



COMMUNITY MASTER PLAN

LEVEL A PLAN : JUNE 2005

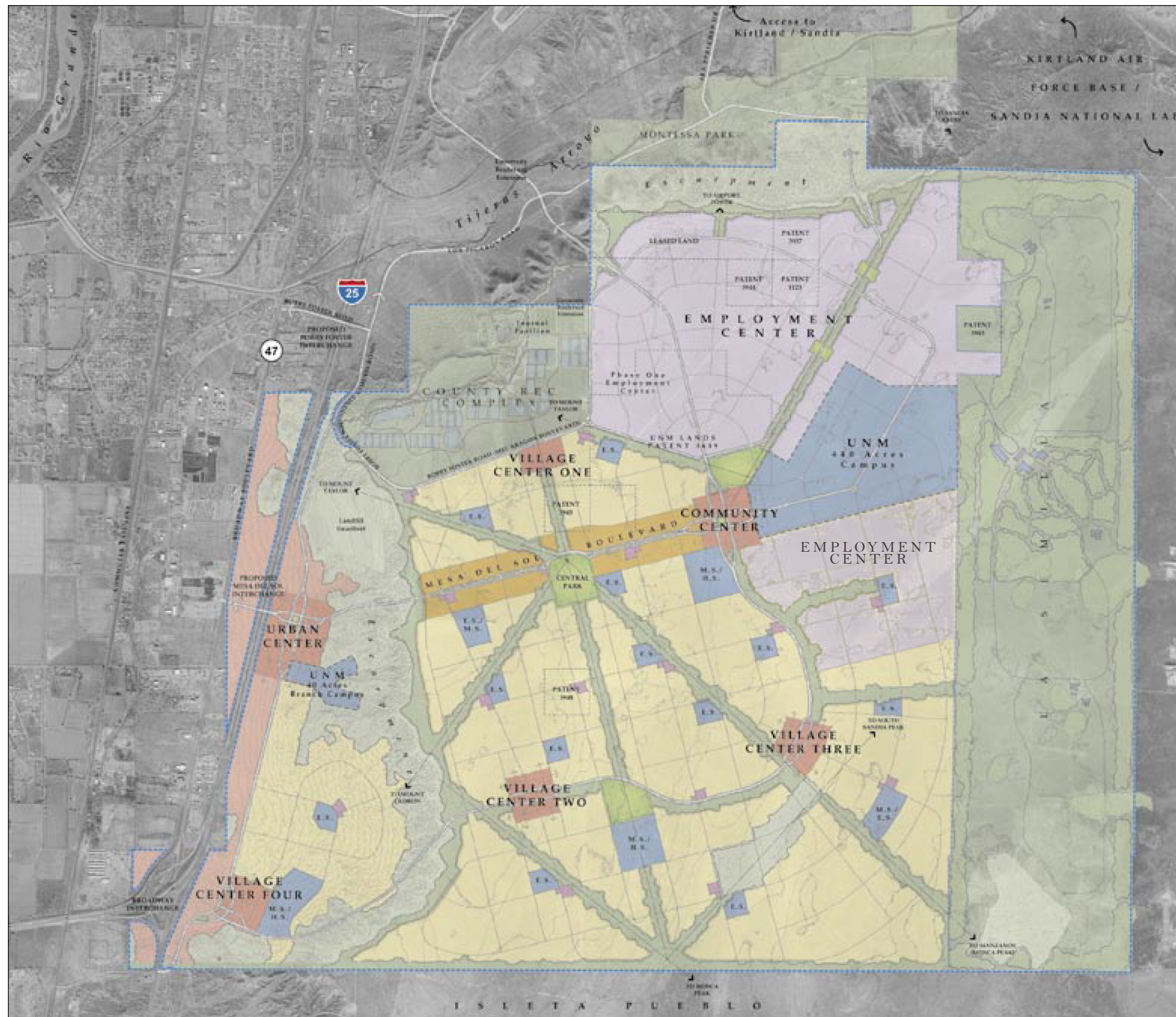
PROPOSED EMPLOYMENT CENTER EXPANSION AMENDMENT NOVEMBER 2022

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MESA DEL SOL
ALBUQUERQUE SOUTH MESA



MASTER PLAN

Figure 2-3

Legend

- Mixed Use Centers
- Neighborhood Centers
- Commercial
- Schools & UNM Land
- Office / R&D
- Corridor Residential
- Residential
- Large Parks
- Trunk Open Space Network
- Steep Slopes & Playas





2.2 Development Program and Proposed Land Use Districts

Table 2-1 below summarizes the development program for Mesa del Sol, which is illustrated in Figure 2-3, Master Plan.

Table 2-1. Development Program

DISTRICT	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units ¹
Employment Center	1,985	9,056,124	1,985
Highway Commercial	385	4,000,000	-
Campus	480	2,500,000	-
Urban Center	92	1,500,000	828
Community Center	61	700,000	819
Village Center One	24	200,000	492
Village Center Two	40	200,000	660
Village Center Three	40	200,000	660
Village Center Four	40	200,000	660
Residential	4,204	50,000	28,506
TOTAL	7,351	18,606,124	34,610

Notes:
1. Accessory units shall not count toward the maximum number of dwelling units listed.

The overall plan will include a minimum of 25 percent open space area inclusive of La Semilla and the Bernalillo County Regional Recreational Complex.

