Table of Contents

A. Introduction

B. How to Use This Plan

C. Traffic Movement, Access Management, and Roadway Design

DRAFT

DRAFT

List of Maps [partial list]

List of Tables pending

DRAFT

List of Figures pending

Acknowledgements

Transportation Element

- Richard Costales, COA DMD
- Debbie Bauman, COA DMD
- Russell Brito, COA Planning Department
- Sara Mancini, COA City Council
- Diane Dolan, COA City Council
- Bruce Rizzieri, ABQ RIDE
- Andrew de Garmo, ABQ RIDE
- Lawrence Kline, ABQ RIDE
- Tony Abbo, NMDOT
- Priscilla Benavides, NMDOT
- Terry Doyle, MRCOG
- Richard Meadows, Bernalillo County
- Jeanne Wolfenbarger, Bernalillo County
- Chris Baca, Vector Engineering
- Karen Aspelin, Vector Engineering
- David Pennington, Parsons Brinckerhoff
- Jim Heimann, Parsons Brinckerhoff
- Mike Corlett, Planning Technologies
- Martin Lewis, Planning Technologies
- Paul Barricklow, Lee Engineering
- AJay Singh, Lee Engineering

Design Overlay Zone Element [pending]

DRAFT

1.0 Executive Summary

The Coors Corridor Plan (the Plan) aims to improve the transportation function of Coors Blvd. and Coors Bypass and to protect the scenic resources of the corridor as it continues to develop with a mix of uses that better serve residents of the West Side.

Coors Blvd./Bypass forms the primary north-south thoroughfare on the city's West Side. It intersects seven east-west roadways that cross the river and connect the West Side to other parts of the metropolitan area. A key purpose of the Plan is to improve conditions for all modes of transport in the coming years.

While much urban development has occurred within the Coors Corridor since the original plan was adopted in 1984, vacant land remains to be developed and opportunities for redevelopment are expected to increase over time. The Plan is the City's most detailed planning and regulatory document for addressing and guiding future transportation and urban development within this important corridor.

This Plan replaces the Coors Corridor Plan adopted in 1984. Significant changes along the Coors Corridor and difficulties in interpreting elements of the original Plan led to the need for a major update.

Two specialized studies were completed to inform the Plan. The first addressed the scenic assets of the corridor and the second its transportation function. More information on these studies can be found in the Appendix (see F.Xref)

The transportation component of the Plan provides policies, regulations and project recommendations for the right-of-way of Coors Blvd. and Coors Bypass, which affect some adjacent properties. The Plan also includes policies and regulations that apply to site and building design on properties under City jurisdiction. These constitute a Design Overlay Zone (DOZ), but do not establish land uses or change the underlying zoning on any property within the Plan area. In addition to general standards, more specific regulations help preserve views of the Sandia Mountains and bosque. Projects are also recommended to enhance the public's enjoyment of views in the corridor and help complete the multi-trail network.

2.0 Natural Setting

The Coors Corridor is located on the west side of the Rio Grande, and Coors Blvd. and Bypass are elevated above the historic floodplain. South of Western Trail/Namaste Rd. the roadway is located on the mesa top, while north of this divide it lies on a bench along the floodplain edge. In this area, the drop in elevation east of Coors Blvd. and its north/northeast orientation contribute to the dramatic views of the bosque and the Sandia Mountains.

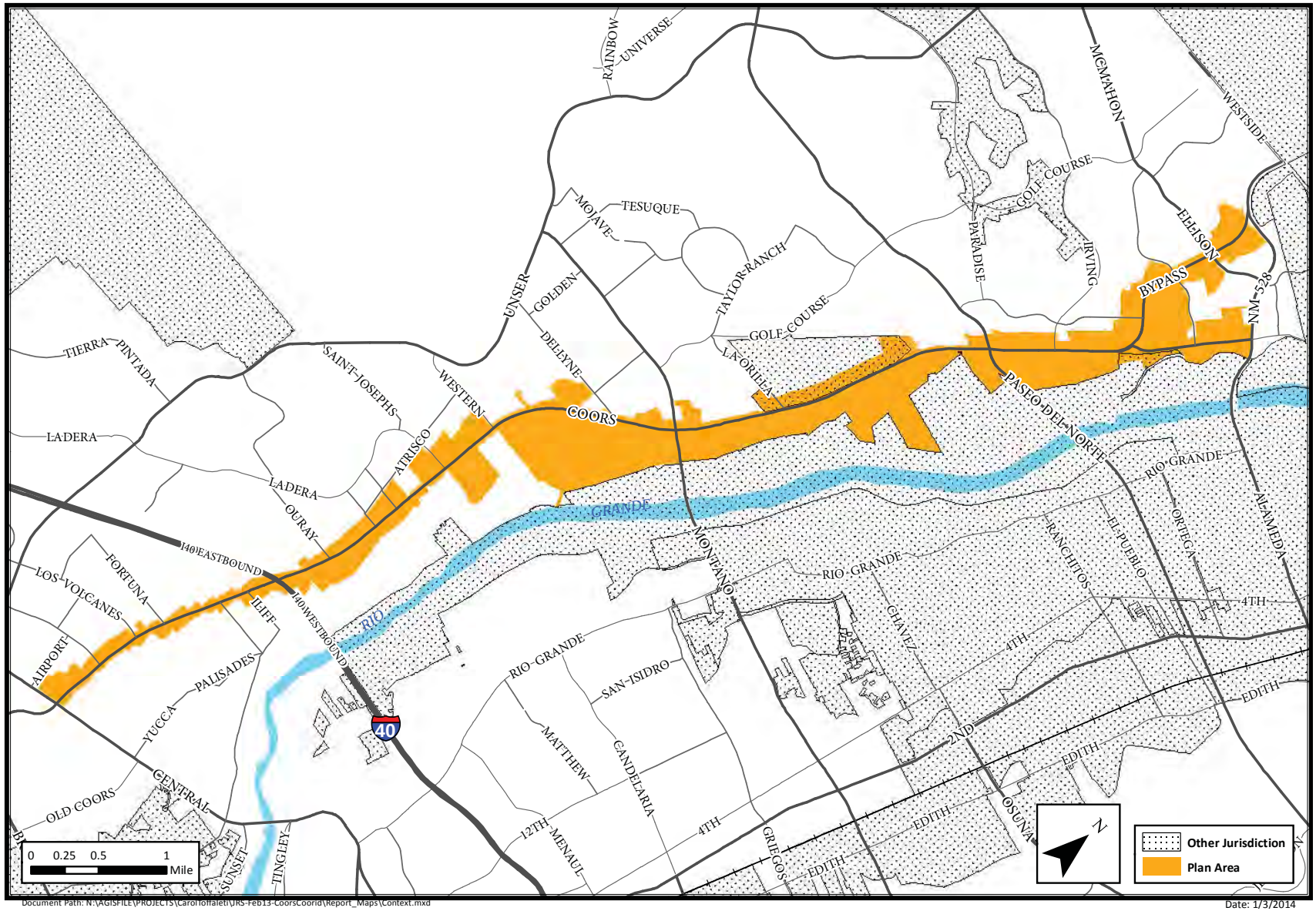
The formation of the Rio Grande rift left behind a volcanic escarpment and dormant volcanic cones to the west, a verdant river valley running through its center, and the Sandia Mountains to the east. These features are primary way-finding elements within Albuquerque and create the views appreciated by residents on the West Side and everyone, including commuters and visitors, traveling along the Coors Corridor.

Arroyos drain the upland areas through the volcanic escarpment and mesa, and down into the valley where they flow into the Rio Grande. The diversion of water into constructed acequias or canals for flood irrigation of fields dates from early historic times. Today, the ditches and the land inside the levees along the Rio Grande support the remaining mosaic of floodplain vegetation and many ditch banks have become informal recreational trails.

City Open Space areas preserve important natural and cultural resources within the corridor and provide access points and interpretation opportunities, including at the San Antonio Arroyo, the Open Space Visitor Center and the Pueblo Montaño Parking Area.

DRAFT

A. Introduction



Map A-1: *Overall Plan Area of Coors Corridor*

3.0 Plan Area

The overall Plan area encompasses 2,110 acres and the Corridor extends approximately 10 miles from Central Ave. at its southern end to Alameda Blvd. at its northern end. Before meeting Alameda, the corridor splits into two branches: Coors Bypass (the continuation of NM 45) and Coors Blvd. (NM 448). The northern Plan area includes both branches of Coors. (See MapAXref)

The width of the Plan area is generally limited to properties along Coors Blvd. and Coors Bypass. However, it expands to the edge of the Rio Grande State Park north of the alignment of Western Trail and Namaste Rd. in order to ensure that future development and redevelopment maintain a portion of the views to the Sandia Mountains and bosque.

3.1 The boundary of the Plan area follows parcel lines current as of the Plan's adoption. Future replatting of properties may affect the location of the boundary over time. The Plan's intent is for the boundary to be aligned with City parcel lines and therefore to encompass the entirety of City parcels that meet the criteria listed in Table AXref.

3.2 The total Plan area is divided into three regulatory sub-areas (see Maps AXref) according to the distinct conditions of each sub-area and how the Plan addresses these differences through policies, regulations and project recommendations:

i) Transportation (T) - This sub-area indicated by a blue line follows the entire length of Coors Blvd. and Coors Bypass, but only encompasses properties that adjoin or have direct access to the roadways. It is where the transportation policies and requirements apply.

ii) Design Overlay Zone (DOZ) - This sub-area follows Coors Blvd. only and extends from just north of Central Ave. to the northern boundary of the Plan area (see dashed red line).The general development regulations apply throughout this sub-area.

iii) View Preservation (VP) - This sub-area, indicated by a green boundary, extends from Western Trail/Namaste Rd. to Alameda and covers the area east of Coors Blvd. to the Corrales Riverside Drain. This is where the view preservation regulations apply, in addition to the DOZ regulations.

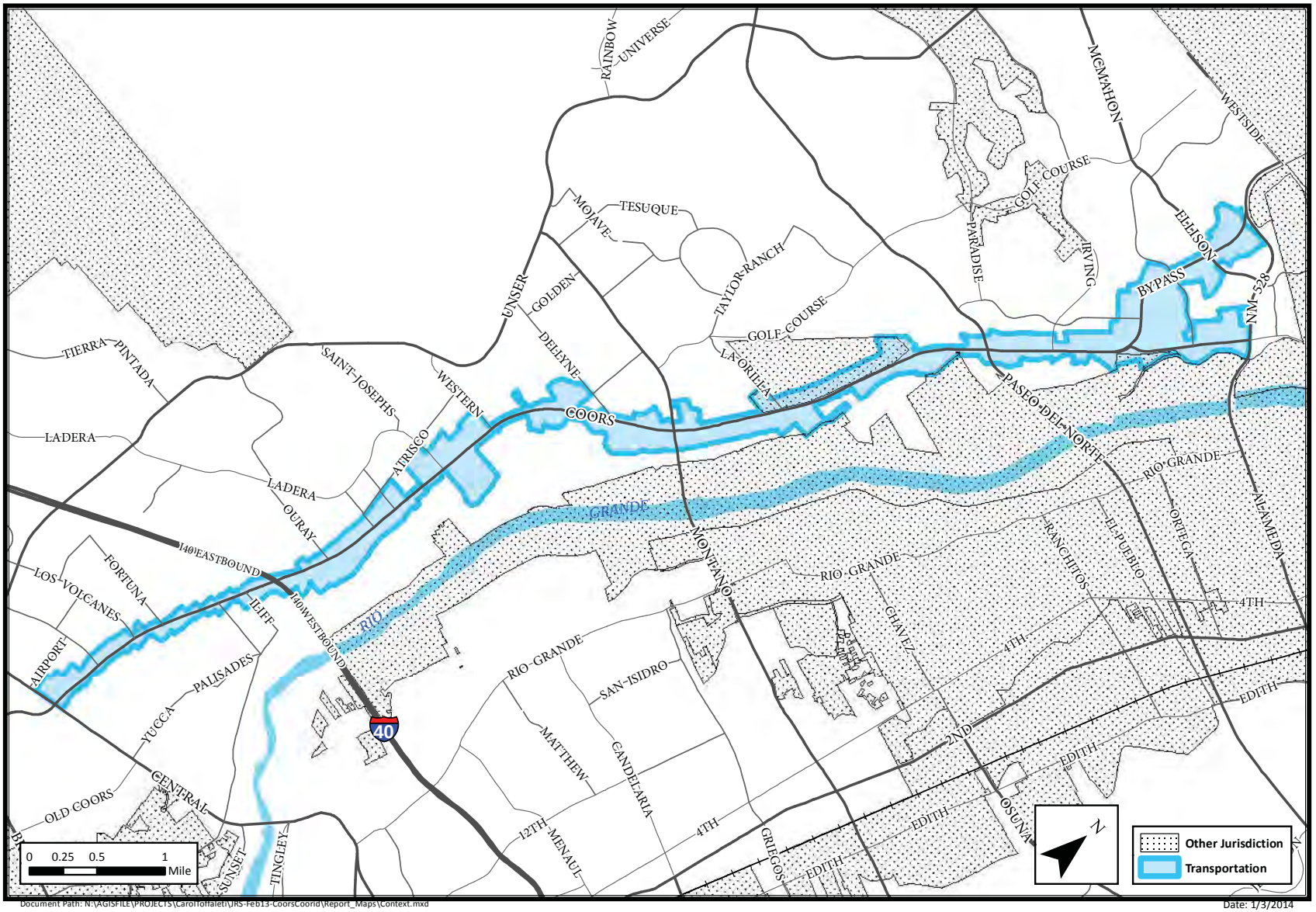
Note that these sub-areas overlap and that properties may therefore be subject to one or more sets of policies and regulations.

Location South to North	Criteria for inclusion in Plan area	Regulatory Sub-Area
along Coors Blvd. - from Central Ave. to Avalon Rd.	properties fronting, contiguous to or directly accessing Coors Blvd.	T
along Coors Blvd. - from Avalon Rd. to Western Tr. & Namaste Rd.	properties within City limits and fronting, contiguous to or directly accessing Coors Blvd.	T + DOZ
along/near Coors Blvd. - from Western Tr. & Namaste Rd. to Alameda Blvd.	Westside: properties within City limits fronting, contiguous to or directly accessing Coors Blvd.	T + DOZ
	Eastside: properties within City limits between Coors Blvd. and Corrales Riverside Drain	T + DOZ + VP
along Coors Bypass	properties fronting, contiguous to or directly accessing Coors Bypass	T
T: Transportation *DOZ: Design Overlay Zone (general design regulations)* *VP: View Preservation regulations (within DOZ)*		

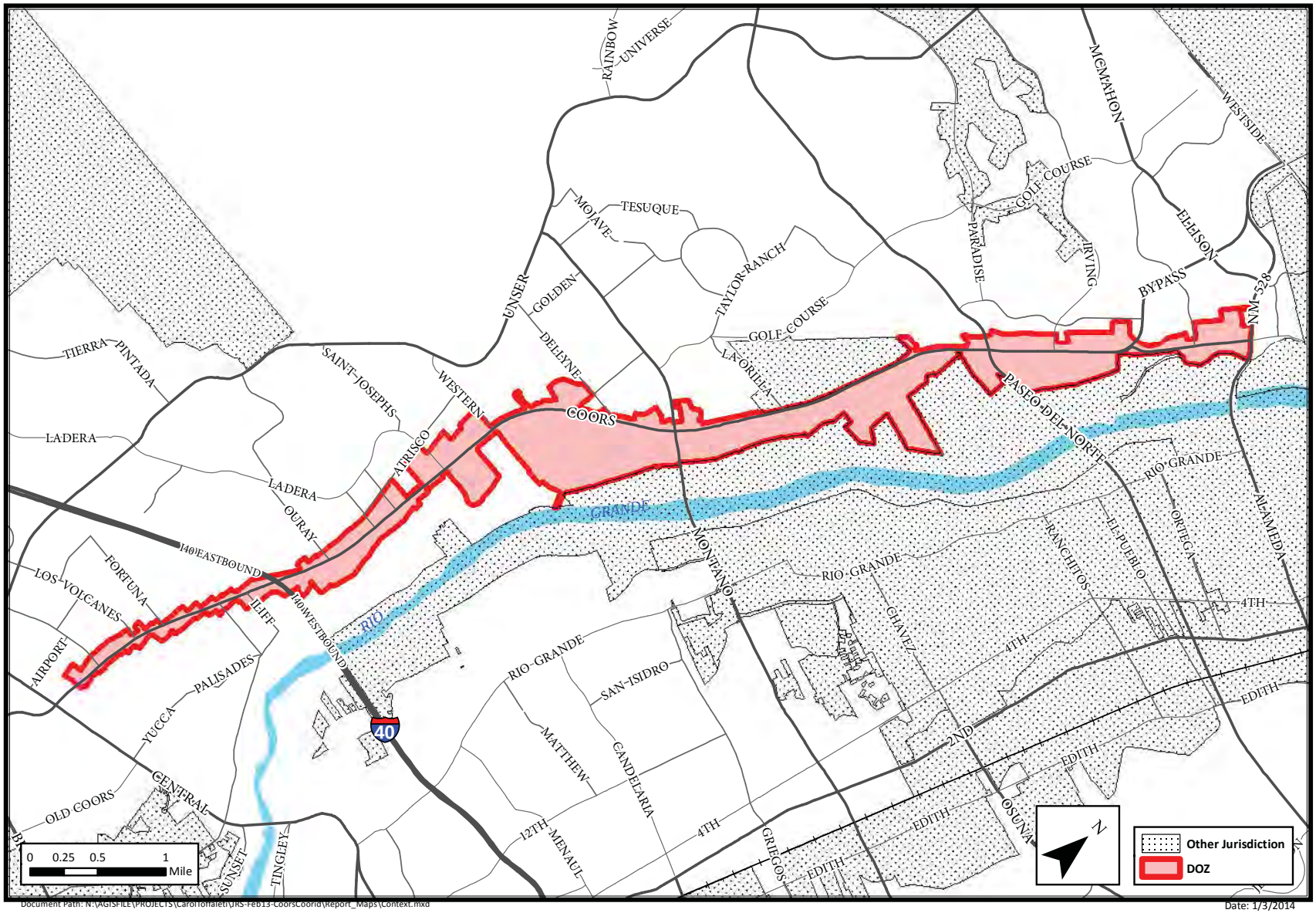
Table A-1: *Regulatory Sub-Areas within the Coors Corridor*

