** Transit should incorporate ~~Consideration should be given to~~ technology that allows bus fares to be paid prior to boarding, thereby greatly reducing boarding and transit travel times.

13.3.8. **Transportation Demand Management (TDM) Plans:** Major employers should consider implementing Transportation Demand Management (TDM) strategies to provide alternatives to the use of single-occupancy vehicles. TDM offers incentives for ridesharing, transit use, bicycling, and walking. Incentives may include reduced parking requirements, reduced development fees, development intensity bonuses, and/or the creation of transportation management associations to coordinate efforts among multiple users in the same area.

13.3.9. **Transportation Agency and Plan Coordination**

- (i) As development occurs, all transportation modes should be integrated, which will require coordination among property owners, City DMD, ABQ RIDE, MRCOG, and the MRMPO. Roadways on MRCOG’s Long Range Major Street Plan must include appropriate access management

strategies, which also requires coordination across transportation agencies.

- (ii) New **Mandatory Primary Streets** should be added to the functional classification system in the FAABS.
- (iii) ABQ RIDE should coordinate with MRCOG and property owners to identify a short-term Parkd & Ride facility and Long-term Transit Center on the Transit Boulevard within the Volcano Heights Town Center.
- (iv) The City DMD should work with MRCOG and constituent jurisdictions to remove and/or alter truck restrictions on Unser Boulevard as established by R-455. Other provisions in that resolution, relating to road design, character of the roadway as a boulevard with wide median, etc., should remain.

13.3.10. ~~limited-access intersections-~~

- (i) ~~City Planning and DMD should coordinate to request additional access on Paseo del Norte and Unser Boulevard within the Plan area. This access should be sought through multiple methods, including but not limited to the MTB and its committees and subcommittees (e.g. the Transportation Coordination Committee or TCC and the Roadway Access Committee or RAC) and/or a pending update of the Long Range Transportation System Guidelines [formerly FAABS]. The City DMD should apply for Access Modifications to allow additional intersections as per the dotted circles in Exhibit 10.3. [104]~~
- (ii) ~~Additional access points should be granted on the limited-access Paseo del Norte and Unser Boulevard as shown in Exhibit 10.3 on page 213. These points have been selected to match the limited-access policy to the extent possible. The~~

~~limited-access policy allows full intersections every 1/2 mile and a right-in/right-out (RI/RO) intersection every 1/4 mile.~~

- ~~a. In order to create a loop road that allows access to new development surrounding the intersection of Paseo del Norte and Unser Boulevard while preserving the limited-access nature of these roads, this Plan recommends full intersections where the loop road intersects either Paseo del Norte or Unser Boulevard.~~
- ~~b. Additional full intersections are recommended where the proposed Transit Boulevard intersects Paseo del Norte or Unser Boulevard. [See Exhibit 10.3 on page 214.]~~
- ~~c. A traffic assessment conducted in 2012 for this Plan confirms that traffic volumes and level of service on these roads can be protected even with the additional access points recommended in of this Plan. [See Appendix A for a summary of the current process to apply for individual Access Modifications.] [See Appendix C for the traffic study.]~~
- (iii) All RI/RO intersections within Volcano Heights should allow a Left-in-Only turning option.

13.3.11. Truck Access

- (i) ~~The City DMD should work with the Mid-Region Council of Governments and constituent jurisdictions to remove truck restrictions on Paseo del Norte.~~
- (ii) ~~The City DMD should work with the Mid-Region Council of Governments and constituent jurisdictions to remove truck restrictions on Unser Boulevard.~~

13.3.12. Roadway Design

- (i) Roads in Volcano Heights should follow best practices for multi-modal, urban streets. Excellent sources include Context Sensitive Design and Context Sensitive Solutions, as defined by the Federal Highway Administration, the Institute of Transportation Engineer’s “Designing Walkable Urban Thoroughfares: A Context Sensitive Approach, An ITE Recommended Practice.” Local sources include the New Mexico Department of Transportation’s “Guide to Context Sensitive Solutions” and “New Mexico Architectural and Visual Quality Design Guidelines for Context Sensitive Design and Context Sensitive Solutions.”
- (ii) Roadways should be sited and designed to minimize negative impact on views from within the Plan area to the Sandia Mountains on the east.
- (iii) The Park Edge road next to the Petroglyph National Monument should be single-loaded wherever possible. The National Park Service and the City Open Space Division prefer this edge treatment as the boundary and the transition between Open Space and development in order to enhance public safety by allowing easier patrolling, passive surveillance via more “eyes on the street,” and improved access for emergency response. [See Section 10.6.4 starting on page 182 for design standards and cross sections.]