The Mesa del Sol development standards include eight land use districts, which are generally located as follows:

- Employment Center** - the northernmost portion of the mesa top including a 500-acre site on the southern boundary of the UNM campus is planned as a major employment district.
- Highway Commercial** – portions of Mesa del Sol adjacent to Interstate 25 are planned for a variety of commercial and employment uses.
- Urban Center** – located below the escarpment near the future Mesa del Sol interchange, the Urban Center is planned as the most intense mixed-use center at Mesa del Sol.
- Community Center** – on the northeastern portion of the mesa, the Community Center will provide services and housing opportunities at the juncture of the Employment Center, Campus and Transit Corridors.
- Village Centers** – Typically anchored by a grocery store and located along a primary roadway, Village Centers will provide retail services to surrounding neighborhoods, as well as professional office space, civic uses, and higher-density forms of housing. Three Village Centers are planned on the mesa top, with an additional Village Center below the escarpment.
- Residential Areas** – The central and southern portions of the mesa are planned as residential areas with a broad range of housing types. Schools, parks and neighborhood centers will be included within Residential Areas.
- Campus** – Land being retained by the University of New Mexico for future campus uses is located at the northeastern portion of the mesa top, next to La Semilla and the Employment Center, as well as a separate, smaller area adjacent to the Urban Center.
- Open Space** – Mesa del Sol’s extensive open space system includes the escarpment, south playa, and major parks and open space on the mesa, as well as La Semilla and the County Recreation Complex.
- More detailed descriptions of the various land use types follow. See Figure 7-1 for the locations and extents of the proposed land use districts. District boundaries will be legally described in future submittals.

2.2.1 Employment Center

The northernmost portion of the mesa top including a 500-acre site on the southern boundary of the UNM campus is planned as a major employment center. With convenient access to the Albuquerque International Sunport and I-25 via the Rio Bravo Interchange and University Boulevard/Rio Bravo Extension, this portion of the mesa top is well-suited to larger-scale employment requiring truck access, as well as larger-format office and research and development uses. Mesa del Sol is fortunate to have a back gate to KAFB, allowing for easy access without creating additional traffic congestion for the region. This easy access is a plus to attract out-of-state businesses that have in the past captured the business created from the work from KAFB partners. While a limited amount of supporting commercial and residential uses may also be developed within the Employment Center, the primary focus will be employment.

2.2.2 Highway Commercial

Portions of Mesa del Sol adjacent to I-25 are planned for a variety of employment-generating commercial uses. With good visibility from and future access to I-25, this area has the potential to attract manufacturing, warehousing, and distribution uses, as well as regional commercial uses.

2.2.3 Campus

The University of New Mexico will retain title to a total of 480 acres at Mesa del Sol for potential future campus use. A 40-acre parcel for a satellite campus will be located below the escarpment, adjacent to the Urban Center, along with a 440-acre tract on the mesa top.

2.2.4 Mixed-Use Centers

(Urban Center, Community Center, and Village Centers)

Planning for Mesa del Sol aims to coordinate the locations of retail uses, higher-density housing, transit, and public facilities in walkable, mixed-use centers that are easy to reach by car, transit, and bicycle and easy to walk around in once there. Walkable, mixed-use centers take the standard ingredients of development and arrange them in patterns that add up to more than the sum of their parts. Centers are focal points of services, jobs, housing, and retail that are located within walkable neighborhoods. Ideally, centers are memorable places that enrich the region's quality of life. They also help the region preserve its livability for future generations by making it easier to walk, bike, use transit, and make shorter and fewer auto trips. Mesa del Sol will have a range of centers that are desirable places to live, shop and do business because they are accessible, attractive and rich in amenities.

Centers are needed at a variety of scales. Smaller centers can place diverse housing choices within easy walking distance of parks, schools, and services and create a "park once and walk" environment for those who drive to a center. Larger centers can create synergies among civic, employment, retail, and residential uses, making places that are active throughout the day and evening and creating a market for high-quality transit service.

Connected street patterns encourage walking and bicycling within centers. Albuquerque neighborhoods built before 1945 typically had blocks of between three and five acres in size. Residents value the human scale and walkability of these older areas. New centers at Mesa del Sol will comply with the demands of the marketplace while recreating these valued qualities. The Urban and Community Centers may have larger-format retail and office uses that require larger blocks, but these can be balanced with residential areas that use smaller, human scale block sizes.

The following types of centers are proposed:

a. Urban Center

The Urban Center located at the base of the escarpment will be Mesa del Sol's largest and most concentrated walkable district of employment, housing, and retail. Designed to be served by a planned new I-25 interchange and a potential nearby commuter rail station, the Urban Center has the potential to attract people from all parts of the region. A 40-acre parcel adjacent to the Urban Center is being retained by the University of New Mexico for a potential branch campus.

The level of development contemplated for the Urban Center will require appropriate infrastructure, such as the interchange and access roads, parking structures, and high-quality transit service. Appropriate measures will be needed to manage auto traffic, including district-level parking strategies, the use of metered on-street parking to encourage turnover, traffic management strategies for events and an interconnected street system with continuous sidewalks, traffic calming measures and pedestrian facilities at intersections.