DRAFT

A. Introduction

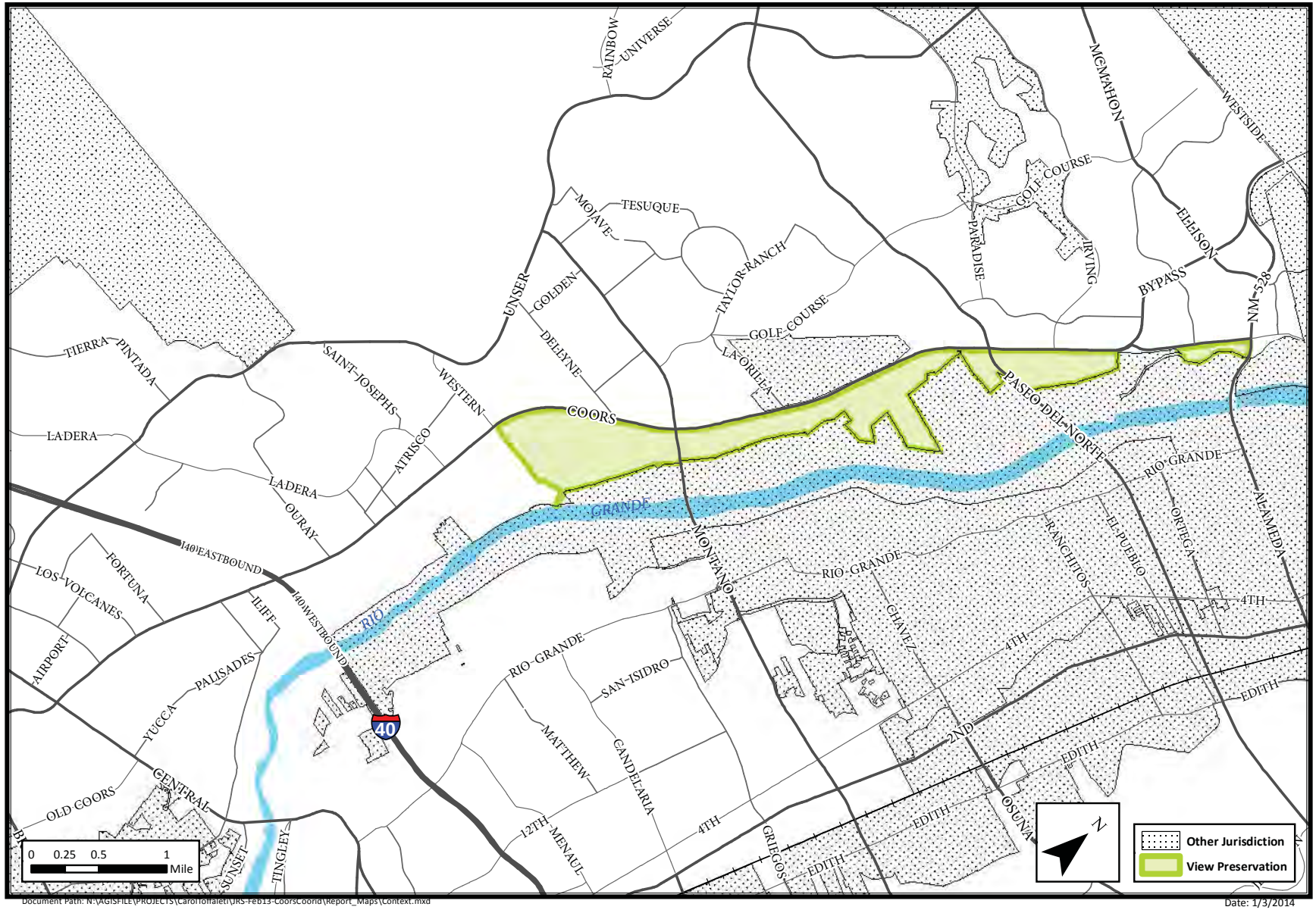


Map A-2: *Transportation Sub-Area*



Map A-3: *Design Overlay Zone Sub-Area*

A. Introduction



Map A-4: *View Preservation Sub-Area*

To provide more detail, many of the thematic maps in the Plan are presented as a series of three or more maps that, in combination, cover the part of the Corridor pertinent to the theme. They move from south to north and the divisions are solely for practical reasons.

4.0 Conformance with Higher-Ranked Plans

The Coors Corridor Plan is a Rank 3 plan within the City's three-tier hierarchy of plans. Rank 3 plans are the most detailed plans, which cover neighborhoods or road corridors with common characteristics. Rank 3 plans are meant to be consistent with higher-ranked plans. However, their policies and regulations are also closely tailored to the conditions and long-term vision that are specific to their plan area. The higher-ranked plans relevant to the Coors Corridor Plan are:

4.1 The Albuquerque/Bernalillo County Comprehensive Plan (1988, amended through 2013)

This is the Rank 1 plan that sets the basic long-range policy for the development and conservation of the City and unincorporated area of the County.

4.2 West Side Strategic Plan (1997, amended through 2011)

This Rank 2 area plan provides a policy framework to guide growth on Albuquerque's West Side, one that reflects its position within the metropolitan area along with its own conditions and community values.

4.3 2035 Metropolitan Transportation Plan

A Metropolitan Transportation Plan (MTP) is adopted every five years by a Board comprised of locally elected officials from the counties and municipalities in the region, along with representatives of the New Mexico Department of Transportation (NMDOT). The MTP evaluates the current transportation system, considers probable growth scenarios and envisions an appropriate future transportation system. To guide implementation, it proposes regional investments over a 20-year cycle in shorter cycles, within the Transportation Improvement Program (TIP). The TIP describes projects in more detail and identifies federal and other potential funding sources. The MTP includes Long Range System Maps for Roadways and Bikeways, along with a vast amount of other information.

4.4 Facility Plans

The following Rank 2 City plans focus on particular landscape features or infrastructure that are located within or next to the Coors Corridor Plan area and are addressed in its policies and regulations:

i) Major Public Open Space Facility Plan (1998/1999)
ii) Bosque Action Plan (1993).
iii) Facility Plan for Arroyos (1986).
iv) Trails & Bikeways Facility Plan (1996) [1]
v) Albuquerque Comprehensive On-street Bicycle Plan (2000) [2].
vi) Electric System, Transmission and Generation 2010-2020 (2012)

These higher-ranked plans and their relevance to the Coors Corridor Plan are described in more detail in the Appendix (see F XRef).

1 is being replaced by a consolidated city plan for off-street multi-use trails and on-street bikeways

2 see footnote 1

DRAFT

A. Introduction

5.0 Jurisdictions

5.1 The Coors Corridor Plan area falls under the jurisdiction of several government entities and agencies:

i) The public right-of-way of Coors Blvd. and Coors Bypass (collectively NM45 and NM448) is under the jurisdiction of the New Mexico State Deparment of Transportation (NMDOT). Other public roads are owned and operated by the City of Albuquerque or Bernalillo County.

ii) The Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) owns and/or manages several east-west arroyos that flow into valley drains or the Rio Grande.

iii) The Middle Rio Grande Conservation District owns and manages the network of irrigation ditches and canals that run between Coors Blvd. and the bosque.

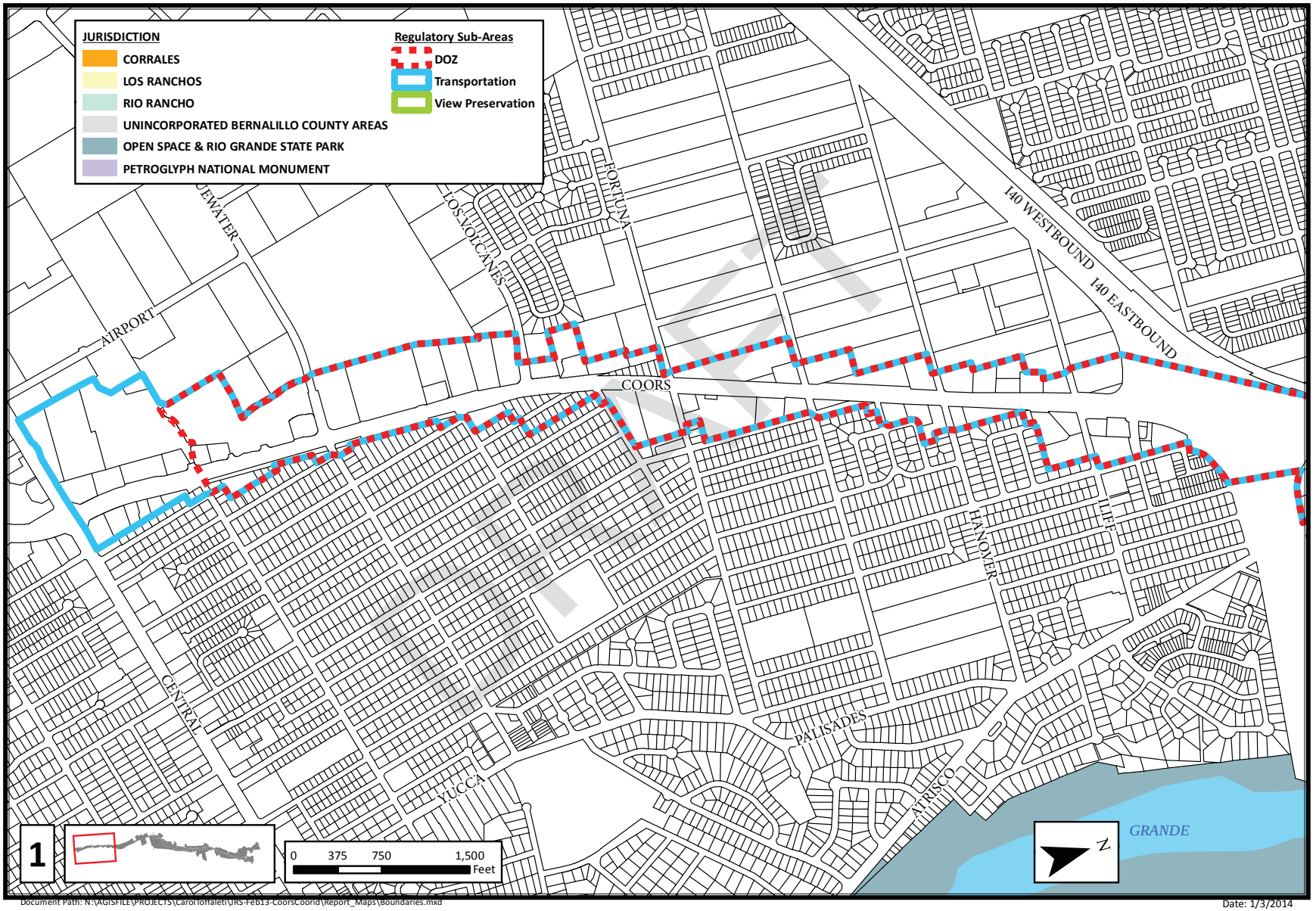
iv) The Federal Bureau of Indian Affairs owns, and currently operates, the Southwest Indian Polytechnic Institute (SIPI) on a campus of approximately 165 acres located southeast of Coors/Paseo del Norte.

v) Properties that protect archeological, cultural or natural resources and provide for public recreation are owned and/or managed by the federal, state or city government.

vi) The City has general jurisdiction over the majority of the land area, while the County has jurisdiction over portions of the area north of La Orilla Rd. within the Transportation sub-area.

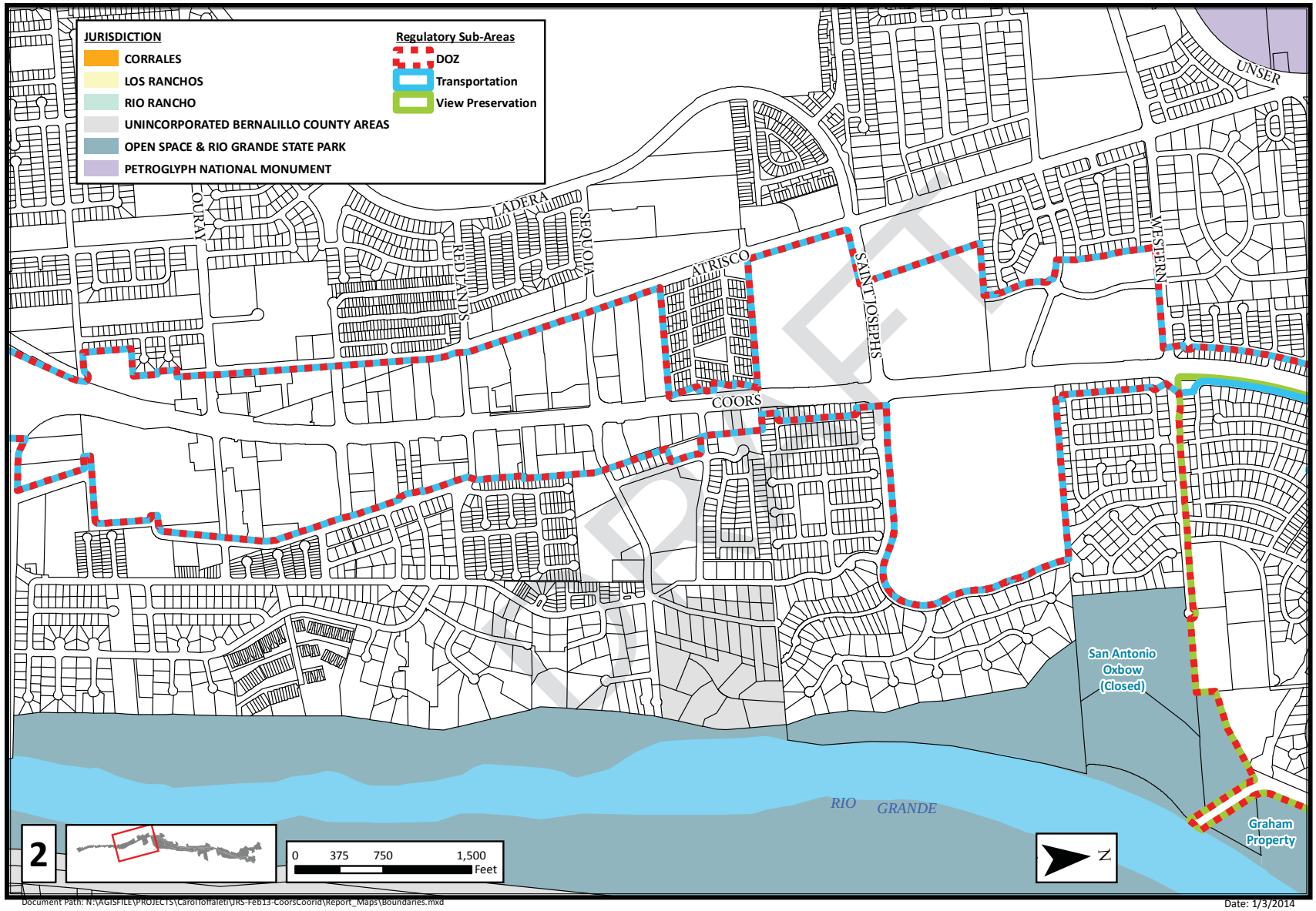
(see Maps AXref)