13.0 Policies

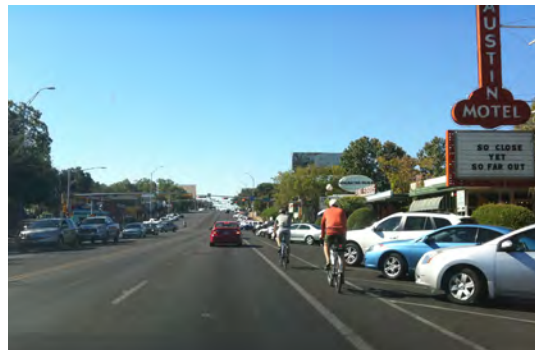
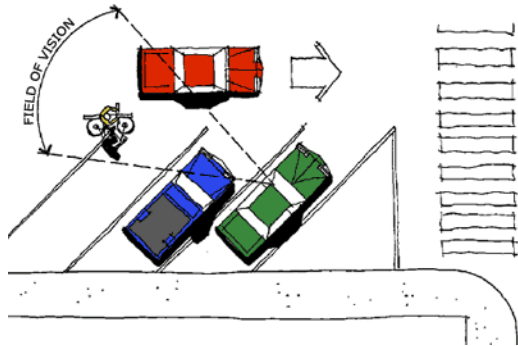


Exhibit 13.2 – Reverse-angle Parking Examples

- (iv) Roadways designated as transit corridors should be designed to **best** accommodate transit vehicles, pedestrians, and bicycles. [See **Section 13.3.3.iii** in this Plan for more details.]
- (v) Roadways should be designed to provide bicycle facilities and safe multiple-stage crossings for pedestrians at transit stops and for crossing wide arterials.
- (vi) Street furniture, bike racks, and pedestrian amenities such as benches and trash receptacles should be placed along **'A' Streets**. Maintenance is the responsibility of the private owner and may shared and/or coordinated through a private mechanism such as a **Business Improvement District (BID)**.
- (vii) Retail streets should be lined with a single type of tree or a coordinated palette of trees. On residential streets, street tree species should be consistent within a given street but may vary from street to street.
- (viii) Streets should be designed for all modes of transportation. On-street parking serves retail and other uses, while providing traffic calming that enhances safety and enjoyment for pedestrians and cyclists. Where permitted by **available ROW**, reverse-angle parking should be used on **'A' Streets** as the preferred parking arrangement, as it provides the best sightlines for drivers to see cyclists. [See **Exhibit 13.2.**] Reverse-angle parking generally requires 16-18 feet for stalls.

13.3.13. Roundabouts

- (i) Roundabouts offer significant potential benefits that warrant their consideration when a traffic control device is needed. They have been found to reduce congestion, pollution, and fuel use due to fewer conflict points, resulting in fewer stops and accelerations, fewer delays during regular and peak driving times, and less time idling. [See **Exhibit 13.3** for a diagram of reduced conflict points.] There are also cost advantages, including eliminating the need for an expensive traffic signal or power service and the potential reduced need for pavement compared to a traditional intersection. In addition, some roundabouts require less right-of-way than a traditional intersection. Roundabouts also contribute to a high-quality built environment, providing wayfinding and placemaking benefits. Lastly, roundabouts can function more quietly and safely for all modes of transportation, which can also reduce costs associated with patrol and emergency response.
- (ii) Roundabouts are encouraged where warranted by traffic flow as defined by MUTCD criteria, particularly in order to avoid rock outcroppings. Care should be taken to ensure connectivity and safety for all modes of transportation. The criteria to be used for selecting a roundabout over other forms of intersection control such as signals or stop signs include, but are not limited to:

- a. Safety improvements, such as locations with high accident rates associated with conflicts that would be reduced or eliminated with roundabouts;
- b. Operational improvements, such as locations where a roundabout would provide better performance than stop signs or traffic signals;
- c. Traffic calming, appropriate for traffic circles on local street intersections;
- d. Community enhancement, appropriate as a gateway treatment to convey a change in environment or land use; and/or
- e. Special situations, appropriate in areas where unique alignment and/or geometric constraints make it impractical to use traditional traffic control modes.

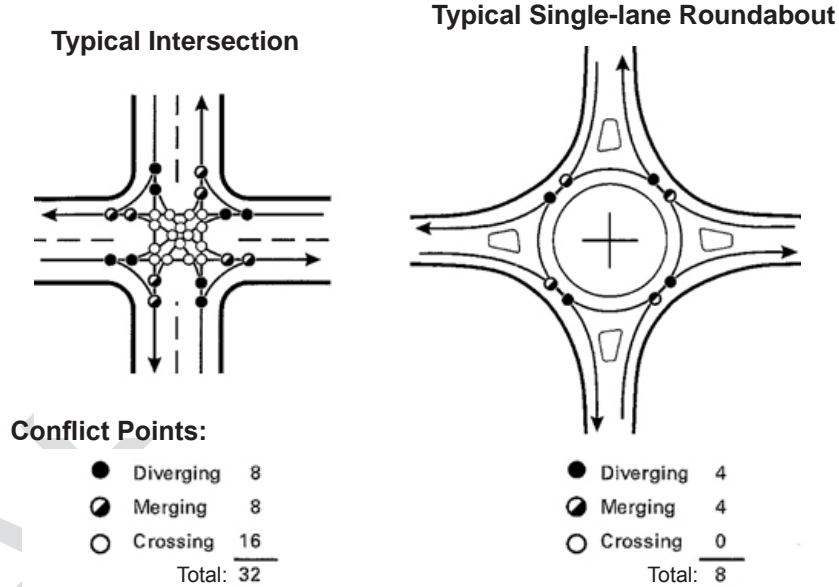


Exhibit 13.3 – Roundabout vs. Typical Intersection Conflict Points

Source: Federal Highway Administration

13.3.14. Street Connectivity

- (i) As development occurs, streets should maintain high connectivity for pedestrians, cyclists, and vehicles to provide a variety of safe, viable transportation options. A well-connected road or path network has many short links, numerous intersections, and minimal dead-ends. New roads, pedestrian walkways, and bicycle facilities added to serve new projects should improve connectivity. As connectivity increases, travel distances decrease and route options increase, allowing more direct travel between destinations.
- (ii) As development occurs surrounding Paseo del Norte and Unser Boulevard, grade-separated crossings and/or special signalization for pedestrians and cyclists should be considered to improve access to support land uses as well as improve safety for all modes of transportation.
- (iii) Property owners, developers, and the City should coordinate with MRCOG to identify and plan new thoroughfares in the area. Streets identified as collectors within the Volcano Heights Town Center and throughout residential subdivisions should be able to accommodate transit circulator buses and/or shuttles that could connect with BRT stations and other transit infrastructure.