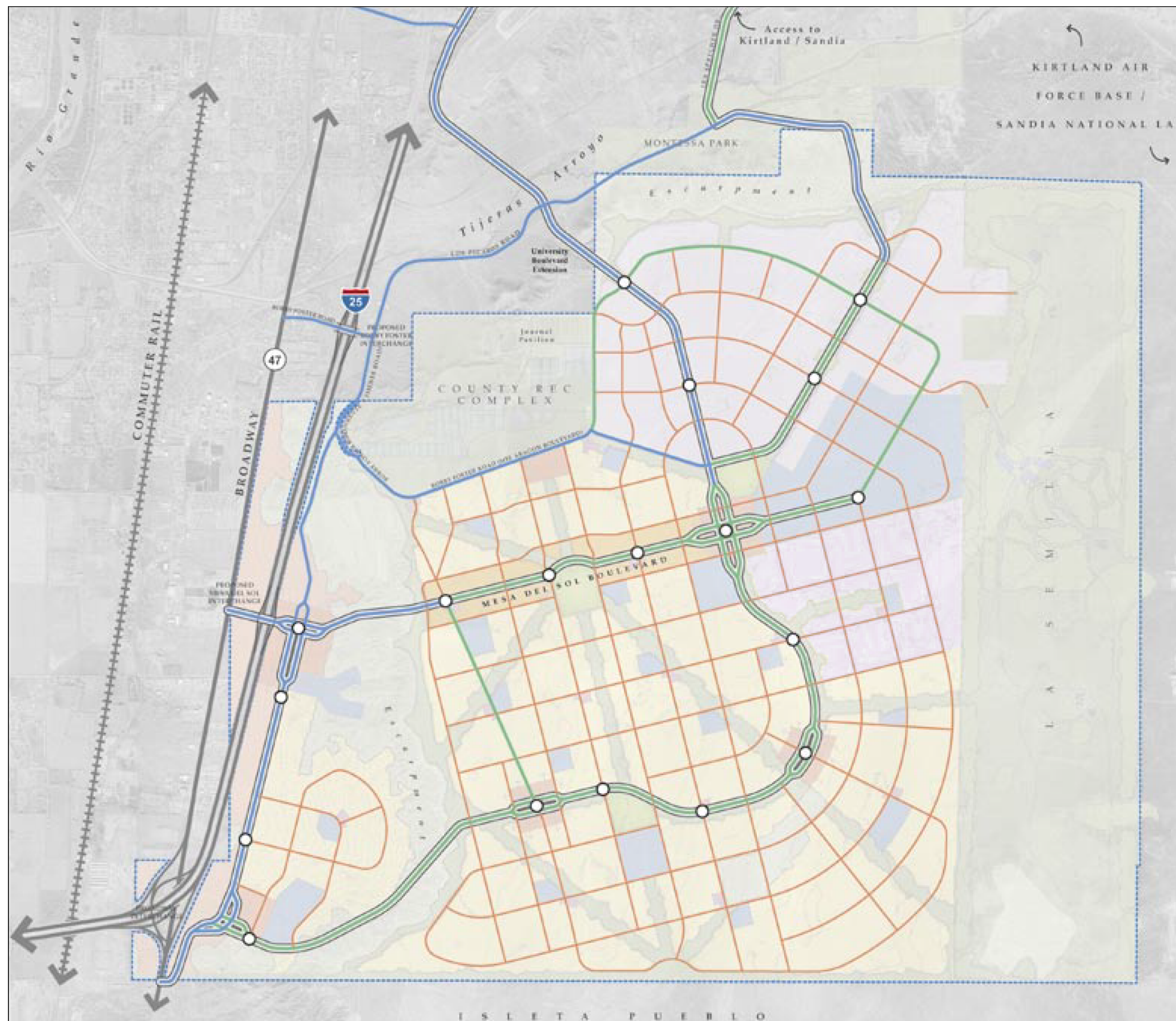
b. Community Center

The Community Center on the mesa will offer significant concentrations of jobs, housing and services in a walkable area that is served by, and visible from, several principal roadways and the primary transit boulevard. The Community Center will form a linchpin connecting Mesa del Sol's residential villages with the Employment Center and a potential UNM campus. The Community Center will incorporate retail uses, which may mean a community shopping center anchored by a supermarket, discount department store or large specialty/discount apparel store.

c. Village Centers

Village Centers will provide basic services to several surrounding neighborhoods and offer a range of housing choices concentrated around an existing or potential transit stop. To support viable retail services, they will typically require easy access and visibility from primary roadways. Mesa del Sol's Village Centers will provide focal points within a larger supporting area of predominantly single-family residential development, maximizing the opportunity for local destinations to be reachable by bicycle or a short auto trip. They are planned at intervals that provide a sufficient number of households to support a grocery