DRAFT

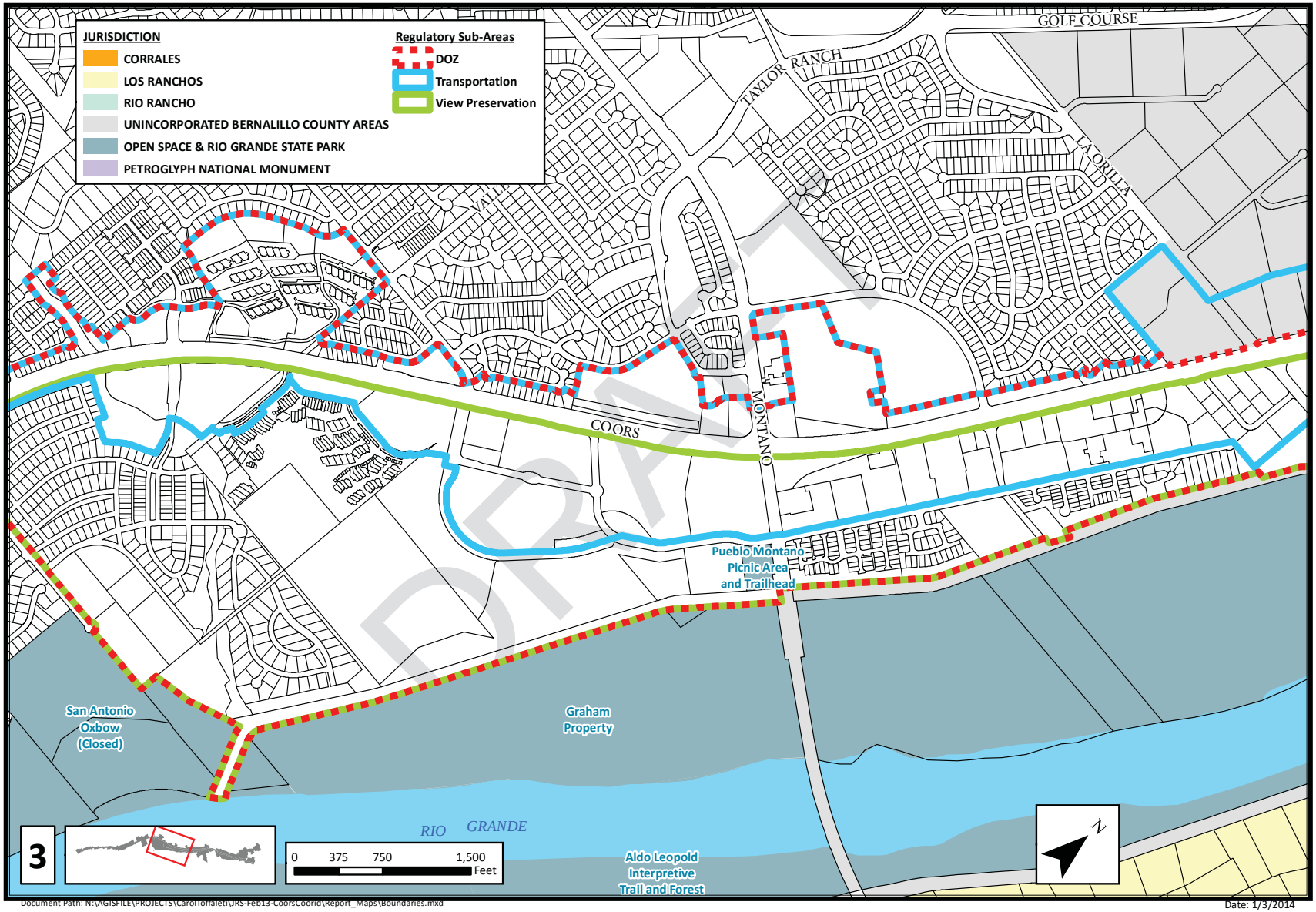


Map A-5: *Jurisdictions and Regulatory Sub-Areas in the Coors Corridor Plan*

A. Introduction

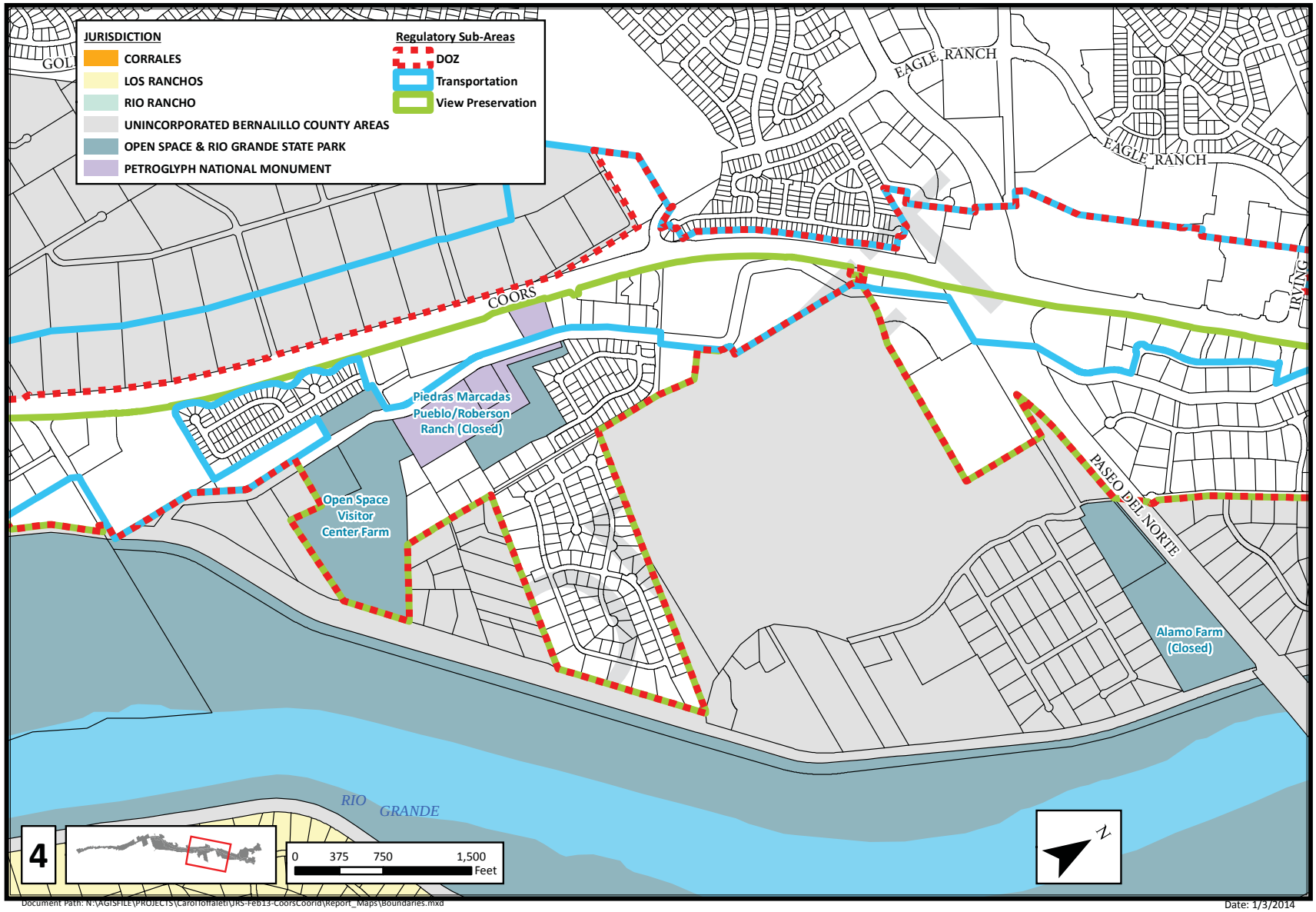


Map A-6: *Jurisdictions and Regulatory Sub-Areas in the Coors Corridor Plan*

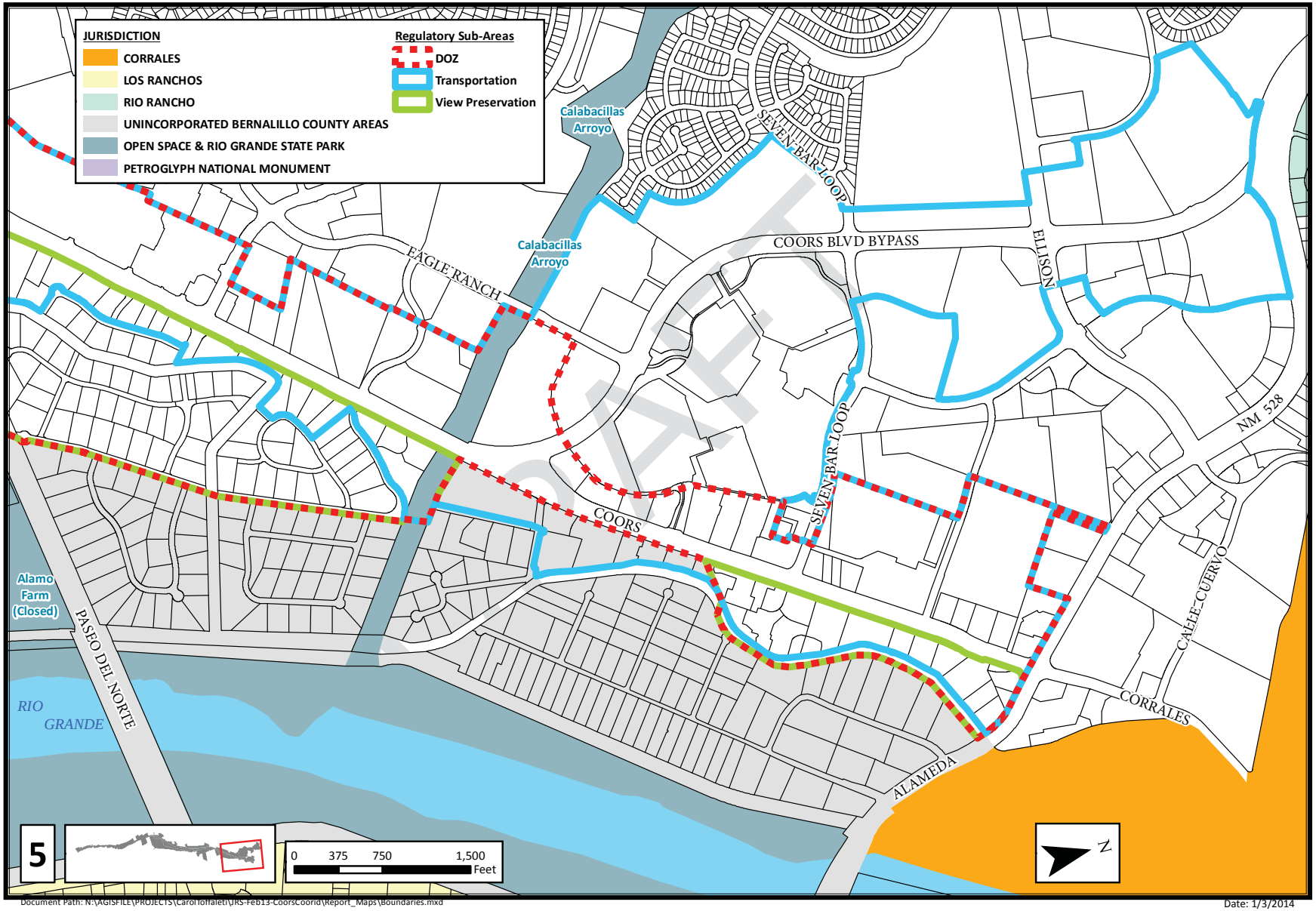


Map A-7: *Jurisdictions and Regulatory Sub-Areas in the Coors Corridor Plan*

A. Introduction



Map A-8: *Jurisdictions and Regulatory Sub-Areas in the Coors Corridor Plan*



Map A-9: *Jurisdictions and Regulatory Sub-Areas in the Coors Corridor Plan*

A. Introduction

6.0 Plan Goals

The following Goals were derived from the goals and policies in the 1984 Coors Corridor Plan, and updated with input received from advisory committees, public meetings and smaller group discussions (see F.Xref for information on planning process). They also reflect policies in higher-ranked plans.

6.1 Traffic Movement, Access Management, and Roadway Design

i) Preserve the function and traffic performance of Coors Blvd./Bypass as this north-south arterial is critical to regional mobility.

ii) Design and manage Coors Blvd./Bypass as a multi-modal facility to optimize its traffic- and person-carrying capacity.

iii) Provide reasonable access for properties adjacent to Coors Blvd./Bypass, while maintaining road safety and performance.

iv) Design streetscape improvements in the public ROW of Coors Blvd./Bypass to enhance all users' experience of the corridor.

6.2 Environmental and Recreational Resources

i) Protect the natural and rural features of the Plan area, including arroyos, ditches and riparian vegetation that support wildlife.

ii) Help complete a system of multi-use trails across the corridor that connect the bosque with the West Mesa.

iii) Provide public access to existing trails and Open Space areas within and adjoining the Plan area.

6.3 Urban Design

i) Integrate natural features and scenic qualities of the Coors corrridor into site and building design to achieve a balance between development and conservation.

ii) Design development to reflect the natural topography of the site.

iii) Protect and enhance views of the Sandia Mountains and the bosque as seen from Coors Blvd.

iv) Encourage higher density development at appropriate locations along the corridor, including in Activity Centers, in order to support transit use.

v) Connect developments with the multi-use trail system to support local trips by non-motorized modes.

7.0 Plan Scope

7.1 **Transportation**

i) The transportation policies and guidelines of the Plan reflect the projected needs of all the travel modes using the Coors corridor--motorized vehicles, bicycles and foot travel. Many trips, such as commuter and freight trips, begin and end outside the boundary of the Plan area. However, trip origins and destinations within the corridor, including homes, shops, jobs and recreation, also impact traffic numbers and flows.

ii) A significant number of regular, daily trips by private car have already shifted to transit. The Plan aims to reinforce this shift and mitigate projected traffic congestion on Coors Blvd. for the benefit of all road users by accommodating Bus Rapid Transit (BRT) in the ROW. Policies and guidelines of the Plan establish a ROW width sufficient to accommodate road space for all modes, control location of driveways, etc. that apply to development on land that adjoins or accesses Coors Blvd. or Coors Bypass.

iii) Three major roadway projects are proposed to address traffic congestion "hot spots" on Coors Blvd.: a flyover ramp onto eastbound Paseo del Norte; an interchange at Montaño Rd.;

DRAFT

and a grade-separated, elevated roadway for northbound Coors Blvd. from Quail through Sequoia Rd. With adoption of the Plan, these public projects would be added to the TIP roster in order to leverage state and federal and funding.

7.2 **Environmental and Recreational Resources, Urban Design and Development**

These goals are realized through policies and regulations of a Design Overlay Zone**,** and through project recommendations.

i) **Design Overlay Zone**

Design Overlay Zones (DOZ) are areas that deserve special design guidance, but do not mandate complete development control (see §14-16-2-28(F) of the Zoning Code). Like its predecessor, this Plan regulates development in the Coors Corridor through a DOZ. Its purpose is to integrate urban development with the transportation function of the arterial in a way that protects environmental resources within the area and the scenery that forms its backdrop.

The Coors Corridor DOZ applies to the properties within the mapped sub-area of the Plan and supplements the provisions of their underlying zoning. View Preservation regulations apply to the eastern portion of the DOZ area north of Namaste Rd. The DOZ does not change the land uses allowed on individual parcels.

ii) **Public Projects**

The Plan recommends streetscape and pedestrian improvements, public viewsites and the completion of primary multi-use trails within the Plan area. These projects would be pursued by the appropriate City department(s) in conjunction with other agencies.

DRAFT

This Page Left Intentionally Blank

DRAFT

1.0 Plan Organization

Chapter A provides a general orientation to the Plan, including its purpose and broader policy context.

Chapter B details administrative processes, including the review and approval of development projects, and includes a glossary of acronyms.

Chapters C and D contain the Plan's policies, regulations and Transportation projects.

Chapter E sets out the other public projects for the Plan area.

Appendix F provides background information for the Plan and supplementary maps and figures.

2.0 Applicability

2.1 Interpreting the Plan. The Plan goals (see A.Xref) express the broad intent of the Plan. The policies in Chapters C and D provide further guidance for developing land and undertaking public projects in the Plan area.

2.2 Policies and Regulations. Private and public sector actions that further policies and comply with regulations realize the intent of the Plan over time. To determine which policies and regulations apply to a parcel or area, follow these steps:

i) Locate the parcel or area on the maps (see A Xref) to determine which regulatory areas apply: the Transportation sub-area, the Design Overlay Zone (DOZ) and/or the View Preservation sub-area of the DOZ. It may fall within one, two or three of these areas.

Note: The Plan area maps are current as of 2013 and are included for the sake of convenience. The official map available from the City Planning Department/AGIS is the most current, as it reflects any replatting and amendments that have occurred since the Plan's adoption.

ii) Transportation. Locate the parcel or area on the Figures at the end of Chapter C (see CXref). Each Figure covers a segment of approximately one mile of the corridor, from south to north, and illustrates the location of the main recommendations. A Table corresponding to each Figure provides more detail on the recommendations and specifies requirements that are pertinent to adjacent property-owners and developers. For a complete picture and to understand the intent and rationale for individual recommendations, read the corresponding policies, e.g. Policy 3 regarding Bus Rapid Transit lanes and Policy 6 about Median Openings and Minor Intersections. In addition, Figures 1, 2 and 3 in Chapter C illustrate typical cross-sections of ROW for Coors Blvd. and Coors Bypass.

iii) DOZ. All the design standards contained in this section potentially apply to development in the DOZ sub-area.

iv) View Preservation. This sub-set of the DOZ regulations only applies to development in the View Preservation sub-area of the Plan.

Note: The DOZ regulations apply to properties under City jurisdiction only. They do not apply to Albuquerque Public Schools, state and federal land. The DOZ does not establish the land uses allowed on a parcel. See the underlying zoning for that information in the public AGIS map viewer or consult Zoning Service in the Planning Department.

2.3 Terminology. Provisions of the Plan are activated by the following terms "shall", "will" or "must" when required, i.e. mandatory; "should" or "encouraged" when recommended; "discouraged" when the measure or element is to be avoided; and "may" when they express guidance or offer options.

DRAFT

B. How to Use This Plan

2.4 Relationship to other Plans and Codes

i) Overlapping sector development plans. Five Rank 3 plans have overlapping boundaries with the Plan area as of its adoption (see AGIS Map Viewer). However, only the Seven-Bar Ranch SDP includes any regulatory content (design guidelines) that may need to be considered alongside the design standards in the Coors Corridor Plan.

a. Seven-Bar Ranch Sector Development Plan (see area of overlap in MapFXref)

b. Riverview Sector Development Plan

c. University of Albuquerque Sector Development Plan

d. East Atrisco Sector Development Plan

e. West Route 66 Sector Development Plan.

For a short description of the five sector development plans, see F. Xref. The plans are available in their entirety from the City Planning Department, including on the Publications webpage.

ii) Zoning Code. Regulations of the underlying zoning district and general zoning regulations may apply. (See AGIS Map Viewer and Zoning Code.)

Where a provision of the DOZ conflicts with applicable regulations of an overlapping sector development plan or of another section of the Zoning Code, i.e. a regulation within the underlying zone category or a general regulation, the provision of the DOZ prevails and has the force of law. Where the DOZ is silent, other applicable and prevailing regulations rule.

iii) Other City codes and ordinances, such as the Subdivision Ordinance and Drainage Ordinance, may also apply to a development proposal. Consult the Planning Department for assistance.

2.5 Zone Changes

Requests to change the zoning of a parcel within the Plan area follow standard procedure for City review and approval. Applicants will be expected to address any applicable goals and policies of this Plan in their justification for a rezoning, along with those of other relevant plans.

3.0 Review and Approval

3.1 **Development**

An initial meeting with the City Planning Department's Pre-Application Review Team (PRT) is strongly encouraged to identify the land development issues related to a particular site and use and the appropriate review and approval process (Xref to PRT on Planning website). Possible processes are as follows:

i) Transportation sub-area. The owner of the Coors Blvd./Bypass ROW (currently NMDOT) or their agent (e.g. the City Engineer) has authority to review and approve development proposals for conformance with the policies and requirements in Chapter C of the Plan.

ii) DOZ, including View Preservation sub-area.

a. New development proposals on sites zoned SU-1 Special Use go to the Environmental Planning Commission (EPC) for site development plan approval per standard procedure. Any site subdivision (replatting) or development phasing can be handled at the Development Review Board (DRB) in conjunction with sign-off of the EPC site development plan. Minor or major amendements to approved site development plans follow the procedures set out in the SU-1 section of the Zoning Code.

b. New development proposals for shopping center sites (as defined in the Zoning Code) or any site of 5 acres or

DRAFT

more are reviewed and approved by the EPC. At minimum, the application shall include a site development plan for subdivision, with design standards that refer to and complement--but do not duplicate--the regulations of the Plan. A Site Development Plan for Building Permit for the first phase shall be approved and reviewed by the DRB with public notification. Subsequent phases may go directly to Building Permit. Amendments to the governing site development plan for subdivision shall follow the procedure for shopping center sites in §14-16-3-2(C) of the Zoning Code.

c. Development proposals that require subdivision (replatting), phasing or infrastructure go to the DRB. If the proposal also requires prior EPC approval, DRB sign-off on the EPC site development plan can be combined with other matters under the DRB's purview. If the infrastructure includes elements related to Coors Blvd./Bypass, DRB will consult with NMDOT or their agent as appropriate (see B Xref).

d. Proposals that include conditional uses or other special exceptions to the underlying zoning of the site go to the Zoning Hearing Examiner (ZHE) prior to EPC, DRB or Building Permit. Deviations to the DOZ regulations including the VP regulations may be approved by the Planning Director or the EPC depending on the type and scale of the request (see B Xref).

e. Proposals that are not subject to EPC go to:

- The Design Review Team (DRT) for administrative approval by the Planning Director or his/her designee

and

- Building Permit

f. Certain regulations in the DOZ, such as temporary signs or alternative building materials, are reviewed and approved by the Planning Director or his/her designee prior to final approval.