13.0 Policies

13.3.15. Street Maintenance

- (i) New through roads should be public rights-of-way. If a property owner wants a road to remain private, and the City agrees, then the road should be built to public standards, and a public access easement will need to be granted on the private road. Public ROW is maintained by the City. Private roads, even those with public access easements, are maintained by the owner.
- (ii) **Mandatory Primary Streets** should be public rights-of-way.
- (iii) Alleys that connect and serve multiple properties should be public rights-of-way. If they are internal to a site or project and are used only for deliveries, garbage pick-up, etc., then they may remain private. The City maintains **alleys** that are public rights-of-way, but only for drainage and filling in large holes. Weeds and any surfacing improvements are the responsibility of the **abutting** property owners.

13.3.16. Bicycle and Multi-use Trail Network

- (i) ~~This Plan supports the implementation of Existing plans for regional trails within the Volcano Mesa area should be implemented as funding resources become available.~~ Please refer to the Rank 2 Trails and Bikeways Facilities Plan and the Rank 2 West Side Strategic Plan for more information on the area-wide trail network.
- (ii) Because of the checkerboard property ownership, this Plan does not specifically recommend any new trails within Volcano Heights. [See **Appendix A** for existing plans for regional trail locations within the Volcano Heights area.]
- (iii) If property owners wish to collaborate to build a private trail within Volcano Heights, this may be done through the subdivision or TIDD/SAD/PID process. This trail should be privately constructed and maintained through a **property owners association, merchants association, or BID** that can manage maintenance requirements, carry liability, and assure an ongoing source of funds. Any such trail should be coordinated with City Parks and Recreation and built according to City standards. Preference should be given to locations that connect **rock outcroppings** and **sensitive lands**; follow arterial streets; or provide access to existing trails, **Major Public Open Space**, parks, or recreational areas.

- (iv) Where bike lanes are included in a street cross section, bike lane widths should not exceed 7 feet to minimize the potential for misuse as a motor vehicle travel lane. In addition to the bike lane, a striped bicycle buffer of no less than 2 feet wide should also be included to improve safety for cyclists and motorists. Bicycle lanes plus buffer placed next to on-street parking should be wide enough to allow bicyclists to avoid open car doors without having to enter motor vehicle lanes.

13.4. Land Use and Design: The following policies further goals found in Section 12.4 starting on page 210 [116].

13.4.1. **Replatting for Properties with Multiple Zones:** Properties designated as more than one zone should be replatted to have no more than one character zone per lot.

13.4.2. **Character Zones**

- (i) High-density, mixed-income developments are most appropriate in the Town Center and Village Center zones, particularly because these are the most likely areas to be served by transit and can best support efficient transit service.
- (ii) Developments with high employment should be located in the Town Center and/or within a quarter mile of the Transit Boulevard as measured by existing or proposed pedestrian connections (i.e. not simply a radius).