AUTO AND TRANSIT CIRCULATION

Figure 3-1

Legend

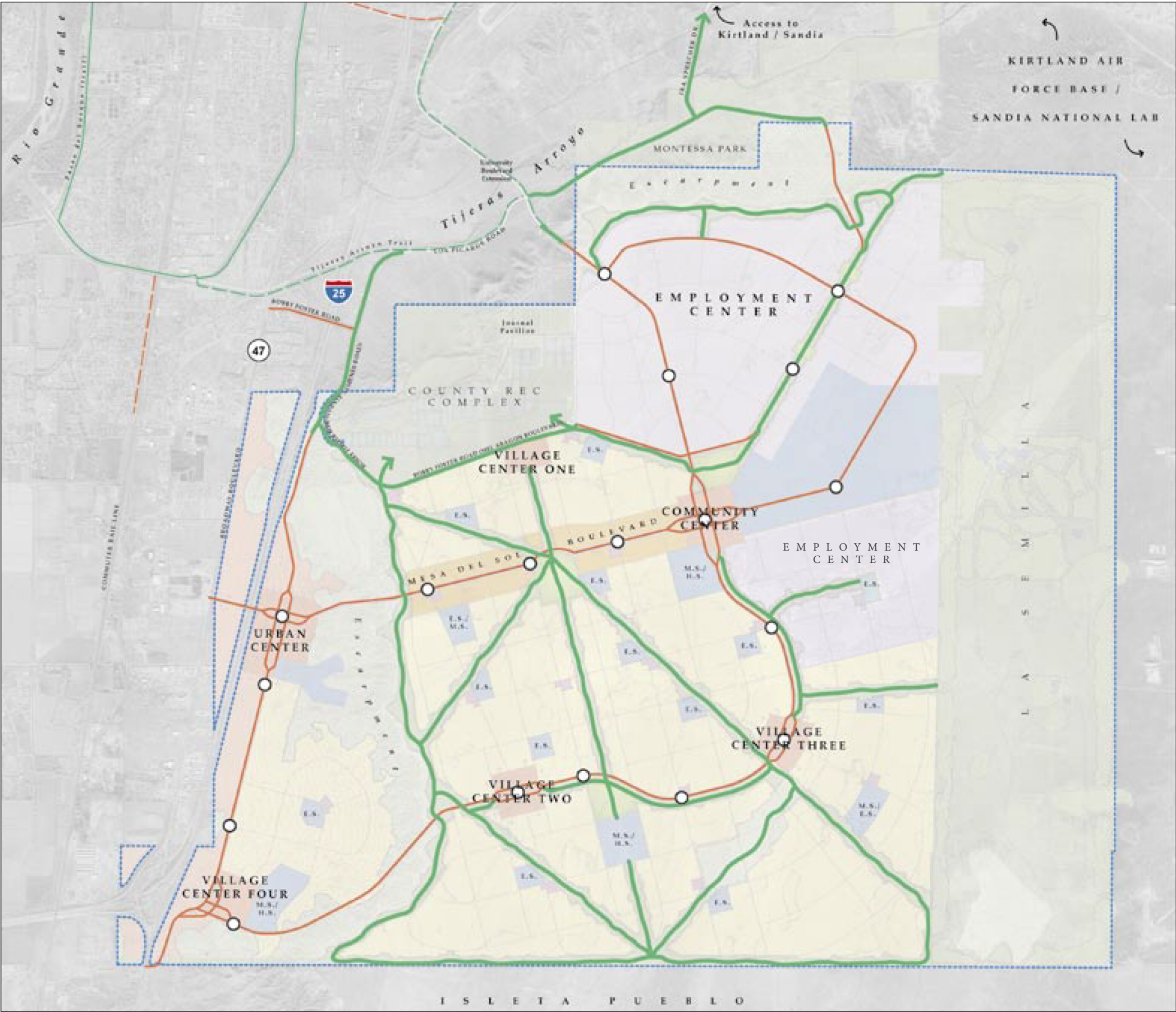
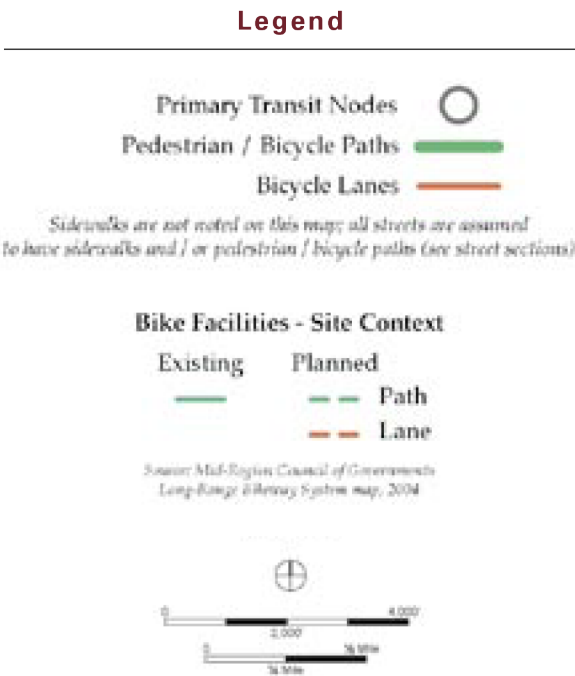
- Primary Transit Nodes 
- Trunk Transit Routes 
- Primary Roadways (Boulevards and Avenues)
 - 2 or 3 Lanes Each Direction 
 - 2 Lanes Each Direction 
- Connector Roads 