Note: Infrastructure necessary to support a development shall comply with requirements of the Plan and other applicable Codes. They shall be implemented with developer contributions, and the relevant government department or agency will oversee their implementation.

3.2 **Public Projects**

i) Roadway Projects. The ROW owner (currently NMDOT) has the authority to pursue the major roadway projects recommended in Section C of the Plan, from feasibility through design and construction, subject to standard procedures that relate to decision-making, notification and funding.

ii) Bus Rapid Transit or other premium transit service. This type of project would typically be pursued by Rio Metro or the City of Albuquerque following a similar process used for other potential BRT routes in the metropolitan planning area. One example is the Paseo del Norte High Capacity Transit Study initiated in 2012. Such an undertaking involves many steps, including a preliminary feasibility study, public input, environmental and engineering analysis and the securing of funds for design, construction, operation and maintenance.

iii) Streetscape and Pedestrian Improvements [pending, see E Xref for more information]

iv) Public Viewsites [pending, see E Xref for more information]

v) Multi-use trail network. As part of the City's program to complete the designated trail network, trail segments and grade separated crossings within the Coors Corridor Plan area will be given due priority, based in part on their contribution to improving non-vehicular travel options on the West Side. Multi-use trail facilities will also be incorporated in roadway

DRAFT

projects recommended in this Plan where appropriate, such as at the intersection of Coors Blvd. and Paseo del Norte.

3.3 **Planning and Zoning Authority**

The transportation section of the Plan applies to private properties under City of Albuquerque or Bernalillo County jurisdiction.

Albuquerque City Council is the ultimate authority over Planning and Zoning matters pertaining to properties within their jurisdiction.

The Board of County Commissioners is the ultimate authority over Planning and Zoning matters within unincorporated Bernalillo County. Since the Plan has not been jointly adopted by the County, its goals, policies and regulations regarding land development in the unincoroporated area are advisory.

4.0 Exceptions and Deviations

Exceptions and deviations to policies and regulations of the Plan are available to property-owners and developers, according to the type of application and which regulations apply:

4.1 **Transportation Policies.** The owner of the Coors Blvd./Bypass ROW (currently NMDOT) or their agent (e.g. the City Engineer) has authority to review and approve exceptions and deviations to the policies and requirements in Chapter C of the Plan.

4.2 **Exceptions to Design Overlay Zone**

i) Construction that conforms with approved, current site development plans or building permits.

ii) Building additions that equal less than 25% of the existing square footage. If the site is within the View Preservation subarea, the addition shall also meet applicable VP regulations.

4.3 **Deviations to Design Overlay Zone (including the View Preservation regulations)**

i) Minor: The Planning Director or his/her designee may approve, or choose to refer to the EPC, the following:

a. A deviation from a non-dimensional standard or a deviation of 25% or less from any dimensional standard in the General Development Regulations.

b. A deviation from a non-dimensional standard or a deviation of 25% or less from any dimensional standard in the View Preservation Regulations, excluding the height and bulk regulations applicable to properties located in the area between Western Trail/Namaste and Paseo del Norte.

ii) Major: The following shall be reviewed by the EPC via the site development plan approval process:

a. A deviation of greater than 25% and up to 50% from any dimensional standard in the General Development Regulations and in the View Preservation Regulations excluding the height and bulk regulations applicable to properties located in the area between Western Trail/Namaste and Paseo del Norte.

b. A deviation of any amount up to 25% from the height and bulk standards in the View Preservation Regulations for properties located in the area between Western Trail/Namaste and Paseo del Norte.

iii) In order for the Planning Director or the EPC to grant a Deviation, the applicant must demonstrate that the applicable intent, goals and policies of the Plan are still met and that the project is of a comparable quality and design as otherwise required by the Plan, and will enhance the area.

iv) In addition, the applicant must also demonstrate at least one of the following:

DRAFT

a. The site is unique in terms of physical characteristics and requires the deviation in order to be developed. This may include, but is not limited to slope, drainage, safety issues or site constraints.

b. The development will serve as a catalyst to attract further employment to the Plan area, in designated Activity Centers in particular. [pending more specific criteria]

c. The development will support the use of transit, e.g.through provision of stop/station, park & ride in close proximity to Rapid Ride or programmed (not potential) BRT stops.

d. The development provides a significant public benefit, such as a public viewsite, that is not otherwise required by the Plan or the City. Improvements do not need to be publicly owned, but shall be accessible or visible in perpetuity to the public. They shall be implemented by the developer and maintained by the property-owner per agreement with the City.

e. The project will preserve a historic building or structure or an archeological site.

v) Applicants must provide written statement detailing how the deviations meet the intent of the Plan, including its goals and policies.

vi) All applicants seeking deviations shall attend a pre-application meeting with the Pre- Application Review Team (PRT) or) or Design Review Team (DRT) before submitting the request for deviation.

vii) The Planning Director or EPC shall consider the impact that the proposed development will have on its surroundings including, but not limited to, adjacent Major Public Open Space and residential neighborhoods.

5.0 Amending the Plan

5.1 Changes to the text or graphics shall be per amendment and sector development plan procedures in §14-16-4-1 and §14-16-4-3 of the Zoning Code. However, changes to the transportation policies and regulations in Section C. may also require review and approval by authorities other than the City, such as NMDOT.

5.2 The City or other government stakeholder may request changes to the boundary of the plan area and regulatory sub-areas so that the intent of the Plan is upheld. For example, the City may consider that a new or amended site development plan, a replat or an annexation means that land currently outside the Plan area should be included in it so that development is subject to the Plan's policies and regulations.

6.0 Glossary / Acronyms [to be completed]

- **AMPA:** Albuquerque Metropolitan Planning Area
- **BRT:** Bus Rapid Transit
- **CAC:** Community Activity Center
- **CCP:** Coors Corridor Plan
- **CWB:** Concrete Wall Barrier, term for a roadside safety barrier used to protect vehicles from obstacles and/or steep slopes and may also be used to control access.
- **DPM:** Development Process Manual, the City of Albuquerque document that compiles development procedures and design criteria.
- **FHWA:** Federal Highway Administration
- **MAC:** Major Activity Center
- **MRCOG:** Mid Region Council of Governments
- **NMDOT:** New Mexico Department of Transportation

DRAFT

B. How to Use This Plan

- **RMRTD:** Rio Metro Regional Transit District
- **SIPI:** Southwest Indian Polytechnic Institute
- **TIP**: Transportation Improvement Program, a short-term program to fund transportation projects. All projects within the Albuquerque Metropolitan Planning Area receiving federal highway or transit funding must be in the TIP. Updated bi-annually, it sets the schedule for improvements to the region's transportation system over the next six years.

DRAFT

1.0 Introduction

Coors Boulevard and Coors Bypass are currently part of the state highway system under the jurisdiction of the New Mexico Department of Transportation (NMDOT). The Coors Corridor in this Plan includes portions of two state highways. The segment of Coors Boulevard from Central Avenue to Alameda Boulevard that includes Coors Bypass is part of State Highway NM45. The segment of Coors Boulevard from Coors Bypass to Alameda Boulevard is part of state highway NM448. [See page A Xref for the Plan Area boundary.]

Coors Boulevard/Coors Bypass (NM45) and Coors Boulevard (NM448) are arterial streets critical to the regional transportation system serving the Albuquerque West Side. As a continuous north-south arterial thoroughfare west of the Rio Grande, the Coors Corridor is essential to mobility at both the regional and local levels. This route spans the entire length of Bernalillo County and is directly connected to seven river crossings within the Albuquerque/Bernalillo County area. The majority of major employment centers are located east of the Rio Grande, including Downtown, Uptown, Sandia Labs/Kirtland Air Force Base and the Journal Center (North I-25), as well as other regional destinations such as the University of New Mexico, the Albuquerque Sunport and many regional medical complexes. Consequently, virtually every vehicle trip that originates on the West Side destined for these activity centers travels the Coors Corridor to some degree. The minimal additional roadways planned on the West Side together with the population and employment projections for 2035 suggest this trend will continue.

Recent analysis and field observations indicate that Coors Boulevard and Coors Bypass are operating at or near capacity. Traffic forecasts for the 20-year horizon indicate the traffic demand on Coors will increase significantly. Congestion will increase, and the delay to commuters will become much longer. Steps to preserve the function and traffic performance of the Coors Corridor are critical to regional mobility. The specific strategies and measures to achieve this objective are defined in the policies contained in this chapter.

Figure C-1: *Coors Corridor within the Plan area and its Regional Context*

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

This chapter establishes policies and guidelines for the Transportation sub-area of the Plan [see Maps A-1 through A-5]. They apply to infrastructure projects on Coors Boulevard and Coors Bypass and to land development proposals that access these roadways or impact their function. Unless specified in the text, "Coors Boulevard" refers to both segments within the Plan area, i.e. NM45 and NM448.

While the segment of Coors Boulevard from Coors Bypass to Alameda Boulevard (NM448) is addressed in this Plan, the existing roadway and right-of-way are established, it is not designated as a limited-access facility, and, for the most part, further modifications are not recommended by this Plan.

The technical information developed in support of the policies and rationale discussions in this chapter is available from the City of Albuquerque Department of Municipal Development, Transportation Division. A Coors Corridor Study Alternatives Analysis report was developed, which compiles the technical analyses and conceptual engineering drawings completed for this effort. [See Section F.1.4 for an explanation for why the study was initially performed. Refer to the resulting report, under separate cover, for supplemental information to the transportation element of this Plan.]

2.0 Multi-Modal Strategy for Corridor

The segments of Coors Boulevard and Coors Bypass comprising NM45 are limited-access principal arterial streets and are important segments of the high-capacity transportation network in the Albuquerque Metropolitan Planning Area (AMPA). The Coors Corridor is also designated as a primary freight corridor.

2.1 Coors Boulevard and Coors Bypass shall be designed and managed to optimize their traffic- and person-carrying function as major north-south arterials on the metro West Side. To this end, Coors Boulevard and Coors Bypass between Central Avenue and NM 528/ Alameda Boulevard shall be designed as multi-modal facilities. The multi-modal strategy shall include:

1. Highway Component
2. Transit Component
3. Pedestrian and Bicycle Component

Each of these components is described in Section C.3, Section C.4 and Section C.5, respectively. The configuration of each component within the corridor is illustrated in typical sections for Coors Boulevard/Coors Bypass (NM45) in Figure C-3 and Figure C-4 and for Coors Boulevard between Coors Bypass and Alameda Boulevard (NM448) in Figure C-5. The typical sections provide guidance for the design of infrastructure projects in the corridor and land development projects that access Coors Boulevard or impact its function.

2.2 In addition to the modal components, the multi-modal strategy for the corridor shall include intelligent transportation systems (ITS) applications to facilitate management of recurring congestion as well as non-recurring incidents. Coors Boulevard and Coors Bypass are designated ITS corridors in the AMPA, and additional ITS applications should be deployed in the corridor as part of the larger ITS system for the metropolitan area.

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

Highway Component

Transit, Pedestrian and Bicycle Components

ITS Dynamic Message Sign Application

2.3 Rationale

The Albuquerque/Bernalillo County Comprehensive Plan identifies Coors Boulevard from Central Avenue to the Coors Bypass and the Coors Bypass (NM45) as Major Transit Corridors. This designation places a high priority on the Coors Corridor to provide effective transportation for all travel modes, including transit, autos, bicycles and pedestrians. As the Coors Corridor is the primary north/south route west of the Rio Grande, it is critical to the West Side transportation system that Coors Boulevard and Coors Bypass provide the highest person-carrying capacity possible. This can best be achieved by implementing policies that require accommodations for all modes of travel.

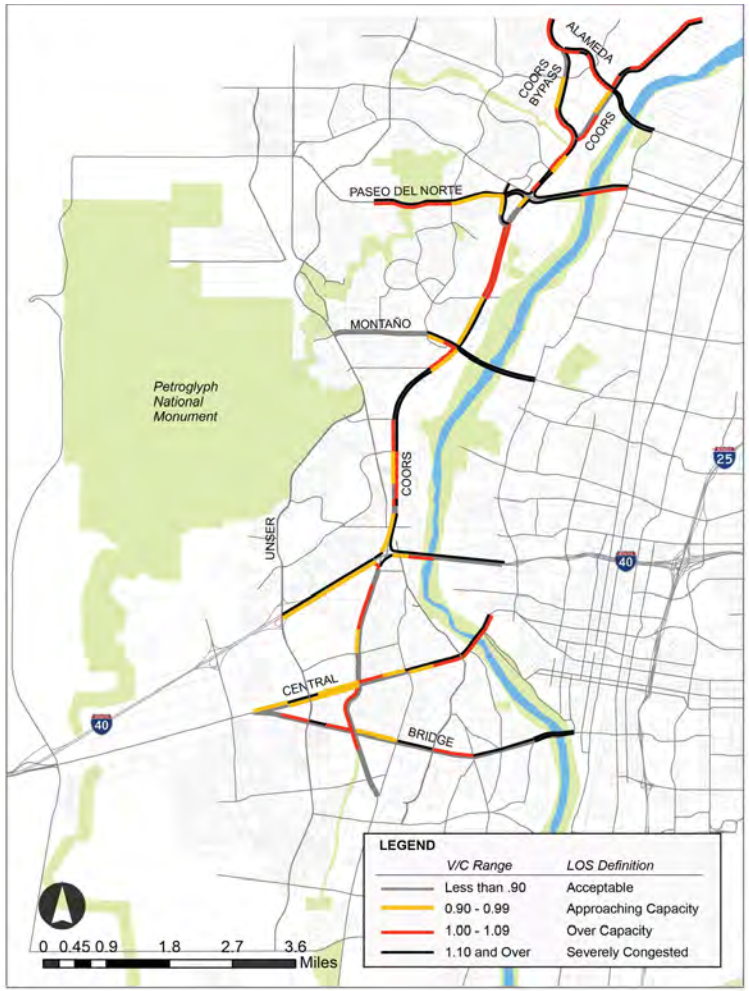
Coors Boulevard and Coors Bypass are intended to be efficient major routes that connect local destinations to the larger urbanized region. Analysis and observation of current traffic conditions on Coors Boulevard and Coors Bypass show many locations with moderate to severe congestion in the peak commute periods [see Figure C-2]. Estimates of future traffic for year 2035 indicate significant traffic growth on this route.

When analyzed, adding more traffic lanes to Coors Boulevard and Coors Bypass did not show significant benefits to traffic operations, especially at the intersections of Coors Boulevard with river crossing routes. To address existing and future traffic congestion, a multi-modal strategy is needed to provide reasonable traffic performance in the Coors Corridor.

Future improvements to the Coors Corridor should focus on strategies to move people while also providing for commercial goods movement and access to/from adjacent land uses. The requisite improvements needed to upgrade Coors Boulevard and Coors Bypass to multi-modal facilities should be high priorities for the West Side and for the Albuquerque metropolitan area as a whole.

DRAFT

C. Traffic Movement, Access Management, and Roadway Design



* V/C = Vehicles over Capacity
** LOS = Level of Service

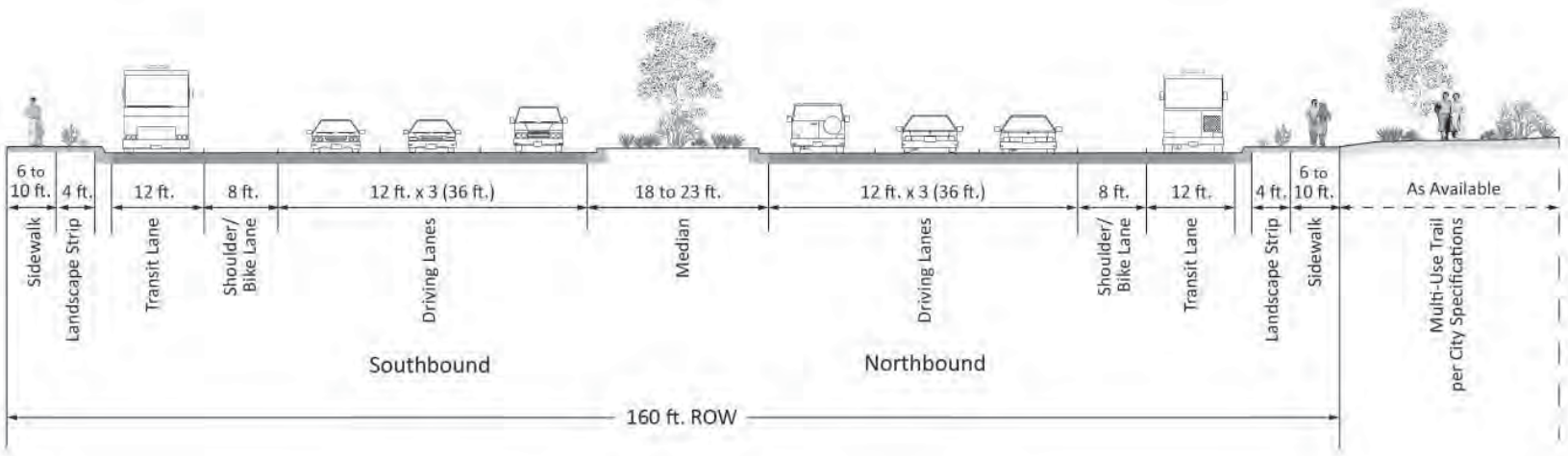
Figure C-2: *Congestion Levels for Coors Corridor, 2035*

This example for the year 2035 PM peak hour illustrates the extent and magnitude of congestion facing West Side roadways by 2035. The red lines indicate roadway links that are over capacity. The black lines are links projected to have severe congestion. Almost the entire length of Coors is either red or black.