TABLE 13.1 – APPROPRIATE DENSITY AND LAND USE BY ZONE

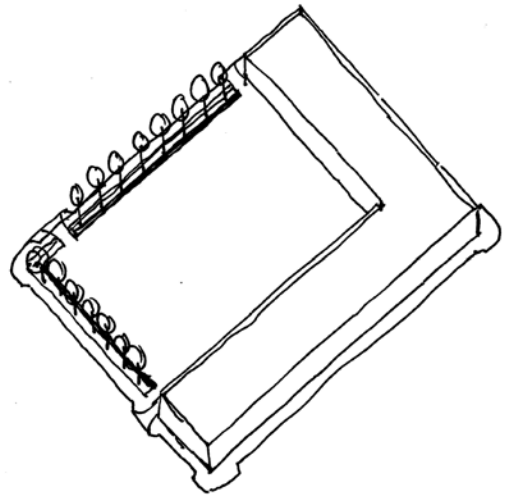
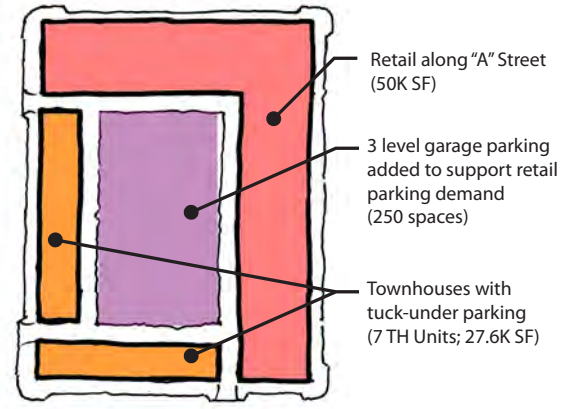
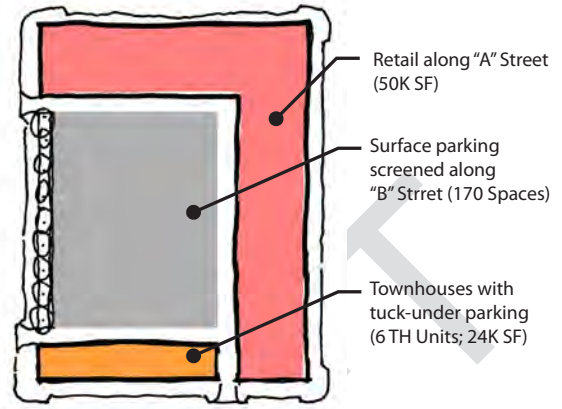
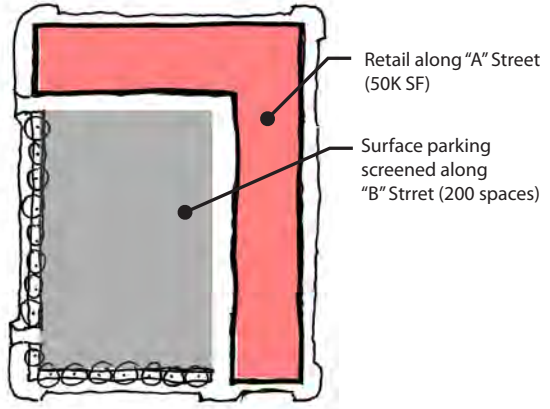
Character Zone		Density / Intensity	Highly Compatible Land Uses
Center Zones			
	Town Center	Highest	Corporate headquarters, urban movie theaters and museums, entertainment
	Regional Center	High	Lifestyle centers, campus office parks, auto stores
	Village Center	High	Corner retail, live/work units
Transition Zones			
	Escarpment Transition	Low	Single-family residential, small-scale office and retail, destination resort, recreation-based businesses
	Neighborhood Transition	Low	Single-family residential, small-scale office and retail

- (iii) Development within the Town Center and Village Center zones should be the most urban, compact, and walkable developments, with high-quality pedestrian amenities and lively street activity.
- (iv) Regional retail with large areas of surface parking and auto-related uses are most appropriate in the Regional Center zone because of its proximity to Paseo del Norte and Unser Boulevard, the key regional vehicle facilities within the Plan area.
- (v) Medium-density and medium-intensity developments are most appropriate in the Mixed Use zone.

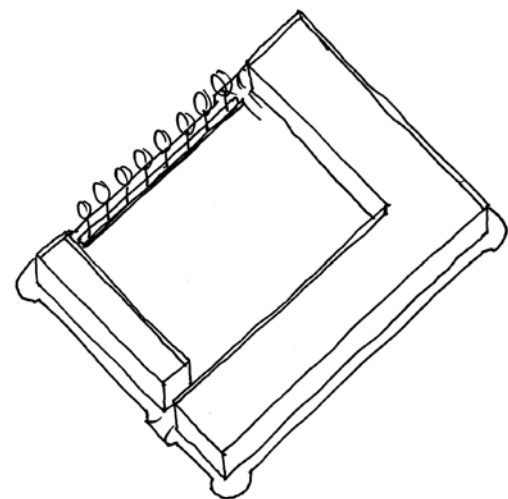
13.0 Policies

- (vi) Campus-like office parks are most appropriate in Mixed Use and Regional Center zones.
 - (vii) Low-density and low-intensity developments are most appropriate in Transition zones.
 - (viii) Development within the Escarpment Transition zone should honor, respect, and enhance the unique geological, cultural, historical, and anthropological context of the Petroglyph National Monument.
 - (ix) Development within the Neighborhood Transition zone should respect and enhance the existing single-family neighborhoods nearby.
- 13.4.3. **Pedestrian Interest:** Development in all zones should contribute to a high-quality built environment, with particular emphasis on providing visual interest at the scale of the pedestrian in order to create a walkable district for residents, employees, and visitors.
- (i) Large expanses of wall or building façade should include a variety of building materials, colors, and/or openings to break up the plane.
 - (ii) Civic spaces should include seating and interactive elements accessible to the public.
- 13.4.4. **Entrances**
- (i) Service entrances should be located to minimize visual, noise, olfactory, and air quality impacts on surrounding uses.
 - (ii) Pedestrian entrances for multi-family development and non-residential development should be located to provide the most direct access to nearby transit stops.
- 13.4.5. **Sidewalk Locations:** The location of sidewalks shall reflect the desired character and density of the surrounding land uses. In Center and Mixed-Use Zones, sidewalks are essential to creating a vibrant, pedestrian lifestyle.
- 13.4.6. **Single-family Buffers:** Single-family residences should be buffered to the extent possible from the most intense uses. Landscape and screening buffers are adequate for buffering single-family residences from multifamily, light retail, and small-scale office developments. Multifamily or small-scale retail and office developments are appropriate uses to buffer single-family residences from heavier commercial or manufacturing uses.
- 13.4.7. **Building Placement:** Site development standards, specifically building frontage standards, are designed to create high-quality pedestrian environments to support the Major Activity Center. As the area develops over time, the buildings will create an urban fabric of corridors lined with buildings. The frontage requirements are carefully designed to allow each site to increase in density over time, as surface parking transitions to structured parking lined with retail buildings, as shown in **Exhibit 13.4**, for example.