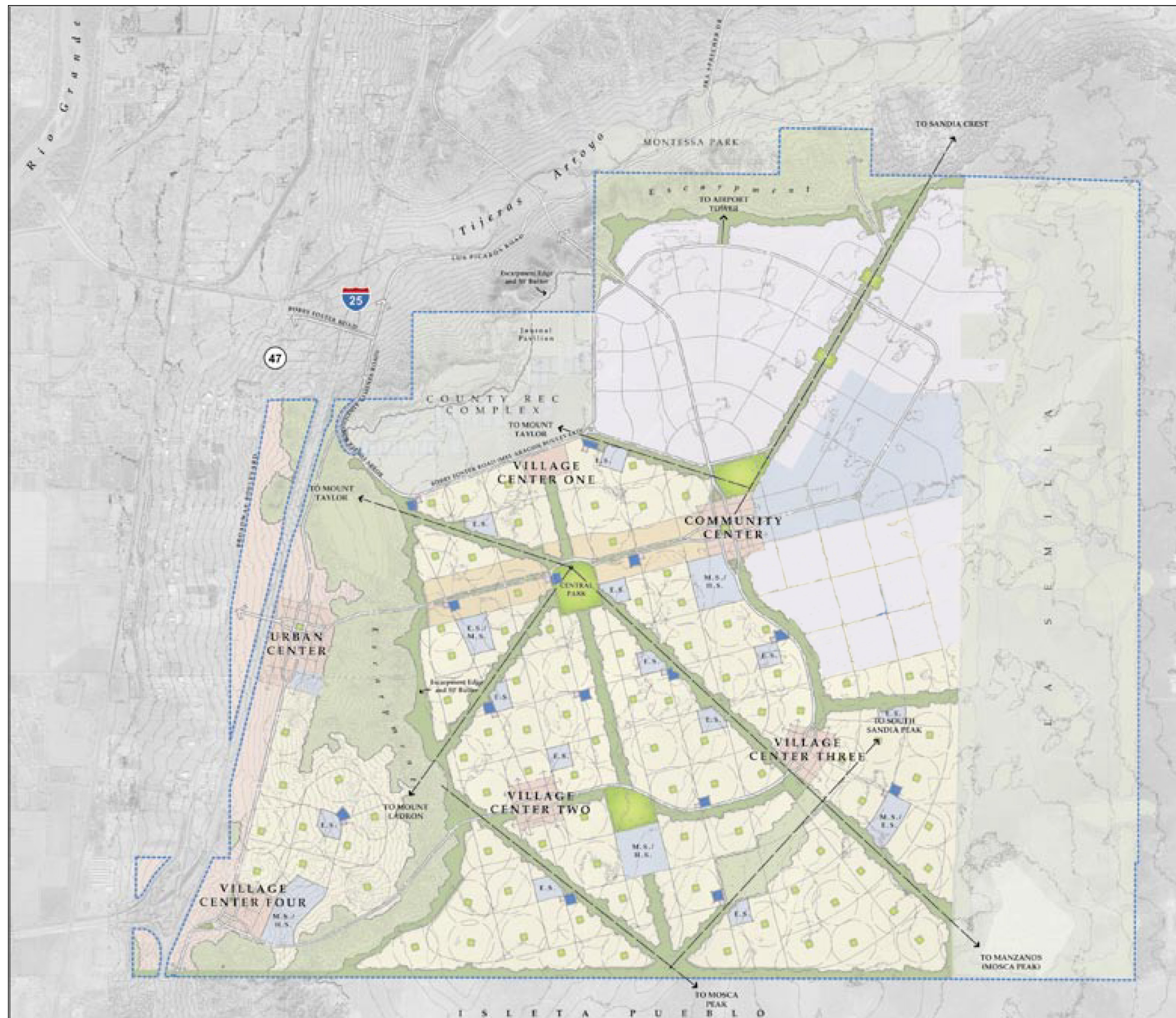
*Note: these road configurations and lane totals are preliminary.
The final transportation study will dictate actual laneage.
Some roadways may have phased construction.*



PEDESTRIAN AND BICYCLE CIRCULATION

Figure 3-3





OPEN SPACE AND PARK SYSTEM

Figure 4-1

Legend

- Neighborhood Centers / Pools
- Neighborhood Parks (diagrammatic)