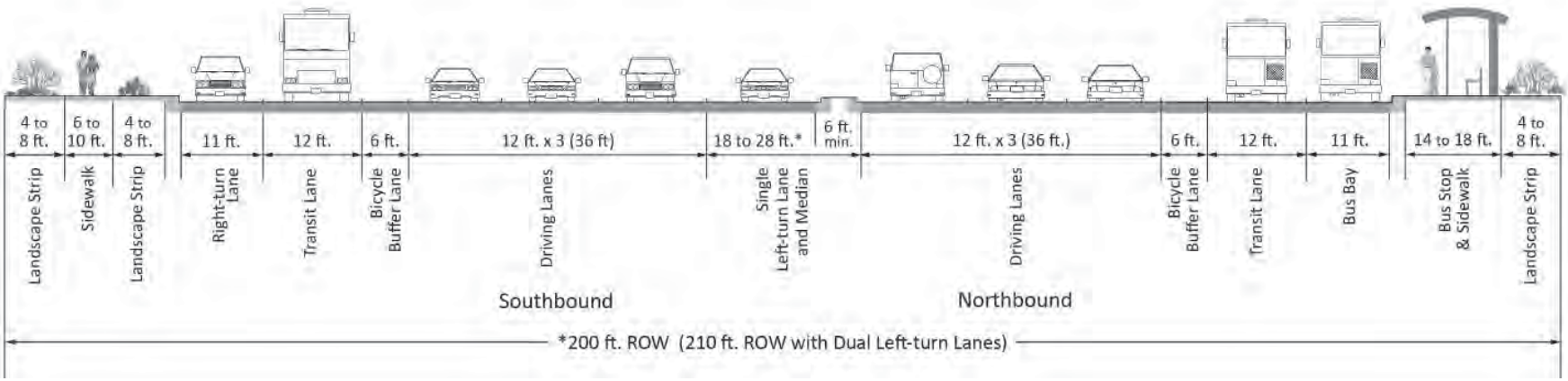
River-crossing capacity is key to providing regional mobility to and from the West Side.

Multi-modal accommodations are needed on all major corridors to improve congestion at river crossings in the future.

C. Traffic Movement, Access Management, and Roadway Design



A. Mid-Block Section

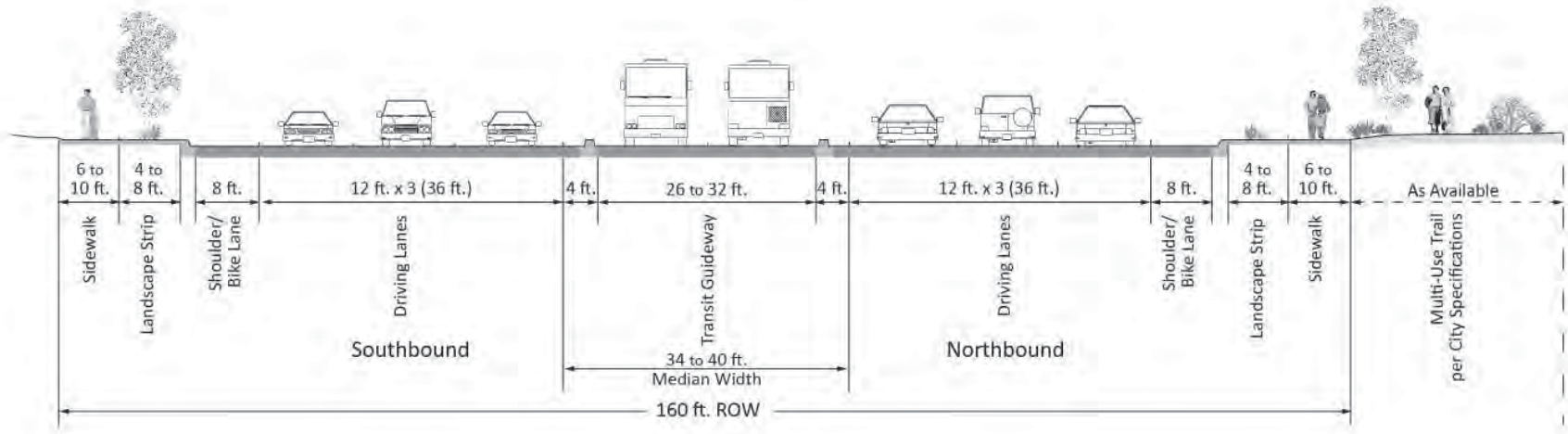


B. Section at Intersection with curbside BRT Station

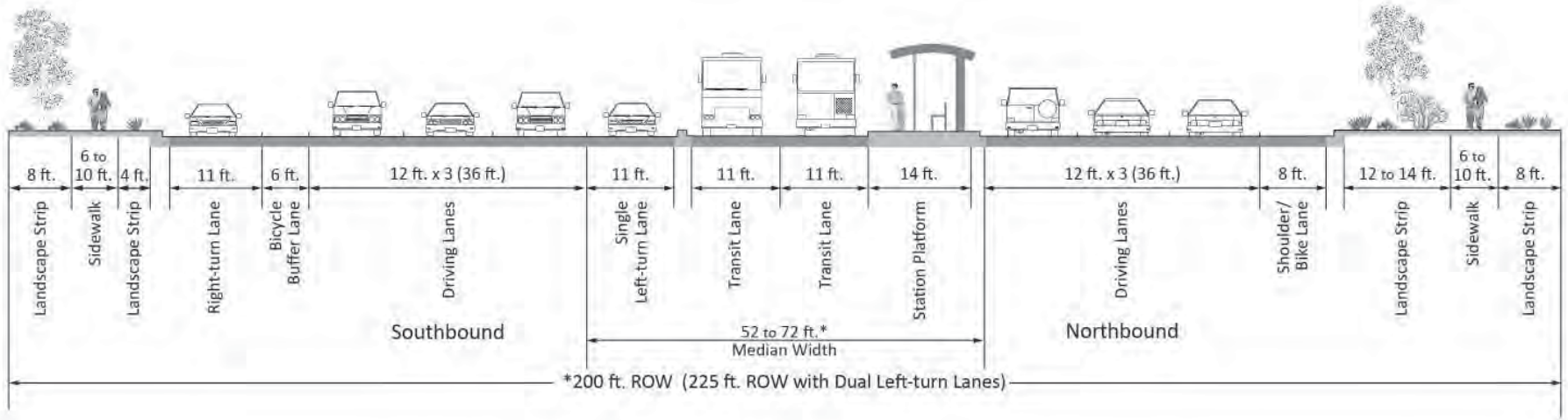
***Note:** Minimum 10 foot sidewalks are required in Major Activity Centers and Community Activity Centers as defined in the Albuquerque/Bernalillo County Comprehensive Plan. A minimum 10 foot wide multi-use trail within a landscaped corridor may substitute for a sidewalk.*

Figure C-3: *Example 6-Lane Typical Sections with CURBSIDE Bus/BRT Lanes for COORS BOULEVARD/COORS BYPASS (NM45)*

C. Traffic Movement, Access Management, and Roadway Design



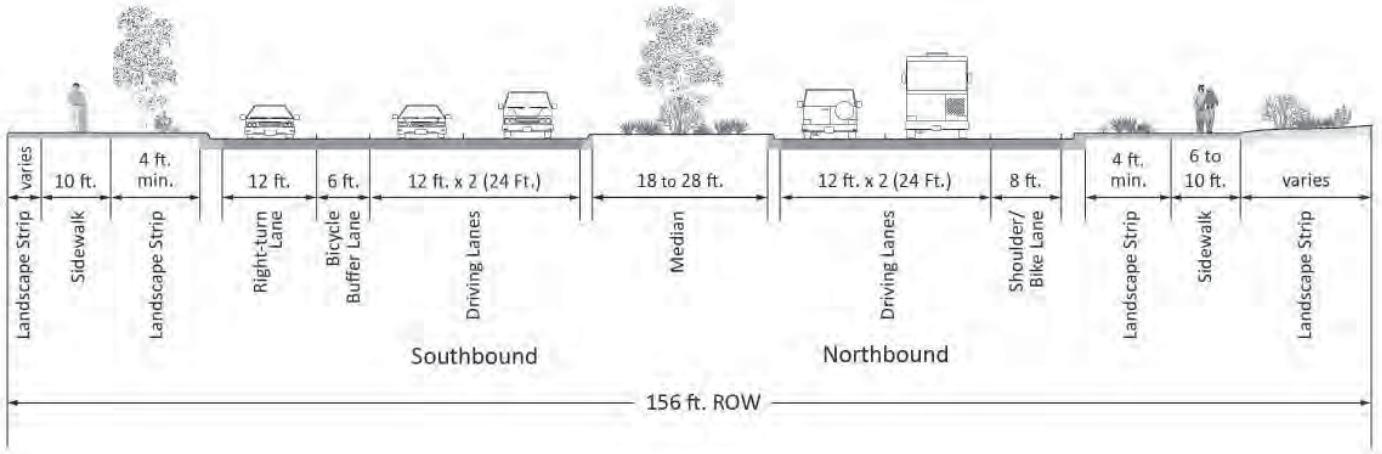
A. Mid-Block Section



B. Section at Intersection with Median BRT Station

***Note:** Minimum 10 foot sidewalks are required in Major Activity Centers and Community Activity Centers as defined in the Albuquerque/Bernalillo County Comprehensive Plan.*

Figure C-4: *Example 6-Lane Typical Sections with MEDIAN BRT Lanes for COORS BOULEVARD/COORS BYPASS (NM45)*



Note: ***Minimum 10 foot sidewalks are required in Major Activity Centers and Community Activity Centers as defined in the Albuquerque/Bernalillo County Comprehensive Plan.***

Figure C-5: *Example 4-Lane Typical Section for COORS BOULEVARD from Coors Bypass to Alameda Boulevard (NM448)*

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

3.0 Highway Component

3.1 The primary function of Coors Boulevard and Coors Bypass is to facilitate the movement of people and goods efficiently and, secondly, to provide managed access to and from adjacent areas. To accommodate these basic functions, the Coors Corridor shall be designed with the following number of lanes:

i) **Coors Boulevard/Coors Bypass (NM45)**: No more than six general purpose traffic lanes (three northbound and three southbound) plus the appropriate auxiliary lanes at or between intersections to facilitate turning movements at intersections and other access points. At the I-40/Coors Boulevard Interchange, the lanes entering and exiting the interchange must maintain lane balance and continuity for functionality and safety. [Refer to the typical sections in Figure C-3 and Figure C-4.]

ii) **Coors Boulevard from Coors Bypass to Alameda Boulevard (NM448)**: Four general purpose traffic lanes (two northbound and two southbound) plus the appropriate auxiliary lanes at or between intersections to facilitate turning movements at intersections and other access points. [Refer to the typical section in Figure C-5.]

3.2 Design standards for urban principal arterial streets with regard to lane widths and medians shall be used in the operations, maintenance and upgrades of Coors Boulevard and Coors Bypass.

i) **Lane Width**

a. The desired width of the general purpose travel lanes and auxiliary lanes should be 12 feet; the minimum should be 11 feet.

b. The minimum outside shoulder width should be 8 feet.

View of Coors Boulevard north of Fortuna Road

View of the I-40/Coors Boulevard interchange ramps south of the Ouray underpass

View of Coors Boulevard south of Coors Bypass

DRAFT

ii) Medians

a. Where left-turn lanes are provided, the median width should consist of an 11- or 12-foot lane exclusive of gutter and a minimum 6-foot median divider (i.e., the 6-foot median is measured from inside edge line to inside edge line).

b. Where turn lanes are not required, the median width should be determined based on site-specific requirements such as the need for pedestrian crossing refuge or the type of landscaping to be implemented.

c. If a barrier-separated median is needed, most likely associated with a grade-separated roadway improvement, the median should consist of the barrier and inside shoulders. In this instance, the width of the inside shoulders will be determined by the agency responsible for maintenance and operations.

d. If transit is provided in the median, median design shall be determined based on the requirements associated with the design of the transit service.

3.3 To function as a multi-modal corridor, the highway design shall be compatible with the design of transit lanes [see Section C.4] and bicycle lanes [see Section C.5].

3.4 Rationale

Significant investments have been made in the Coors Corridor to provide the existing multi-lane highways. Personal automobiles and commercial vehicles rely on major highways for commuting and other travel needs within and through the region.

Traffic projections for 2035 indicate continued and significant traffic growth on this route. The fundamental highway components of Coors Boulevard (NM45) will continue to be served via three general purpose travel lanes in each direction plus auxiliary lanes and intelligent transportation system (ITS) improvements. Two general purpose travel lanes in each direction serve the intended transportation functions of Coors Boulevard from Coors Bypass to Alameda Boulevard (i.e. NM448). Future investment should focus on enhancing the person-carrying capacity of the corridor with the addition of premium transit service rather than additional general purpose travel lanes.

Aerial view of the Coors Boulevard/Quail Road intersection area

Aerial view of Coors Boulevard at Western Trail/Namaste Road

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

Premium transit refers to Bus Rapid Transit (BRT), which provides a higher standard of service for speed and reliability than conventional local bus service. BRT is an integrated system of facilities, equipment, services, and amenities that improves the speed, reliability, and image of bus transit. [See **Section 4.4** for more details.]

Analysis of adding more general purpose traffic lanes to the Coors Corridor did not show significant benefits to traffic operations, especially at the intersections of Coors Boulevard with river crossing routes. Analysis also showed that reducing the existing capacity of Coors Boulevard and Coors Bypass, such as by converting one of the existing lanes to a special-purpose (e.g. transit) lane would be adverse to the importance and function of this facility. Major widening of Coors Boulevard and Coors Bypass, such as to ten or more general purpose lanes or converting it to an expressway or freeway, would not be beneficial. Major widening and/or upgrade to an expressway/freeway would require extensive acquisition of rights-of-way and excessive capital expenditures and would result in substantial impacts on businesses and neighborhoods. While significant increases in highway capacity might improve north-south traffic flow in some segments of the corridor, bottlenecks would still occur at intersections with river crossing routes. In fact, congestion at these river crossing corridors is expected to be so high that bottlenecks at these key intersections would be so extensive as to negate the benefits of added capacity along the Corridor.

DRAFT

4.0 Transit Component

4.1 Coors Boulevard and Coors Bypass (NM45) shall be designed to accommodate both local and premium transit services, while Coors Boulevard between Coors Bypass and Alameda Boulevard (NM448) shall be designed to accommodate local bus service. This Plan recommends the following priorities for transit investment for the Coors Corridor:

1. Adding dedicated transit lanes with strategically located bus stations.
2. Adding park-and-ride lots within the Coors Corridor.
3. Maintaining accommodations for curbside local bus service, including shelters for all bus stops.

4.2 Future studies and engineering analysis shall be performed to determine the placement of dedicated transit lanes (i.e., in the median or curbside) and the location of stations and park-and-ride lots.

Additional engineering and ridership analyses will be needed to verify the feasibility of dedicated transit lanes and the ability of the City of Albuquerque and/or Rio Metro Regional Transit District (RMRTD) to provide the necessary capital and buses to serve the corridor. Refer to Figure C-3 and Figure C-4 for typical cross sections with curbside and median BRT lanes, respectively.

4.3 Station Locations

i) BRT stations will either be provided at the curbside or within the median, depending on how the BRT service is implemented in the Corridor. The general locations of BRT stations are listed below and are illustrated in Figures C-12 through C-19. These general locations indicate connections to other cross-roads and/or land uses, rather than specific locations relating to a particular property, distance from an intersection, or loca-

Example of a curbside-running BRT lane at a station in Everett, Washington

Example of a median-running BRT lane at a signalized intersection in Eugene, Oregon

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

tion on one side of the street or in the median. If curbside BRT is implemented, the BRT stations will be separate from local stops to ensure that the BRT service reliability is not compromised by local bus service. The specific location and design of BRT stations will be determined by future studies and design projects.

a. General Locations of Future BRT Stations:
   - Central Avenue
   - Fortuna Road
   - Quail Road
   - Sequoia Road
   - St. Josephs Drive
   - Dellyne Avenue
   - Montaño Plaza
   - Eagle Ranch Road (south of Paseo del Norte)
   - Paseo del Norte-Irving Boulevard
   - Eagle Ranch Road (at Cottonwood Mall)
   - Ellison Road (Existing Northwest Transit Center)

ii) Local bus stops shall remain at the curbside with locations determined by ABQ RIDE based on transit route plans.

4.4 Typical Characteristics of a BRT System

i) Bus vehicles provide level boarding platforms to help facilitate passenger entry.
ii) Stations typically include seating, lighting, and shelters for rider comfort.
iii) Real-time information for bus arrival times and schedules can be displayed, and passengers can purchase their fare in advance.
iv) Dedicated lanes can be curbside or within the street median.
v) Branding is used to differentiate the BRT system from the local bus system.