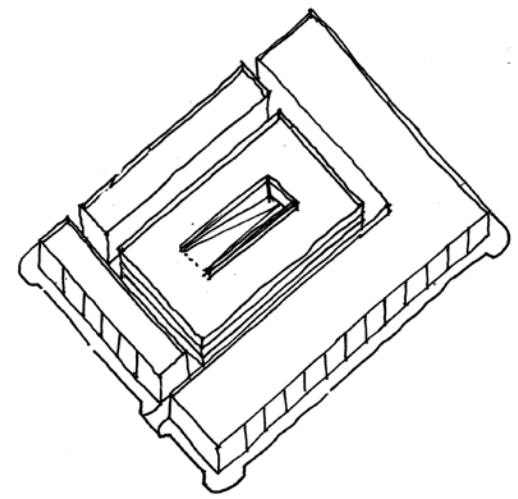
13.0 Policies



Stage 1



Stage 2



Final



Exhibit 13.4 – Sample Transition to Density Over Time

13.0 Policies

13.4.8. Building Orientation

- (i) Buildings should be designed and sited to maximize solar gain and minimize solar impact on **abutting** properties.
- (ii) Buildings should be designed and sited to minimize negative impact on views from within the Plan area to the Sandia Mountains on the east.
- (iii) Buildings should be designed and sited to minimize negative visual impact on views from across the Rio Grande west toward the Volcanoes.

13.4.9. **Coordination and Maintenance:** Property owners should coordinate development, maintenance costs and responsibilities, and liability for publicly accessible private amenities either through forming a BID or other private mechanism.

13.5. Infrastructure: The following policies further goals found in **Section 12.5 starting on page 213** [116].

13.5.1. New Infrastructure

- (i) The cost of infrastructure required to service new development is the responsibility of the developer, unless coordinated with other property owners as part of a master development or other mechanism to leverage investment, such as a TIDD, SAD, or PID.
- (ii) Infrastructure planning should be coordinated along corridors and across property owners.

- (iii) The cost of backbone infrastructure that can support development throughout the Plan area should be coordinated across property owners, whether through private development agreements, a master developer, or a formal TIDD, SAD, or PID.

13.5.2. Electrical Utilities

- (i) Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one- to two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020). [105]
- (ii) To serve future development in Volcano Heights, an additional transformer is expected to be needed. Typically, transformers require approximately two (2) acres. Property owners should consider donating or pooling land for this purpose, preferably close to the Town Center.

13.5.3. Rainwater Management

- (i) Developments should incorporate Low Impact Design (LID) techniques wherever possible and appropriate. [See **Table 13.2**, **Table 13.3**, and **Exhibit 13.5** in this Plan.]
- (ii) Property owners should consult and/or incorporate AMAFCA’s Drainage Master Plan for Volcano Heights, being drafted as of 2013, for key drainage infrastructure [106, 107]. [See **Section 14.2.5 starting on page 239**.]
- (iii) Where possible, natural stormwater treatments, such as bioswales, linear ponds, etc., should be used to provide flood control and for stormwater quality.
- (iv) A bioswale/linear pond should be designed and incorporated into the median and/or eastern edge of the Park Edge Road. Such a pond, designed in consultation with the City Hydrologist, can help provide a preferred alternative to stormwater drains while helping to meet the City’s water quality goals. [See also **Section 10.6.4 starting on page 182** and **Goal 12.5.5 starting on page 214** in this Plan.] [40]

TABLE 13.2 - LOCATIONS APPROPRIATE FOR LOW-IMPACT DESIGN (LID) BY SCALE

Micro	
1	Tree wells
2	Medians
3	Parking lot islands
4	Pocket parks
5	Backyard/front yard ponds and landscape areas
6	Parkway between curb and sidewalk
7	Area behind sidewalk
8	Unused or rarely used areas of parking lots
Local	
1	Small parks and open spaces
2	On-site drainage ponds retrofit for “first flush” and floatables treatment
3	Re-graded parking lot landscape areas (use speed bumps/dips as diversions)
4	Channel tributary entrances
5	Subdivision scale detention basins
6	Subdivision entry features
Regional	
1	Regional detention basins
2	Pump stations
3	Pump station discharges into Rio Grande
4	Regional parks and open space
5	Diversion channel and arroyo outfalls to river