(shown with 1/8 mile radii)
- Parks
- Trunk Open Space Network
- Steep Slopes & Playas



STORMWATER
MASTER PLAN

Figure 5-3

Notes

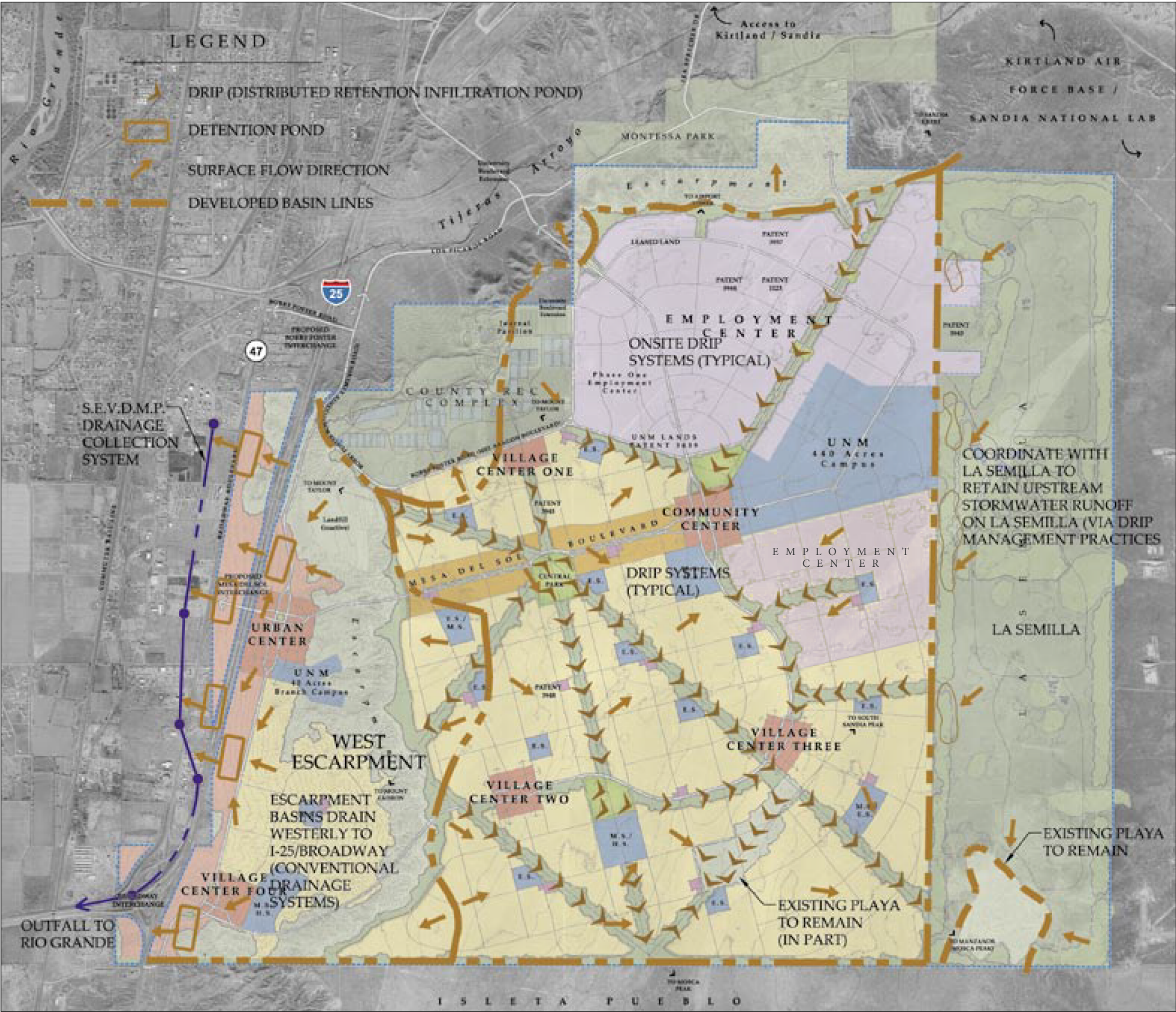
- THE SITE CONSISTS OF 2 MAJOR AREAS: THOSE AREAS THAT DRAIN TO NATURAL PLAYA BASINS (MESA TOP) AND THOSE AREAS THAT NATURALLY DRAIN TO THE WEST (ESCARPMENT AREA).
- SHOWN FACILITIES ARE ILLUSTRATIVE ONLY.