Example of a median BRT station with a shelter, seating and ADA accessibility in Eugene, Oregon

Example of a BRT vehicle at a level-boarding platform in Eugene, Oregon

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

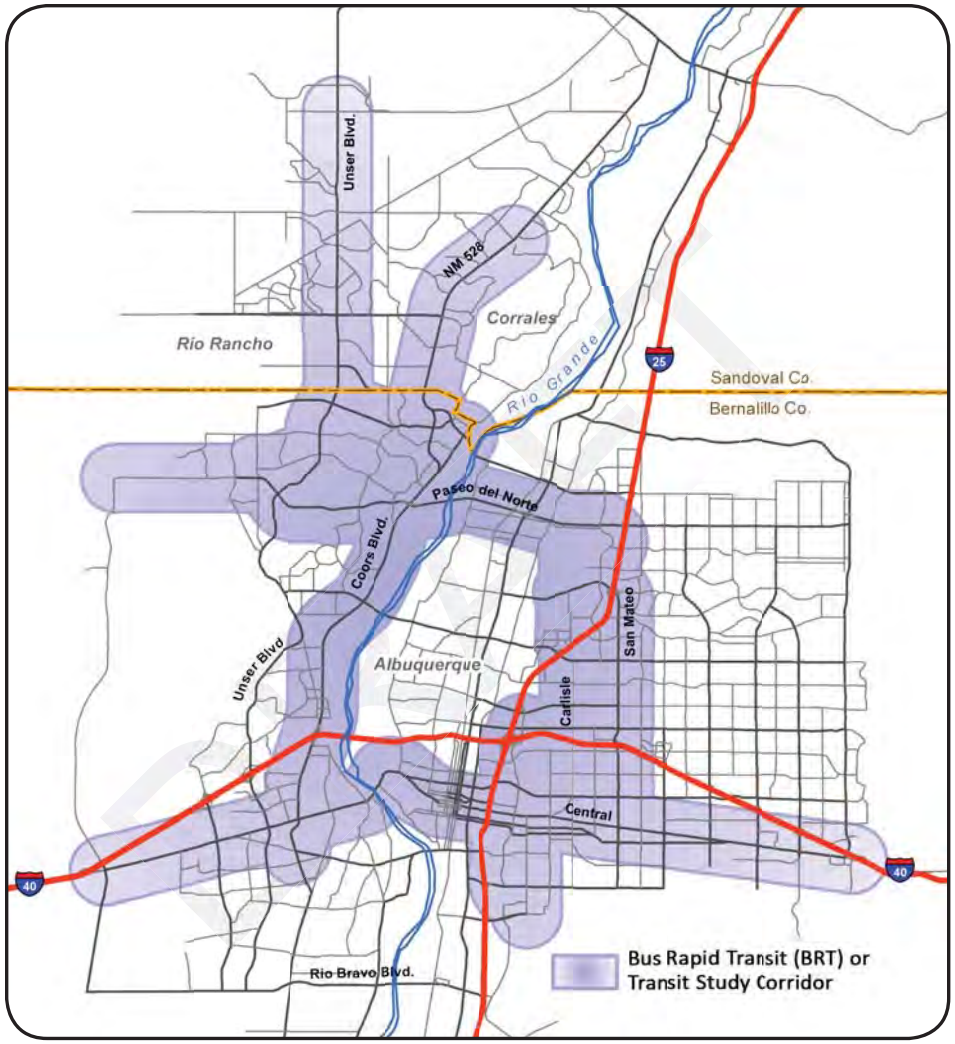


Figure C-6: *Major High Capacity Transit Corridors (2012)*

C. Traffic Movement, Access Management, and Roadway Design

4.5 Rationale

Premium transit service, together with conventional transit services, can significantly increase the person-carrying capacity of Coors Boulevard and Coors Bypass. Analysis of future traffic operations indicates severe congestion throughout the Coors Corridor in the morning and evening commute periods. In addition, analysis has shown that adding general purpose travel lanes to Coors Boulevard and Coors Bypass will not significantly improve traffic flow. Congestion is expected to result in significant travel delays for commuters. BRT can provide an efficient alternative to automobile travel because it is less affected by congestion.

ABQ RIDE and RMRTD have identified a potential BRT system plan for the Albuquerque region with several BRT corridors, including Central Avenue, Paseo del Norte, Coors Boulevard, NM528, Unser Boulevard, and a corridor serving UNM, Central New Mexico Community College (CNM) and the Sunport. The planned system provides improved mobility between suburban neighborhoods and the major employment and higher education centers within Albuquerque and Rio Rancho. Coors Cooridor is an important part of this BRT system plan.

DRAFT

5.0 Pedestrian and Bicycle Component

5.1 Continuous sidewalks shall be implemented along Coors Boulevard and Coors Bypass to provide pedestrians a safe place to walk and to facilitate pedestrian access to local and premium transit systems.

i) Typical sidewalk width should be eight feet; the minimum shall be six feet. In Major Activity Centers (MACs) and Community Activity Centers (CACs), as defined in the Albuquerque/Bernalillo County Comprehensive Plan, sidewalks should be a minimum of 10 feet wide.

ii) Sidewalks shall be provided on both sides of the roadway and include street furniture and landscaping. They should be offset from the back of curb with landscape strips to enhance the comfort and safety of pedestrians.

iii) The responsibility for implementation and maintenance of sidewalks shall be as follows:

a. Sidewalks in Public Rights-of-Way: Responsible Public Agency

b. Sidewalks fronting Coors Boulevard and Coors Bypass on Private Property: Property Owner

5.2 Off-street multi-use trails designated in the Long Range Bikeway System Map prepared by MRCOG or in the City's Bikeways and Trails Facility Plan shall be implemented in the Coors Corridor.

i) A minimum 10 foot-wide multi-use trail shall be provided within a landscaped area, which would accommodate both pedestrians and bicyclists. The specific width and design of multi-use trails shall be determined based on the specifications of the agency responsible for trail maintenance, typically the City of Albuquerque Parks Department.

5.3 Connections of sidewalks and multi-use trails to the neighborhoods, businesses, and institutions adjoining Coors Boulevard and Coors Bypass shall be provided to improve connectivity between the corridor and these land uses. [See Section D.Xref]

On-street bicycle use shall be accommodated in the Coors Corridor.

At-grade pedestrian crossings require proper treatments for safe crossings.

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

5.4 On-street bicycle travel shall be accommodated in the Coors Corridor. On Coors Boulevard and Coors Bypass (NM45), it should be accommodated in the shoulders of the roadway. At intersections, striped bicycle buffer lanes should be provided where exclusive right-turn lanes and/or transit lanes are provided to separate the bicycle through movement from right-turning traffic and/or bus stops/stations, as appropriate. The minimum shoulder width should be eight feet, and the minimum striped bicycle buffer/lane width should be six feet. [See Figures C-3, C-4, and C-5.]

5.5 Pedestrian crossings of Coors Boulevard and Coors Bypass should be designated at major intersections, at pedestrian/bicycle grade-separations, and as needed to access BRT stations.

i) Intersection crossings should be provided at signalized intersections with appropriate pedestrian crossing features. Where crossing distances are greater than 150 feet, accommodations for two-stage pedestrian crossings should be provided.

ii) The *Long Range Bikeway System* map prepared by MRCOG identifies the locations of existing and proposed grade-separations along Coors Boulevard and Coors Bypass. Future planning and engineering studies will determine the type and specific location of new grade separations. The general location of pedestrian/bicycle grade separations identified for Coors Corridor are listed below.

a. Existing
- Fortuna Road (pedestrian bridge)
- Ouray Road (part of highway)

b. Proposed
- Sevilla Avenue/San Antonio Arroyo
- La Orilla Road
- Eagle Ranch Road (south)
- Paseo del Norte
- Calabacillas Arroyo

5.6 Rationale

The existing Corridor is not friendly for pedestrians and has few connections between the Corridor and adjoining land uses. Convenient pedestrian and bicycle access is important for local patrons and employees of businesses along Coors Boulevard and Coors Bypass. An investment in high-capacity transit must include efficient access for passengers arriving on foot or by bicycle to improve multi-modal accessibility. The design of these facilities must emphasize efficiency of access, safety, and comfort.

DRAFT

6.0 Signalized Major Intersections

6.1 The distance between signalized major intersections on Coors Boulevard and Coors Bypass shall be as far apart as practical to encourage continuous traffic flow. A minimum distance of approximately one-half mile shall be maintained between signalized intersections except where signalized intersections have already been established.

Signalized intersections have been established along the Coors Corridor with access control and spacing per the following tables, listed from south to north.

Among other items, Figures C-12 through C-19 illustrate the location of signalized intersections.

i) Coors Boulevard (NM45)

Intersection	*Access*	*Distance to the Next Intersection to the North*
Central Avenue	*Full Access*	*2,290 ft.*
Bluewater Road	*Full Access*	*1,760 ft.*
Los Volcanes Road	*Full Access*	*1,230 ft.*
Fortuna Road	*Full Access*	*2,340 ft.*
Hanover Road	*Full Access*	*1,150 ft.*
Iliff Road	*Partial Access*	*Not Applicable**
Quail Road	*Full Access*	*2,185 ft.*
Sequoia Road	*Full Access*	*2,440 ft.*
St. Josephs Drive	*Full Access*	*2,470 ft.*
Western Trail - Namaste Road	*Full Access*	*2,265 ft.*
Sevilla Avenue	*Full Access*	*2,530 ft.*
Dellyne Avenue - Learning Road	*Full Access*	*2,575 ft.*
Montaño Road	*Full Access*	*1,900 ft.*
Montaño Plaza Drive	*Full Access*	*2,425 ft.*
La Orilla Road	*Full Access*	*5,540 ft.*
Eagle Ranch Road	*Full Access*	*1,720 ft.*
Southwestern Indian Polytechnic Inst. (SIPI) Road	*Temporary Full Access*	*1,185 ft.*
Paseo del Norte (NM 423)	*Full Access*	*2,530 ft.*
Irving Boulevard	*Full Access*	*3,090 ft.*

** Due to I-40 Interchange*

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

ii) Coors Boulevard (NM448)

Intersection	*Access*	*Distance to the Next Intersection to the North*
Coors Bypass	*Full Access*	*1,410 ft.*
Cottonwood Loop	*Full Access*	*1,100 ft.*
7 Bar Loop Road	*Full Access*	*1,170 ft.*
Old Airport Road	*Full Access*	*1,030 ft.*
Alameda Boulevard (NM 528)	*Full Access*	*terminus*

iii) Coors Bypass (NM45)

Intersection	*Access*	*Distance to the Next Intersection to the North*
Coors Boulevard	*Full Access*	*1,160 ft.*
Eagle Ranch Road	*Full Access*	*2,270 ft.*
7 Bar Loop Road	*Partial Access*	*1,685 ft.*
Ellison Road	*Full Access*	*terminus*

6.2 New signalized intersections along Coors Cooridor not listed above shall be considered only under extenuating circumstances when the need can be demonstrated based on traffic and/or safety conditions, and the installation of an additional traffic signal will not compromise the traffic-carrying capacity and functionality of Coors Boulevard and Coors Bypass as principal arterial streets.

6.3 Additional grade-separated roadways and interchanges may be considered for locations where existing and expected congestion is highest, including the following:

i) Montaño Road [see concept in Figure C-7]: A single-point diamond interchange with Coors Boulevard as the continuous roadway would improve traffic operations and is consistent with the long-range plan for this intersection. Additional access controls would be required on each approved leg.

ii) Paseo del Norte (NM423) [see concept in Figure C-8]: This interchange is expected to change because of existing and forecast congestion and to accommodate multi-modal travel needs. While the development of improvements will be the subject of another engineering study, a concept was developed for this Plan to address the south-to-east movement. A fly-over ramp would increase the capacity of the south-to-east movement and would improve the throughput of Coors Boulevard through the intersection.

iii) Northbound Coors Boulevard from Quail Road through Sequoia Road [see concept in Figures C-9 and C-10]: Congestion on northbound Coors Boulevard results in traffic backing up on I-40. The traffic backups result in safety concerns on I-40. To resolve this, a grade-separated, elevated roadway concept was developed. Southbound Coors would remain as an at-grade surface street.

Additional engineering studies should be performed to verify the feasibility, benefits, and configuration of additional grade separations or modifications to existing interchanges.

DRAFT

6.4 Rationale

Intersection spacing is a key component of a safe and efficient urban major arterial roadway and the overall access management plan for the Coors Corridor. Establishing the maximum practical distance between signalized intersections is essential to realizing the best possible traffic flow to accommodate the existing and anticipated traffic volumes on Coors Boulevard and Coors Bypass. Closely spaced or irregularly spaced traffic signals on an arterial roadway are disruptive to traffic flow and contribute to travel delay and crashes. New grade-separated facilities offer safety enhancements as well as traffic performance benefits for all modes of travel, and can be effectively deployed to address critical issues in the Coors Corridor.

Figure C-7: *Conceptual Single-point Diamond Interchange at Montaño Road*

Figure C-8: *Conceptual New Flyover Ramp at Paseo del Norte*

C. Traffic Movement, Access Management, and Roadway Design

***Note:** Minimum 10 foot sidewalks are required in Major Activity Centers and Community Activity Centers as defined in the Albuquerque/Bernalillo County Comprehensive Plan.*

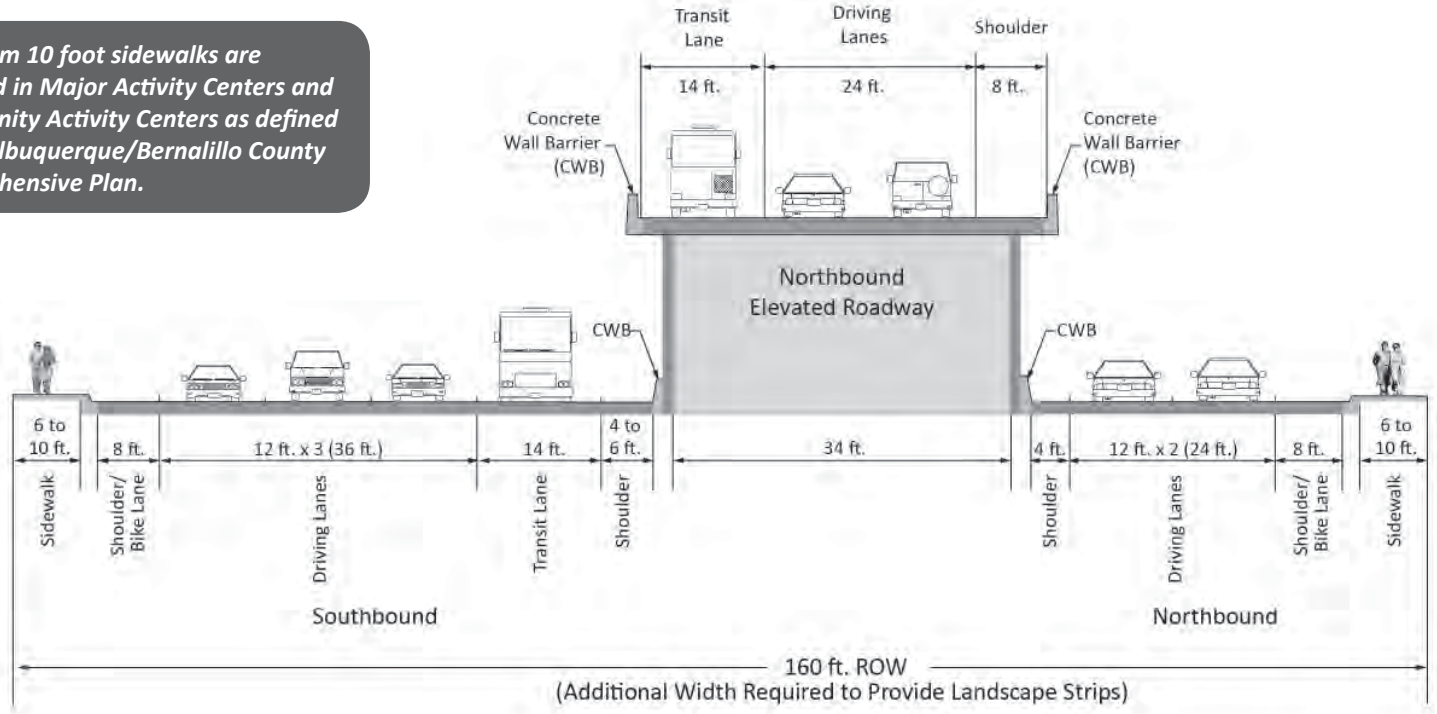


Figure C-9: *Typical Section of Conceptual Grade-Separated, Elevated Roadway on Coors Boulevard (NM 45) from Quail Road through Sequoia Road*

Figure C-10: *Conceptual Grade-Separated, Elevated Roadway from Quail Road through Sequoia Road*

7.0 Unsignalized Minor Intersections and Median Openings

7.1 Unsignalized minor intersections and median openings shall be managed along Coors Boulevard and Coors Bypass. Figures C-12 through C-19 illustrate the locations of intersections and median openings and the turn movements allowed at each median opening and at public access points as of 2013.

7.2 Unsignalized Minor Intersections

Minor intersections include public streets and private service streets with direct access to Coors Boulevard and Coors Bypass. For public streets, minor intersections are unsignalized in cases where traffic signal control is prohibited because of signalized intersection spacing requirements [see Section C.6.1 on page 39] and/or safety considerations. Private service streets consolidate access for more than one property or for shopping center sites, which helps to minimize traffic delay for motorists on Coors Corridor. Minor intersections may provide full or partial access to Coors Boulevard and Coors Bypass, depending on their location with respect to major intersections.

i) New direct access to Coors Boulevard and Coors Bypass may be considered only when access is not available from the established street network.

ii) New full-access minor intersections shall be located a minimum of one-quarter mile from a major signalized intersection. In developed areas where the public street system is established, changes to the public street network may not be required; however, median opening restrictions may be required at a minor intersection if operations at the minor intersection have detrimental impacts on an adjacent major signalized intersection.

iii) New partial-access minor intersections shall meet the minimum distance from adjacent major intersections as noted below (i.e., centerline to centerline spacing):
   a. For segments with posted speeds of 35-40 mph: 325 feet
   b. For segments with posted speeds of 45-50 mph: 450 feet
   c. For segments with posted speeds 55 mph or greater: 625 feet

iv) The need for and design of right-turn deceleration lanes at minor intersections shall be determined by the agency responsible for maintenance and operations.

7.3 Median Openings

i) All median openings associated with public and private streets and other access points shall comply with the following requirements. These requirements may be modified where physical constraints, existing structures and/or right-of-way impacts restrict installation. The location and design of new median openings are subject to approval by the agency responsible for maintenance and operations.