13.0 Policies



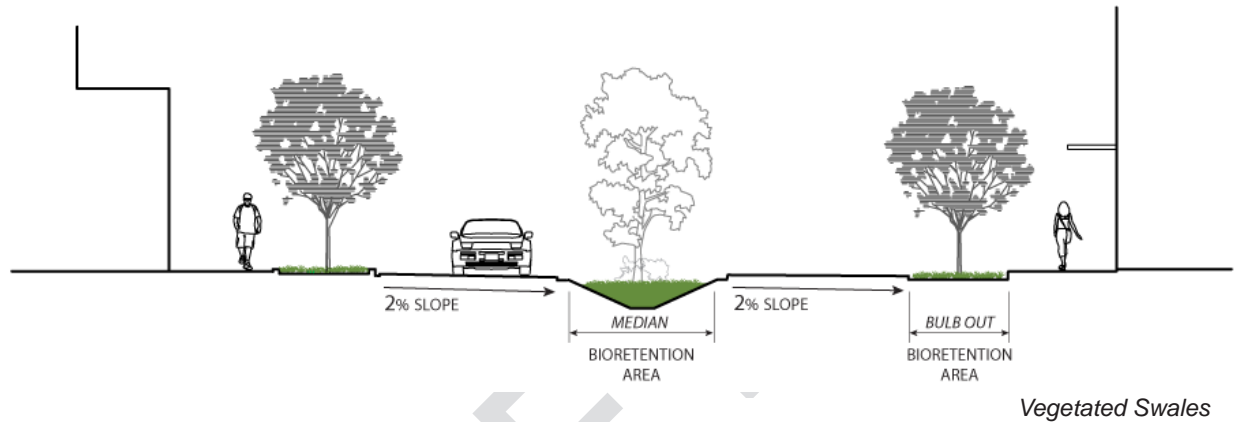
Decorative Grill and Curb Cut



Permeable Paving



Parking Raingarden



Vegetated Swales

TABLE 13.3 – OBJECTIVES AND RECOMMENDATIONS FOR LID BY DESIGN ELEMENT

Design Element	Design Objectives and Recommendations
Impervious Surfaces	Minimize the amount of directly connected impervious material. Transition to permeable material under parking areas and/or create breaks in impervious material with open curbs or flush-mount curbs that allow water to flow into landscaped areas.
Roadway Section	Roadway sections should be as open and as minimal as possible. Pedestrian zones should be separated from vehicular zones with a landscaped area bordered by open curbs or flush-mount curbs to allow for water flow.
Intersections	At large intersections, introduce a traffic circle designed to accept stormwater runoff and act as a landscaped bioretention area. At all intersections, minimize turning radii to slow traffic and reduce paved area.
Looped Turnaround	Where possible along the corridor, cluster development and design a looped turnaround for access. The center of the loop can be bordered by flush-mount curbs and act as a landscaped bioretention area.
Driveways	Where possible, share driveways and transition to permeable pavement in the driveway.
Sidewalks	Slope/grade sidewalks horizontally so they drain toward landscaped areas.

13.5.4. **Water Improvements:** As of adoption of this Plan, the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) was reviewing a 2012 draft Northwest Service Area Integrated Infrastructure Plan for an area that includes Volcano Heights, which identifies the size of water transmission trunk lines, storage capacity, water treatment, and fire storage necessary to support development. It's expected to be adopted by the ABCWUA by June/July 2013. [106]

- (i) Increased demand within both the Corrales and Volcano Trunks will require additional treatment capacity at the wells within both these trunks.
- (ii) Additional storage capacity (i.e. an additional water tank) may be needed to provide fire protection to new development within Volcano Heights. The ABCWUA will determine future storage requirements based on details as new development is proposed.
- (iii) All necessary, required infrastructure improvements to provide water service to Volcano Heights will be constructed by the developer. This includes the internal distribution systems in the study area.
- (iv) All new infrastructure must be built to ABCWUA standards before the Water Authority accepts the new infrastructure.

- (v) As Volcano Heights is outside of the existing ABCWUA service area, all development will be assessed Water Supply Charges as well as Utility Expansion Charges. The Water Supply Charges relate to the acquisition of new water rights necessary to provide service outside of the defined ABCWUA service area.

13.5.5. Wastewater Improvements

- (i) All necessary, required infrastructure improvements to provide wastewater collection services to Volcano Heights will be constructed by the developer.
- (ii) All new infrastructure must be built to ABCWUA standards before the Water Authority accepts the new infrastructure.
- (iii) All collected waste water flows from the study area will outfall to the existing interceptor in the Paseo del Norte/ Avenida de Jaimito Corridor. Extension of this line to the west from its current terminus (near Calle Nortena) will be required.

13.5.6. ABCWUA Development Agreements

- (i) All new water services within the study area will require the execution of a Development Agreement between the owner/developers and the ABCWUA before either water or wastewater service is provided.

13.0 Policies

- (ii) The Development Agreement will detail the extent of the required water and wastewater infrastructure that must be constructed before service is provided by the ABCWUA.
- (iii) The Development Agreement does not replace or supersede the development requirements of the City of Albuquerque as detailed in the Development Process Manual.

[Pending - graphic showing recommended water/wastewater infrastructure identified in the Integrated Infrastructure Plan for the Northwest Area.] [106]

14.0 Implementation

DRAFT

14.0 Implementation

14.1. Priority Capital Improvement Projects

Development of the Volcano Heights Plan area and the Major Activity Center is expected to occur over a period of decades and will require a high level of infrastructure to attract high-quality development and **major employers**. Priority infrastructure includes, but is not limited to the following needs:

- 14.1.1. The **Mandatory Primary Street** network, especially the Transit Boulevard through the Town Center and the loop road to provide access to Primary Streets surrounding the intersection of Paseo del Norte/Unser Boulevard;
- 14.1.2. Complete buildout of Paseo del Norte and Unser Boulevard to the City's required cross sections;
- 14.1.3. An internal, local road network to access residences and businesses and designed to meet **block size** requirements for each district;
- 14.1.4. Telecommunications and utility infrastructure;
- 14.1.5. Water, sewer and drainage infrastructure, including regional retention pond facilities, an additional water tank, and water source and water quality improvements;
- 14.1.6. Trails, bike facilities, and other recreational facilities;
- 14.1.7. **Civic spaces, parks and open space**; and
- 14.1.8. Transit facilities, including bus stops and a multi-modal transit center in Town Center serving proposed high-capacity transit.