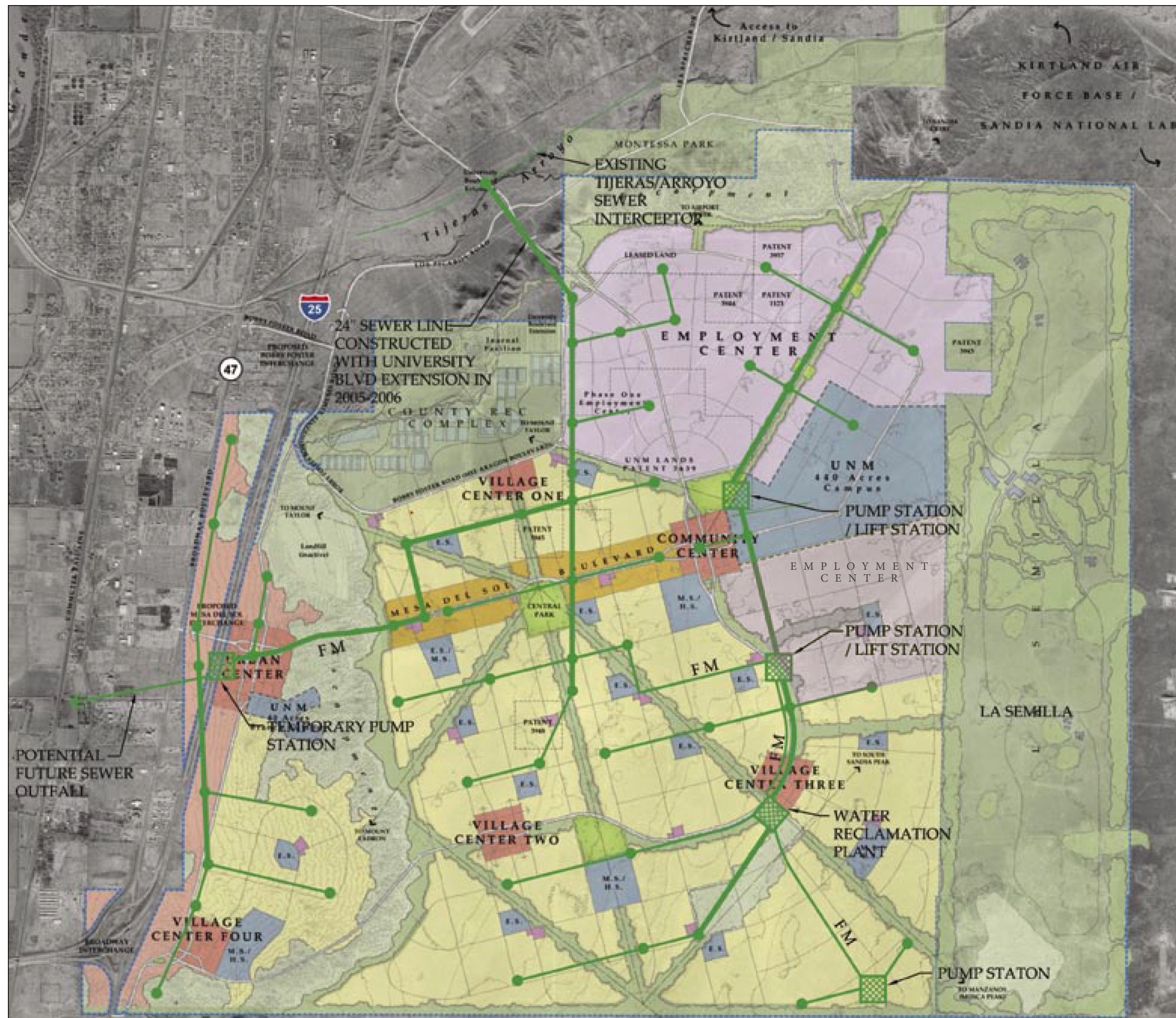
MESA TOP AREA

- DRAINAGE MANAGEMENT CONCEPT PLAN USES DISTRIBUTED RETENTION/INFILTRATION PONDS (DRIPS) TO COLLECT ALL FLOWS GENERATED ON THE MESA TOP IN THE RESIDENTIAL LANDS.
- NON-RESIDENTIAL LANDS (I.E. EMPLOYMENT CENTER, UNM, PUBLIC SITES) MAY UTILIZE SHARED ONSITE DRIP SYSTEMS.

WEST ESCARPMENT

- THE DRAINAGE MANAGEMENT CONCEPTS CONSIST OF COLLECTING RUNOFF IN DETENTION PONDS AND DISCHARGING STORM WATER TO A LARGE STORM WATER DETENTION BASIN AS PROPOSED BY THE AMAFCA STUDY ENTITLED "SOUTHEAST VALLEY DRAINAGE MANAGEMENT PLAN", DATED JAN. 1988. THE DETENTION POND DISCHARGES TO THE RIO GRANDE.








SANITARY SEWER MASTER PLAN

Figure 5-5

Notes

Major facility locations are illustrative only.

Legend

-  Gravity Sewer Line
-  FM Force Main
-  Lift Station / Pump Station



This chapter defines the proposed development standards for Mesa del Sol.

Development Standards

7.1 Description of Land Use Districts

Eight land use districts are proposed for Mesa del Sol, as shown in Figure 7-1. Each category encompasses a different mix and intensity of uses. The categories and their general locations are as follows:

Urban Center – below the escarpment near the future Mesa del Sol interchange.

Community Center – on the northeastern portion of the mesa, at the juncture of the Employment Center, Campus, and Transit Corridor.

Village Centers – at the junction of four to six neighborhoods, along a primary roadway. Three Village Centers are planned on the mesa top, with an additional Village Center possible below the escarpment.

Residential – central and southern portions of the mesa.

Employment Center - the northernmost portion of the mesa top including a 500-acre site on the southern boundary of the UNM campus is planned as a major employment district.

Highway Commercial – adjacent to Interstate 25.

Campus – at the northeastern portion of the mesa top, adjacent to the Employment District, Community Center, and La Semilla.

Open Space – the northern and western escarpments, a buffer on the southern boundary and the south playa.

Further description of the proposed land uses is provided in the Chapter 2, Land Use. Open Space uses are discussed further in Chapter 4, Environment and Open Space.

7.2 Permissive Uses

Table 7-1 summarizes the types of uses that are permissive in each of the proposed land use designations.

In the Open Space District, only minimal structures such as community recreation facilities and interpretive centers are permissive.

7.2.1 Additional Permissive Use

In addition to the permissive uses in the indicated City of Albuquerque Zoning Districts, the following additional use is permissive:

a) Accessory Units.

Up to 50 percent of detached single-family dwellings in the Residential District may have an accessory unit. “Accessory unit” means a second dwelling unit on a single-family lot, consisting of not more than 750 square feet and not more than one bedroom, and incorporating separate bath and kitchen facilities and a separate entrance from the outdoors. Accessory units may be attached to or detached from the main dwelling unit.