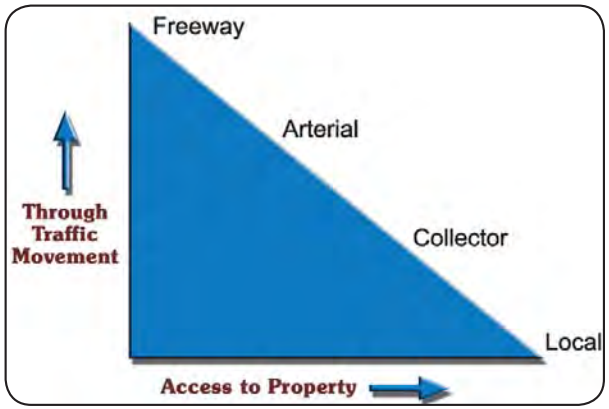


Figure C-11: *Graphic illustrating the relationship between property access and mobility by street type.*

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

a. All medians shall be designed to accommodate left turns, landscaping, drainage, pedestrian refuge areas, and other necessary improvements, as appropriate. [See Section C.10.2 on page 49]
b. The spacing between channelized median openings should allow for the proper design of left-turn lanes. Adequate storage, deceleration and taper lengths should be provided based upon site-specific requirements.
c. The median opening length should be designed to accommodate the largest design vehicle anticipated to use the opening, and may be as great as the width of the minor street section using the median opening. Excessive median lengths shall be avoided to reduce conflicts within the median opening.
d. Where a median opening is proposed, access to both sides of the street shall be considered. If left-turn access is provided to both sides of Coors Boulevard or Coors Bypass, left-turn bays for both directions shall be required at the median opening. Where offset access points are expected to result in turning movement conflicts at the median opening, access restrictions shall be considered.
e. Full left-turn access may be restricted at some locations due to safety or operational concerns. Where access restrictions are imposed, medians and/or islands should be used to prohibit restricted movements.

ii) If BRT is designed to be in the median as a result of future studies and engineering analysis, closures of median openings between major signalized intersections will be required, and the median design requirements will be adjusted based on the accommodations needed for the BRT service.

Example of a full-access median opening

Example of a partial-access median opening

7.4 Rationale

Coors Boulevard (NM45) and Coors Bypass (NM45) are designated as limited-access arterials, and, along with Coors Boulevard (NM448), carry high traffic volumes and serve multiple travel modes. Median openings that allow left-turns to and from adjacent properties result in disruptive movements along any traffic-carrying facility. Full-access and partial-access unsignalized minor intersections also introduce conflicts between through and turning vehicles, transit vehicles, bicyclists, and pedestrians. Median openings and minor intersections must be managed along Coors Boulevard and Coors Bypass to preserve the quality and safety of traffic flow by reducing the number of conflict points along the corridor, by providing sufficient spacing between conflict points thereby accommodating turning vehicles, and by designing these highway components to a high standard consistent with the intended function of the roadway.

DRAFT

8.0 Access Management for Adjacent Properties

8.1 Access to specific properties shall be managed along Coors Boulevard and Coors Bypass (NM45). Access along Coors Bypass (NM448) should remain as it exists as of 2013.

Access can be managed by consolidating access for more than one property or for shopping center sites via private service streets that connect to Coors Boulevard at unsignalized intersections. Access can be improved further by constructing new connector streets parallel to Coors Boulevard that also provide an alternative for local circulation.

This policy addresses driveways and potential connector streets in the Coors Corridor. Items not specifically stated in this policy shall comply with the standard practice for a principal arterial.

Tables C-1 through C-7 summarize existing access management conditions for Coors Boulevard and Coors Bypass and recommend changes to implement the following policies.

8.2 Driveways

The location and design of driveways (i.e., curb cuts) along Coors Boulevard and Coors Bypass are subject to approval by the agency responsible for maintenance and operations.

i) Direct Access: Direct driveway access to Coors Boulevard or Coors Bypass may be considered only when functional access to other adjacent roadway facilities is not available.

a. Alternatives may involve sharing access at a driveway or taking access from an adjacent public or private minor street. (Cross-access easements may be needed.) [See **Section 7.2 on page 43.**] Alternatives to providing direct driveway access to a property are to be considered by the agency having jurisdiction over land use, either the City of Albuquerque or Bernalillo County.

b. The City or County shall work with property owners, developers, neighborhood associations, and residents to establish a circulation system to provide alternative access opportunities to properties from facilities other than Coors Boulevard or Coors Bypass. Where alternative access for adjacent properties is identified, it shall be developed before existing direct driveways are closed or new driveways are allowed.

c. Where alternative access cannot be identified, the number of driveways with direct access should be limited to one per site unless the property frontage is adequate and design-hour traffic volumes indicate that the operational and safety performance for a single driveway is expected to be below applicable minimum acceptable standards. [See the responsible agency for details.]

ii) Access Spacing

a. Full-access driveways shall be a minimum distance of one-quarter mile from a major intersection or from a full-access minor intersection/median opening. Relative to adjacent access points, partial-access driveways shall be located based on the greater of the existing spacing or the following (i.e., centerline to centerline spacing):
   - For segments with posted speeds of 35-40 mph: 325 feet
   - For segments with posted speeds of 45-50 mph: 450 feet
   - For segments with posted speeds of 55 mph or greater: 625 feet

b. Driveway access should not be permitted within a right-turn or left-turn lane on Coors Boulevard or Coors Bypass, or within 50 feet of either the leading or trailing limits of a turn lane. Driveway access shall not be permitted within the access control limits of an interchange or

DRAFT

within 300 feet of the leading or trailing edge of the access control limits for the interchange.

c. In developed or redeveloping areas where existing driveway locations preclude access spacing based on the above requirements, new driveways should be located to minimize conflicts with existing access points. Driveways should be consolidated where possible to provide shared property access.

iii) Right-turn Lanes: The need for and design of a right-turn deceleration lane at a driveway shall be determined by the agency responsible for maintenance and operations.

iv) Driveways on Intersecting Streets: City of Albuquerque, Bernalillo County, or NMDOT requirements should be used for locating driveways on the minor street approaches and departures of intersections with Coors Boulevard and Coors Bypass, as applicable.

v) Design for All Modes: Driveway designs shall provide for the safe movement of all right-of-way users, including but not limited to personal vehicles, commercial trucks, buses, pedestrians, bicyclists, and persons with disabilities. Where pedestrians are expected to cross a driveway, the driveway shall be designed in accordance with the Americans with Disabilities Act (ADA) and applicable local standards, including vertical and horizontal design characteristics. Where non-motorized facilities (e.g., a sidewalk or trail) cross a driveway, appropriate modifications shall be made to maintain safe operations for both facilities.

vi) Visibility: Sight distance requirements shall be met at all driveway locations to provide safe operating conditions for the motoring public. A driveway should not be allowed unless adequate visibility is provided for motorists passing the driveway and for motorists using the driveway. Unobstructed sight distance shall be maintained in both directions from the driveway. Any potentially obstructing objects, such as but not limited to advertising signs, structures, trees and bushes, shall be designed, placed and maintained at a height not to interfere with the sight distances needed by any vehicle using the driveway.

8.3 Local Connector Streets

i) New local connector streets parallel to Coors Boulevard should be designed and constructed where feasible to enhance local circulation, to reduce dependence on Coors Boulevard, and to direct traffic to major signalized intersections.

a. West of Coors Blvd., Costa Maresme Drive to Dellyne Avenue [See Figure C-14 and Table C-3]

b. East of Coors Blvd., Winter Haven Road to Bosque Plaza Lane [See Figure C-15 and Table C-4]

c. East of Coors Blvd., Eagle Ranch Road to SIPI Road [See Figure C-16 and Table C-5]

ii) Further studies should be performed to investigate the feasibility of these potential connector streets.

iii) The design of the connector streets should be based on the street design standards of the relevant jurisdiction at that location (i.e. City of Albuquerque or Bernalillo County).

8.4 Rationale:

The purpose of access management is to provide vehicular access to land development in a manner that preserves the safety and efficiency of the transportation system. Access management is particularly important along limited-access arterials such as Coors Boulevard/Bypass (NM45) so they can provide high capacity and safe movement of traffic, as well as access to property. Access management balances the need to provide safe and efficient traffic movement with the need to provide reasonable access to adjoining properties.

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

The intent of this policy is to limit the number of allowable driveways and to encourage the use of shared driveway access between property owners. Access points should be located to minimize turning movement conflicts between adjacent access facilities and to provide adequate separation of conflicts for oncoming motorists. The management of access is directly tied to the speed of travel on Coors, because the frequency and spacing of driveways and other access points is based on motorists having time to safely react to the conflicts associated with driveways.

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

9.0 Right-of-Way

The existing right-of-way along Coors Boulevard from Coors Bypass to Alameda Boulevard (i.e. NM448) is sufficient to accommodate four general purpose traffic lanes (two northbound and two southbound), the appropriate auxiliary lanes at or between intersections to facilitate turning movements at intersections and other access points, a median and sidewalks [see typical section in Figure C-5].

For the remainder of the Coors Corridor (i.e. NM45), additional right-of-way will be needed in several locations to fully implement the desired multi-modal facility, because the right-of-way needed along Coors Boulevard and Coors Bypass exceeds the 156-foot standard for principal arterials (160-225 feet per the typical sections in Figure C-3 and Figure C-4).

The right-of-way needed for each major segment of Coors Boulevard and Coors Bypass is identified in Tables C-1 through C-7.

9.1 Where necessary, the City of Albuquerque and Bernalillo County, together with the NMDOT, shall acquire right-of-way through the land development process and/or the project development process sufficient to implement the desired multi-modal facility in all locations where vacant parcels exist and/or where redevelopment occurs along Coors Boulevard and Coors Bypass (i.e. NM45), including but not limited to, the following elements:

- i) six general purpose traffic lanes plus separate turn and auxiliary lanes at intersections to achieve reasonable traffic operations;
- ii) a median;
- iii) two dedicated transit lanes;
- iv) bus stops/stations;
- v) a sidewalk along each side of the roadway and multi-use trail where designated; and
- vi) landscape strips.

Standard right-of-way acquisition procedures apply for developed/established properties. Refer to the conceptual design layouts included in the Coors Corridor Study Alternatives Analysis Report under separate cover.

9.2 Where potential connector streets are determined to be feasible and are selected to be implemented, the relevant jurisdiction (i.e. City of Albuquerque or Bernalillo, depending on the location) shall obtain the necessary right-of-way and/or easements from property owners. [See Figures C-12 through C-19 for several potential connector streets that are recommended to be designed and constructed to provide circulation within areas adjacent to Coors Boulevard to minimize the need to use Coors Boulevard for short trips. [See also Section 8.3 on page 46.]

9.3 Rationale

Adequate right-of-way is needed to implement the highway, transit, and bicycle and pedestrian facilities within the Coors Corridor. The necessary amount of right-of-way should be identified, and a strategy should be in place to obtain additional right-of-way as new development or redevelopment occurs. Including this proactive strategy in the Plan ensures that new construction does not hinder the ability to implement an improved multi-modal facility over time.

DRAFT

10.0 Streetscape Design

10.1 Streetscape improvements shall be implemented to improve the visual character and to enhance the walkability and overall pedestrian experience along Coors Boulevard and Coors Bypass. These improvements shall include plantings within medians and roadside landscape strips and in the areas along any multi-use trails. When median and street-side plantings are used, they shall be placed outside the clear sight triangle to maintain safe sight distances. Street furniture, such as benches and shade structures, should be included in the streetscape as appropriate. Landscaping or other streetscape features located on private property shall be the responsibility of the property owner and shall comply with City and County ordinances.

10.2 Streetscape improvements shall be provided within the public right-of-way and may also be incorporated into landscaping plans for abutting properties as part of the land development process. Improvements within public rights-of-way shall be maintained as specified in maintenance agreements between the NMDOT and the City or other local agencies, as applicable. They shall be designed per City prototypes and standards if they are to be maintained by the City (typically by the City Parks Department).

10.3 A sustainable approach to streetscape improvements should be followed. Where possible, Low Impact Development (LID) measures appropriate for urban transportation corridors should be considered, such as bioretention associated with stormwater management. A unified approach for the Corridor shall be developed by the City in collaboration with the NMDOT and other local agencies, as applicable.

10.4 Rationale

Landscaping and street furniture will enhance and promote pedestrian use and will make the Corridor more attractive. Aesthetic treatments along transportation facilities improve the quality of life for all users of the facilities.

Median landscaping enhances the aesthetic quality of the overall user experience of the Coors Corridor.

Pedestrian amenities along trails and sidewalks are important for accommodating users' needs.

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

11.0 Public Viewsites

11.1 Public viewsites shall be provided at appropriate locations along Coors Boulevard north of Western Trail/Namaste Road as recommended in Section E.2 of this Plan.

11.2 Viewsites should be sited to avoid conflicts with higher density development associated with major transit stations and Major and Community Activity Centers.

11.3 Where possible, viewsites shall be located as part of pedestrian paths and multi-use trails and shall include amenities such as benches and trees or other shade structures.

11.4 Rationale

Scenic views of the Rio Grande Bosque and of the Sandia Mountains are available from the Coors Corridor. Opportunities for these views can be from sidewalks, multi-use trails and adjacent properties. The views enhance the quality of the overall experience within and from the Corridor.

At-grade view of the Sandia Mountains and Rio Grande Bosque from the Coors/Montaño intersection.

Aerial view of the Rio Grande Bosque at the Montaño Road river crossing.

DRAFT

12.0 Traffic Noise

12.1 The City and the NMDOT shall consider measures to abate traffic noise as part of future engineering studies performed within the corridor. The noise abatement criteria and procedures followed by the NMDOT should be used, as well as FHWA's noise standards and abatement procedures if federal funds are anticipated.

12.2 Measures to preserve pedestrian access to the corridor from the adjoining neighborhoods and commercial/ employment land uses shall be included in any noise barriers implemented within the Corridor.

12.3 The analysis of noise walls shall also consider and balance the preservation of scenic views.

12.4 All noise mitigation measures shall be in accordance with other design guidelines and policies contained within the Coors Corridor Plan.

12.5 Rationale

The high traffic volumes found along the Coors Corridor create nuisance traffic noise. Measures to mitigate traffic noise impacts to the neighborhoods and other noise-sensitive land uses along Coors Boulevard and Coors Bypass may be required, to be balanced with other needs in the corridor.

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

13.0 Corridor Segment Recommendations

The following figures and tables provide recommendations for specific segments of the Coors Corridor from south to north, including needed right-of-way, travel lanes, medians, intersections, driveways, potential connector streets, transit stops and pedestrian and bicycle facilities.

Streetscape improvements, public viewsites, and noise abatement measures will be specified in conjunction with future public and private projects, as appropriate.

Segment	*Figure*	*Table*
Coors Boulevard		
Central to I-40	Figure C-12	Table C-1
I-40 to St. Josephs Drive	Figure C-13	Table C-2
St. Josephs Drive to Dellyne Avenue/ Learning Road	Figure C-14	Table C-3
Dellyne Avenue/Learning Road to La Orilla Road	Figure C-15	Table C-4
La Orilla Road to Paseo del Norte	Figure C-16	Table C-5
Paseo del Norte to Coors Bypass	Figure C-17	Table C-6
Coors Bypass	Figure C-18	Table C-7
Coors Boulevard (i.e. NM448) - Coors Bypass to Alameda Boulevard	Figure C-19	Table C-8

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

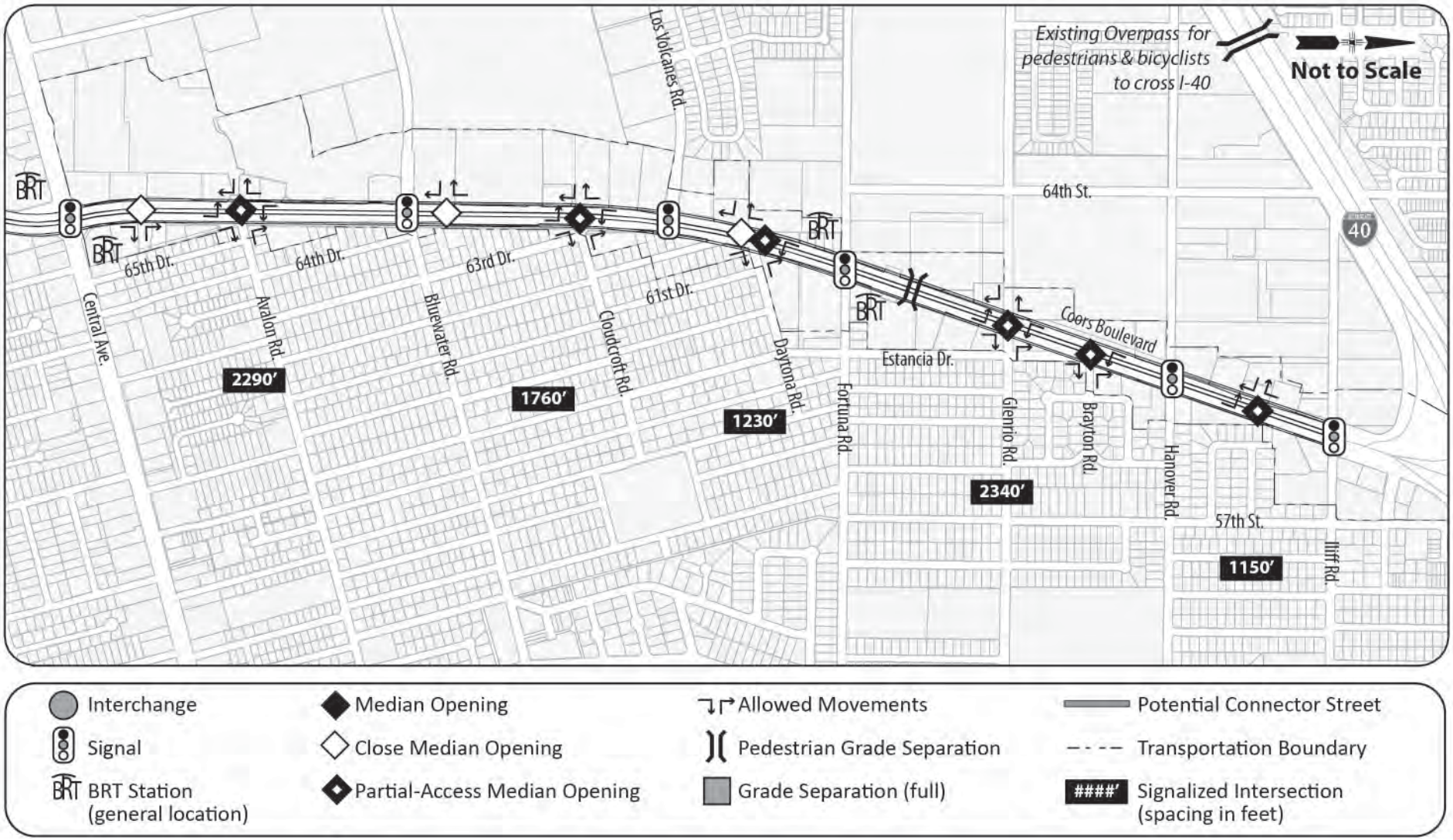


Figure C-12: *Central Avenue to I-40* *[See also Table C-1.]*

C. Traffic Movement, Access Management, and Roadway Design

Table C-1: *Policy Recommendations – Central Avenue to I-40 [See also Figure C-12]*

Item	Policy	Existing Condition (2012) / Potential Change
1. Right-of-Way (ROW)	Between major intersections: ▪ 160 feet of ROW At major intersections with BRT stations: ▪ Single left-turns: 200 feet of ROW ▪ Dual left-turns: 210 feet (curbside BRT) or 225 feet (median BRT) of ROW At major intersections without BRT stations: ▪ Single left-turns: 175 feet of ROW ▪ Dual left-turns: 200 feet of ROW	Existing ROW varies from 120 feet to 156 feet. Identify and secure additional ROW needed at various locations between Central Avenue and I-40 and at the major intersections, including: ▪ Central Avenue intersection (BRT Station) ▪ Bluewater Road intersection ▪ Los Volcanes Road intersection ▪ Fortuna Road intersection (BRT Station) ▪ Hanover Road intersection ▪ Iliff Road intersection
2. Travel Lanes		
▪ General Purpose	Three general-purpose travel lanes in each direction	No changes recommended.
▪ Bus Rapid Transit (BRT)	One dedicated transit lane in each direction and BRT stations as required [see #7 in this table]	Add one dedicated transit lane in each direction for BRT.
3. Median		
▪ Curbside BRT	Provide an 18-foot wide median (single left-turn) or 28-foot wide median (dual left-turn) at signalized intersections.	Existing median width: ▪ Most of the segment: 18-feet ▪ North of Central Avenue: 30 feet ▪ Near Iliff Road: 28 feet
▪ Median BRT	Provide a 52-foot wide median (single left-turn) or 72-foot wide median (dual left-turn) at signalized intersections.	Provide new medians as required to implement BRT when preferred configuration is determined.
4. Intersections		
▪ Signalized	Minimum distance of ½-mile spacing	No changes recommended. Policy for future changes only.
▪ Unsignalized		
– Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
– Partial Access	Minimum distance of 450 foot spacing	No changes recommended. Policy for future changes only.