14.2. Implementation Responsibilities

Though it is likely that some funding will be available for certain projects from the City, County, State and other regional agencies, the bulk of the cost for infrastructure in Volcano Heights is the responsibility of land owners and developers. Broad coordination among multiple land owners and robust financing mechanisms will be necessary for development.

14.2.1. Property Owners

- (i) Coordination – engagement of a master developer is recommended;
- (ii) Infrastructure costs;
- (iii) Development costs;
- (iv) Implementation of finance mechanisms, such as **Special Assessment Districts (SADs)** or **Tax Increment Development Districts (TIDD)**.

14.2.2. City of Albuquerque

- (i) Sector Development Plan
 - Development of land use and zoning regulations;
 - Development of design requirements;
 - Development and implementation of streamlined review process; and
 - Adoption and update of the Plan.
- (ii) Economic Development
 - Coordination among multiple jurisdictions;
 - Promotion of area and recruitment of business; and
 - Collaboration with businesses and development of incentives, such as Industrial Revenue Bonds.

14.0 Implementation

- (iii) Department of Municipal Development
 - Coordination with agencies and private utilities to develop infrastructure in a timely manner;
 - Creation and evaluation of road cross-sections; and
 - Coordination to address truck restrictions within Volcano Heights ~~Petition for access modifications to add intersections on Paseo del Norte and Unser Boulevard.~~

14.2.3. **State, County, Mid-Region Council of Governments**

- (i) Transportation coordination, including approving an impending update of the Future Albuquerque Area Bikeways and Streets (FAABS) Plan to better coordinate transportation and land use;
- (ii) ~~Adding Primary Street alignments to the Long Range Transportation System map;~~
- (iii) ~~Reviewing a grade-separated interchange at Paseo/Unser when traffic and development conditions warrant; Establishing a procedure or resolution allowing for regional access adjustments to Paseo del Norte and Unser Boulevard within Volcano Heights, as opposed to the existing access modification methods that require approval only with an impending development project on a site-by-site basis;~~ and
- (iv) Assistance with infrastructure costs where feasible.

14.2.4. **Albuquerque-Bernalillo County Water Utility Authority (ABCWUA):** Planning guidance to verify compliance with the ongoing ABCWUA Master Planning efforts.

14.2.5. **Albuquerque Metropolitan Area Flood Control Authority (AMAFCA):** As of 2013, AMAFCA is preparing a Drainage Master Plan for the Volcano Heights Area. The Drainage Master Plan will identify the major drainage infrastructure needed in Volcano Heights, recommend a construction plan and schedule, and work through a mechanism with property owners to finance the infrastructure. All public and private stakeholders are encouraged to participate in the process.

14.3. **Optional Financial Tools**

City Ordinances allow for a variety of financial tools that enable rising property values from development to pay for infrastructure. Desired outcomes at Volcano Heights will likely require the use of one or more of the following methods:

14.3.1. **Special Assessment District (SAD):** Described in the Albuquerque Code of Ordinances, Section 6-8, Special Assessment Districts (SADs) involve an additional charge added to property taxes to fund necessary improvements in new subdivisions, such as drinking water and sewer lines, paving and other government services. SADs can be requested by a percentage of landowners in an area or imposed by a local government, and SAD revenues are used to pay back city general funds or service debts, such as bonds, incurred for infrastructure construction.

14.0 Implementation

14.3.2. **Public Improvement District (PID):** Described in the Albuquerque Code of Ordinances, Section 6-9 and enabled by New Mexico Statute Section 5-11-1 to 5-11-27 NMSA 1978 (2001), **Public Improvement Districts** involve an additional charge added to property taxes to fund a broad array of improvements in a subdivision, ranging from roads and drainage to recreational facilities, trails, parks, public buildings, libraries and other amenities. Like SADs, PID revenues are used to pay back general funds or debts incurred for the construction of infrastructure. The City of Albuquerque currently requires unanimous vote of property owners to establish a PID, though state statutes allow PIDs to be created with $\frac{3}{4}$ of property owners in agreement.

14.3.3. **Tax Increment Development District (TIDD):** Described in the City of Albuquerque Code of Ordinances, Section 4-10, **Tax Increment Development Districts (TIDDs)** capture a portion of the increase in property and gross receipts taxes resulting from the area's development. Funds can be used to pay back debt on a range of projects similar to PIDs, including elaborate streetscapes like the urban boulevard, parks and trails, civic spaces, and other amenities. TIDDs are typically used for a large, master-planned development, rather than a single subdivision. Unlike other funding mechanisms, they do not impose new costs or taxes on property owners (except those incurred by rising property values caused by development). TIDD proceeds can also be used for ongoing maintenance and improvement of facilities. TIDDs require major coordination

among property owners to apply for and maintain districts, issue bonds, and manage revenues and bond payment.