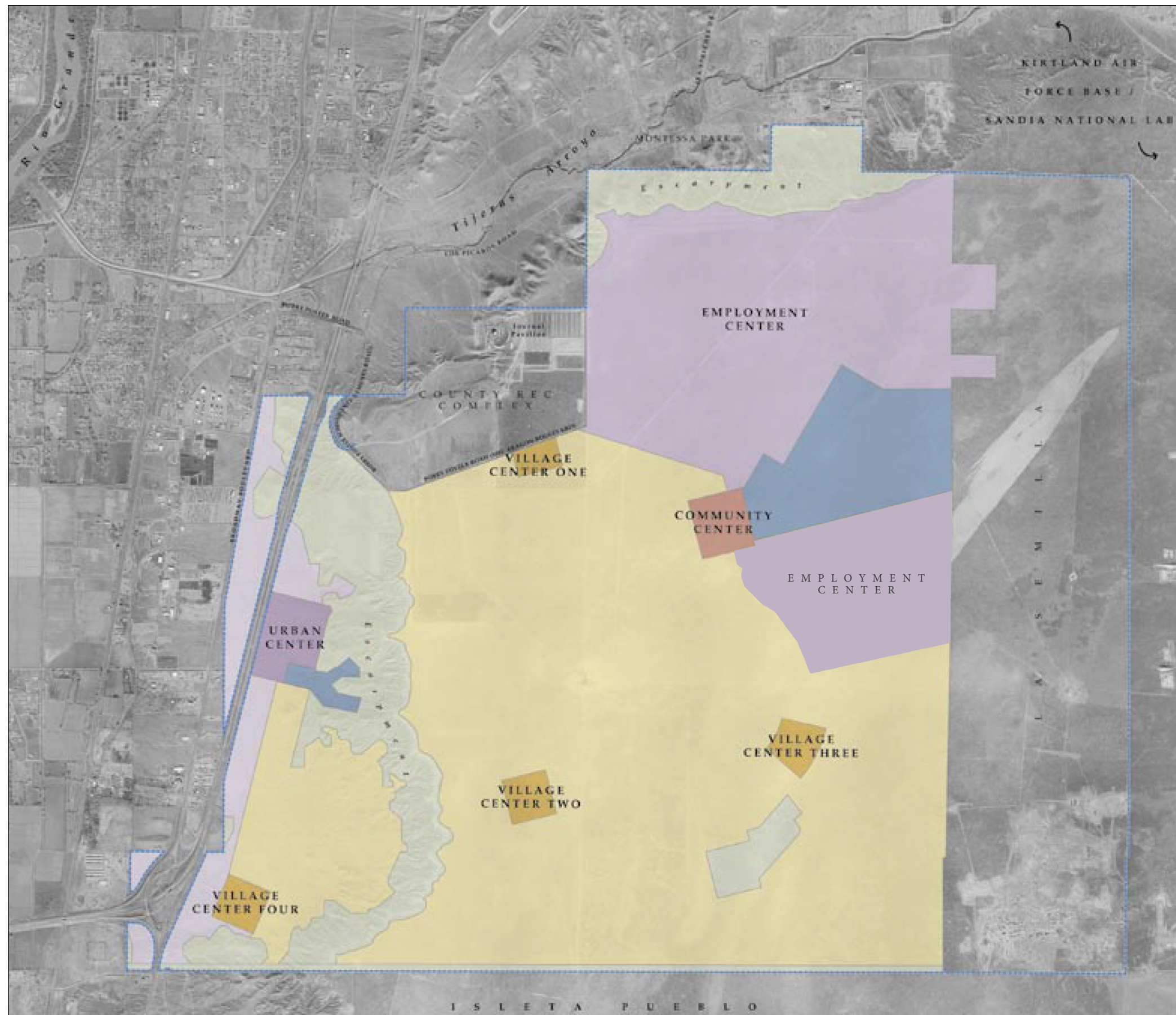
7.3 Development Standards

The maximum development program and permitted intensities for each land use district (subject to traffic analysis) are shown in Table 7-2 below. Setbacks will be defined in future submittals.

The project design will include a minimum of 25 percent open space including La Semilla and The Bernalillo Recreation Complex. As the design and review process continues, the applicant will identify the amount of open space per phase and may allocate a proportionate share of the adjacent open space areas to the planning area being reviewed. The planning area must include a minimum of 12.5 percent open space within its boundaries.

7.4 Off-Street Parking

Standards for off-street parking for residential uses at Mesa del Sol are shown in Table 7-3 below. Parking requirements for non-residential uses will be in accordance with the City of Albuquerque Zoning Code. Parking strategies are discussed in Section 2.3 of the Level A Plan, and supporting material is provided in the technical appendices.



LAND USE DESIGNATIONS

Figure 7-1

Legend

- Urban Center
- Community Center
- Village Centers
- Campus
- Employment District
- Highway Commercial
- Residential Villages
- Open Space



Table 7-1. Permissive Uses by Land Use District

X = Uses permissive in the Zone District(s) indicated shall be permissive within the indicated Mesa del Sol Land Use District, subject to the development program limits in Table 7-2.

CITY OF ALBUQUERQUE ZONING DISTRICT	MESA DEL SOL LAND USE DISTRICT						
	Employment Center	Highway Commercial	Urban Center	Community Center	Village Centers	Residential	Campus
R-1 Residential						X	
R-T Residential		X	X	X	X	X	
R-G Residential		X	X	X	X	X	
R-2 Residential		X	X	X	X	X	
R-3 Residential	X	X	X	X	X	X	
RC Residential/Commercial	X	X	X	X	X	X	
O-1 Office and Institution	X	X	X	X	X		X
C-1 Neighborhood Commercial	X	X	X	X	X	X	
C-2 Community Commercial	X	X	X	X			
C-3 Heavy Commercial	X	X	X				
M-1 Light Manufacturing	X	X					
IP Industrial Park	X	X					

Table 7-2. Development Standards

ZONE	Acres (gross)	Max. commercial SF	Max. comm. avg. FAR (1)	Max. FAR (2)	Max. height (feet)	Max. DU	Max. avg. gross du/ac (1)	Max. net density (2)
Employment Center	1,985	9,056,124	0.14	4.0	80	1,985	1	30
Highway Commercial	385	4,000,000	0.24	2.0	40	-	-	-
Campus	480	2,500,000	0.12	2.0	60	-	-	-
Urban Center	92	1,500,000	0.37	4.0	60	828	9	60
Community Center	61	700,000	0.24	2.0	40	819	13	40
Village Center One	24	200,000	0.19	1.0	35	492	21	35
Village Center Two	40	200,000	0.11	1.0	35	660	17	35
Village Center Three	40	200,000	0.11	1.0	35	660	17	35
Village Center Four	40	200,000	0.11	1.0	35	660	17	35
Residential Villages	4,204	50,000	-	N/A	35	28,506	7	35
TOTAL	7,351	18,606,124				34,610		

Notes:
1. Maximum average gross density/FAR of entire acreage of district or center, regardless of use.
2. Maximum net density of any residential parcel, block or project.
3. Accessory units shall not count toward the maximum number of dwelling units listed.

Table 7-3. Residential Off-Street Parking Requirements

Apartments or condominiums	2 spaces for units with 3 or more bedrooms
	1.5 spaces for units with 2 bedrooms
	1 space for units with 1 bedroom or studio units
House or townhouse	2 covered spaces per unit
Accessory unit	0 spaces per unit