14.3.4. **Public/Private Tax Rebate Agreement:** Similar to a TIDD, this type of agreement allows for cities, counties and other taxing entities to enter into agreements with developers that let developers obtain rebates for infrastructure in return for development that meets standards set by the affected governments for density, walkability, sustainability, etc. Under this type of public/private partnership, the rebates can only be requested after the development has been completed as agreed upon and new property or sales tax revenues have been generated there for a set time period. Such an arrangement can allow rebates of tax revenues for a flexible range of infrastructure improvements, such as streets and utilities, but unlike TIDDs, developers must pay those costs upfront themselves – the agreement cannot be collateralized to allow bonding or other debt acquisition based on expected rebates. At least one such agreement has been made in New Mexico – a project in Rio Rancho whose developer may request up to \$2.8 million in rebates for infrastructure costs from gross-receipts (sales) taxes generated on site, after the development is complete and has been in use long enough that those revenues have been collected by the New Mexico Taxation and Revenue Department. [108]

14.4. **Amending this Sector Development Plan:** Changes to the text, graphics, or zone map shall be per City Zoning Code §14-16-4-1 and §14-16-4-3.

14.5. Implementation Matrix: See Table 14.1.

TABLE 14.1 -IMPLEMENTATION MATRIX

Abbreviations and Acronyms used in the following table:

- CNM = Central New Mexico Community College
- DMD = Department of Municipal Development (COA)
- GABAC = Greater Albuquerque Bicycling Advisory Committee
- GARTC = Greater Albuquerque Recreational Trails Committee
- MRCOG = Mid-region Council of Governments
- UNM = The University of New Mexico

Element	ID	Policy Implemented	Priority	Action	Lead Agency	Coordination Required
A. Environment and Open Space						
Open Space Acquisition	A-1	13.1.1	Short-term	Prioritize open space acquisitions in Volcano Heights	City Open Space Division	Council
Transfer-of-Development Rights (TDRs)	A-2	13.1.3, 13.1.5	Medium-term	Create legal framework allowing TDRs in the City of Albuquerque or within Volcano Heights	Council/Legal	City Open Space Division
Monitoring Process for Blasting	A-3	13.1.9, 13.1.10	Medium-term	Create development process for sufficiently documenting existing conditions on a subject property and on adjacent natural resources within Escarpment Transition zone, abutting archaeological sites, and adjacent to Major Public Open Space prior to any blasting required by new development and/or infrastructure	City Open Space Division	City Development staff, Property Owners
B. Economic Development						
Economic Development & Recruitment	B-1	13.2.2, 13.2.6	Medium-term	Coordinate with property owners to form a BID and/or hire a master development coordinator	City Economic Development	Council, Property Owners
	B-2	13.2.6	Medium-term	Coordinate with property owners and Double Eagle Airport to recruit businesses for Volcano Heights	City Economic Development	Property Owners, Double Eagle Airport
C. Transportation						
Transit	C-1	13.3.2	Short-term	Identify a site for park and ride	ABQ RIDE	MRCOG, Property Owners, CNM, UNM
	C-2	13.3.4	Long-term	Identify a site for transit center	ABQ RIDE	MRCOG, Property Owners

CHAPTER IV: GOALS, POLICIES, AND IMPLEMENTATION

14.0 Implementation

TABLE 14.1 -IMPLEMENTATION MATRIX (CONT'D)

Element	ID	Policy Implemented	Priority	Action	Lead Agency	Coordination Required
Autos	C-3	13.3.5	Short-term	Add Primary Streets to FAABS Street Designations-Modify access policy to allow recommended intersections along Paseo del Norte and Unser Boulevard	MRCOG-DMD/ Planning	DMD/Planning Council, MPO, TCC, RAC, TPTG
	C-4	13.3.1	Medium-term	Study a grade-separated interchange when traffic and/or development conditions warrant	DMD/MRCOG	NMDOT, Planning, Bernalillo County
	C-5	13.3.9	Medium-term	Study truck access to Volcano Heights to determine sufficient routes	DMD/MRCOG	NMDOT, Planning, Bernalillo County
Bikes	C-6	13.3.16	Short-term	Coordinate multi-use trails along Unser Blvd. with 50-mile Bike Loop and decide which side of Unser Blvd. and Paseo del Norte the multi-use trail should go	DMD/Parks/ GABAC/GARTC	Mayor's Office
Peds	C-7	13.3.12	Long-term	Investigate grade-separated pedestrian crossings for Paseo del Norte and Unser Boulevard	DMD	Property Owners
D. Land Use and Urban Design						
Major Activity Center	D-1	13.2.1	Short-term	Update the Comprehensive Plan's Centers & Corridors Map to include Volcano Heights MAC	City Planning	Council
Coordination & Maintenance	D-2	13.4.9	Medium-term	Coordinate with property owners to form a BID to oversee implementation of the Plan and ongoing maintenance of private amenities accessible to the public.	City Economic Development	Council, Property Owners
E. Infrastructure						
Drainage Master Plan [110]	E-1	13.5.3	Short-term	Coordinate with property owners to create a Drainage Management Plan to identify needed infrastructure and plan for its implementation	AMAFCA	Property Owners, City Hydrology
Water/Wastewater	E-2	13.5.4, 13.5.5, 13.5.6	Medium-term	Coordinate with property owners on needed improvements to water systems and execution of necessary development agreements	ABCWUA	Property Owners
Utilities	E-3	13.2.7, 13.5.2	Medium-term	Coordinate with property owners on needed improvements to electric, gas, communications, and other dry utilities	PNM, NM Gas	Property Owners
PID/SAD/TIDDs	E-4	13.5.1	Medium-term	Coordinate with property owners to form PID/SAD/TIDDs when/as requested to fund infrastructure improvements	Council	Property Owners, State of New Mexico