Table C-1 (Continued): *Policy Recommendations – Central Avenue to I-40 [See also Figure C-12]*

Item	Policy	Existing Condition (2012) / Potential Change
5. Driveways		
▪ Full Access	Minimum distance of ¼-mile spacing	If redeveloped, close median to reduce access from full to partial at the following locations: ▪ 415 feet north of Central Avenue ▪ 290 feet north of Bluewater Road ▪ 290 feet north of Los Volcanes Road If redeveloped, remove access at the following locations: ▪ 210 feet north of Central Avenue, west side ▪ 200 feet south of Fortuna Road, east side ▪ 100 feet north of Hanover Road, west side ▪ 120 feet north of Hanover Road, east side ▪ 230 feet north of Hanover Road, west side
▪ Partial Access	Minimum distance of 450 foot spacing	If redeveloped, consolidate access at the following locations: ▪ Driveways 190 feet and 360 feet south of Avalon Road, east side ▪ Driveways 70 feet and 190 feet south of Cloudcroft Road, west side ▪ Driveways 290 feet and 450 feet north of Los Volcanoes Road, west side ▪ Driveways 100 feet and 200 feet south of Glenrio Road, west side ▪ Driveways 125 feet and 275 feet north of Hanover Road, east side ▪ Driveways (7) from 100 feet to 950 feet north of Hanover Road, west side
6. Connector Streets	Develop additional local streets and/or street connections parallel to Coors Boulevard to provide alternative access to adjacent development.	No changes recommended for this segment.

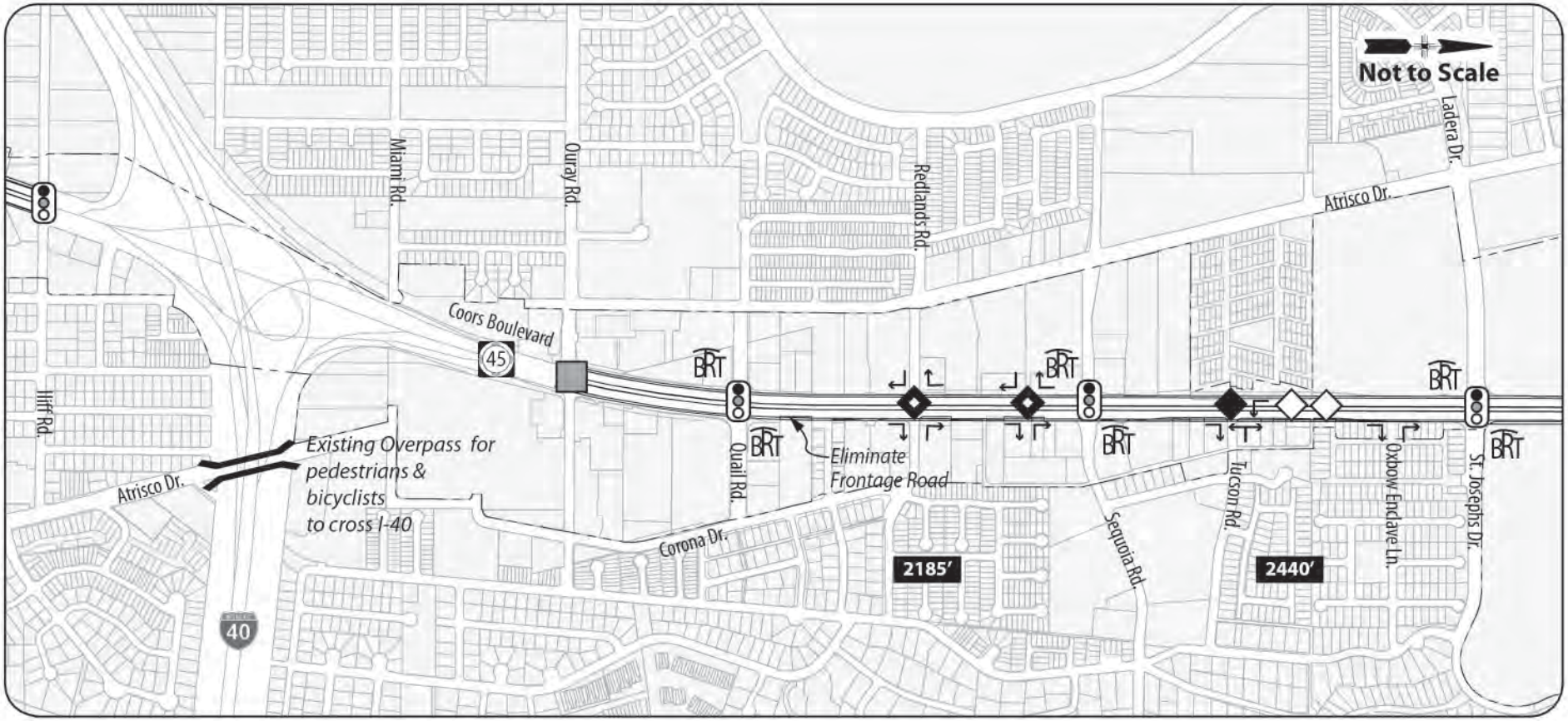
C. Traffic Movement, Access Management, and Roadway Design

Table C-1 (Continued): *Policy Recommendations – Central Avenue to I-40 [See also Figure C-12]*

Item	Policy	Existing Condition (2012) / Potential Change
7. Transit Stops and Stations	Local Bus Stops: ▪ Along curb sides per ABQ RIDE, with shelters ▪ No bus bays/pull outs ▪ Not combined with BRT Stations BRT Stations: ▪ At Central Avenue ▪ In the vicinity of Fortuna Road	Local stops and shelters as required per ABQ RIDE. Specific placement to be determined by future study.
8. Pedestrian and Bicycle Facilities	Provide sidewalks 6 to 10 feet in width, including buffer areas, as feasible; 10-foot minimum at CACs and MACs per ABQ/BC Comp Plan and ABQ DPM. Provide shoulders for on-street bike lanes and bicycle buffer lanes adjacent to turn/bus lanes, as appropriate.	Existing sidewalk width: ▪ From Central Avenue to Fortuna Road: 10 feet ▪ From Fortuna Road to Iliff Road: 6 feet Pedestrian bridge to remain north of Fortuna. On-street bike lanes are not currently provided. Provide safe on-street bike accommodations as appropriate.

DRAFT

C. Traffic Movement, Access Management, and Roadway Design



Note: On northbound Coors Boulevard, a grade-separated, elevated roadway from Quail Road to St. Josephs Drive should be considered in future transportation planning efforts [See Figures C-9 and C-10].

Figure C-13: *I-40 to St. Josephs Drive* *[See also Table C-2]*

C. Traffic Movement, Access Management, and Roadway Design

Table C-2: *Policy Recommendations – I-40 to St. Josephs Drive [See also Figure C-13]*

Item	Policy	Existing Condition (2012) / Potential Change
1. Right-of-Way (ROW)	Between major intersections (north of Quail Road): ▪ 160 feet of ROW (minimum) At major intersections with BRT stations: ▪ Single left-turns: 200 feet of ROW ▪ Dual left-turns: 210 feet (curbside BRT) or 225 feet (median BRT) of ROW At major intersections without BRT stations: ▪ Single left-turns: 175 feet of ROW ▪ Dual left-turns: 200 feet of ROW	Existing ROW: ▪ Between I-40 and Quail Road: Varies from 185 feet to 225 feet ▪ North of Quail Road: Varies from approximately 140 feet to 156 feet Identify and secure additional ROW needed at various locations between I-40 and St. Josephs and at the major intersections, including: ▪ Quail Road intersection (BRT Station) ▪ Sequoia Road intersection (BRT Station) ▪ St. Josephs Drive intersection (BRT Station)
2. Travel Lanes		
▪ General Purpose	Three general purpose travel lanes in each direction and an auxiliary lane in each direction from I-40 to Sequoia Road Future Study – elevate northbound lanes from Quail to St. Josephs [see Figures C-9 and C-10]	Identify and secure sufficient ROW from Redlands Road to Sequoia Road to accommodate an auxiliary lane in each direction.
▪ Bus Rapid Transit (BRT)	One dedicated transit lane in each direction and BRT stations as required [see #7 in this table].	Add one dedicated transit lane in each direction for BRT.
3. Median		Existing median width: ▪ For most of the segment: 18 feet. ▪ At Quail Road: Approximately 26 feet.
▪ Curbside BRT	Provide an 18-foot wide median (single left-turn) or 28-foot wide median (dual left-turn) at signalized intersections.	
▪ Median BRT	Provide a 52-foot wide median (single left-turn) or 72-foot wide median (dual left-turn) at signalized intersections.	Provide new medians as required to implement BRT when preferred configuration is determined.
4. Intersections		
▪ Signalized	Minimum distance of ½-mile spacing	No changes recommended. Policy for future changes only.
▪ Unsignalized		
– Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
– Partial Access	Minimum distance of 325 foot spacing	No changes recommended. Policy for future changes only.

Table C-2 (Continued): *Policy Recommendations – I-40 to St. Josephs Drive [See also Figure C-13]*

Item	Policy	Existing Condition (2012) / Potential Change
5. Driveways		
▪ Full Access	Minimum distance of ¼-mile spacing	If redeveloped, reduce full access median to partial access at the following locations: ▪ 280 feet north of Tucson Road ▪ 690 feet north of Tucson Road
▪ Partial Access	Minimum distance of 325 foot spacing	If redeveloped, consolidate access at the following: ▪ Driveways 188 feet and 420 feet north of Redlands Road, west side ▪ Driveways (3) from 180 feet to 530 feet north of Redlands Road, east side ▪ Driveways 290 feet and 490 feet north of Tucson Road, east side
6. Connector Streets	Develop additional local streets and/or street connections parallel to Coors Boulevard to provide alternative access to adjacent development.	No changes recommended for this segment.
7. Transit Stops and Stations	Local Bus Stops: ▪ Along curb sides per ABQ RIDE, with shelters ▪ No bus bays/pull outs ▪ Not combined with BRT Stations	Local stops and shelters as required per ABQ RIDE.
	BRT Stations: ▪ In the vicinity of Quail Road ▪ In the vicinity of Sequoia Road ▪ In the vicinity of St. Josephs Drive	Specific placement to be determined by future study.
8. Pedestrian and Bicycle Facilities	Provide sidewalks 6 to 10 feet in width, including buffer areas, as feasible; 10-foot minimum at CACs and MACs per ABQ/BC Comp Plan and ABQ DPM. Provide multi-use trails where designated.	Provide continuous sidewalks through this segment on both sides of Coors; existing sidewalk widths are 0 feet, 6 feet, and 8 feet.
	Provide shoulders for on-street bike lane use and bicycle buffer lanes adjacent to turn/bus lanes, as appropriate.	On-street bike lanes are not currently provided. Provide safe on-street bike accommodations as appropriate.

C. Traffic Movement, Access Management, and Roadway Design

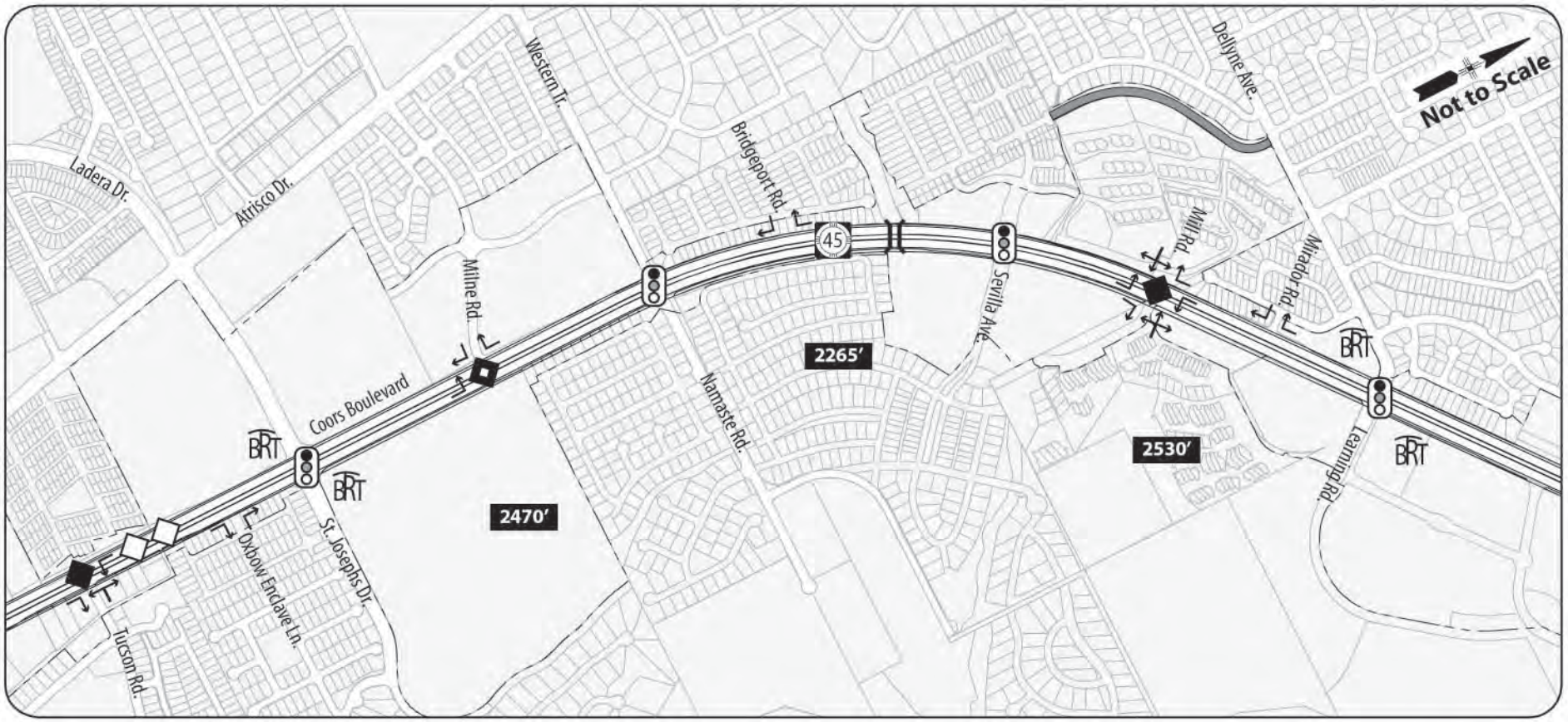


Figure C-14: *St. Josephs Drive to Dellyne Avenue / Learning Road* *See Table C-3*

C. Traffic Movement, Access Management, and Roadway Design

Table C-3: *Policy Recommendations – St. Josephs Drive to Learning Road/Dellyne Avenue [See also Figure C-14]*

Item	Policy	Existing Condition (2012) / Potential Change
1. Right-of-Way (ROW)	Between major intersections: ▪ 160 feet of ROW (minimum) At major intersections with BRT stations: ▪ Single left-turns: 200 feet of ROW ▪ Dual left-turns: 210 feet (curbside BRT) or 225 feet (median BRT) of ROW At major intersections without BRT stations: ▪ Single left-turns: 175 feet of ROW ▪ Dual left-turns: 200 feet of ROW	Existing ROW is 156 feet from St. Josephs Drive to Learning Road/Dellyne Avenue. Identify and secure additional ROW needed at various locations and at the major intersections, including: ▪ Namaste Road/Western Trail intersection ▪ Sevilla Avenue intersection ▪ Learning Road/Dellyne Avenue intersection (BRT Station)
2. Travel Lanes		
▪ General Purpose	Three general purpose travel lanes in each direction.	No changes recommended.
▪ Bus Rapid Transit (BRT)	One dedicated transit lane in each direction and BRT stations as required [see #7 in this table].	Add one dedicated transit lane in each direction for BRT.
3. Median		Existing median width: ▪ For most of the segment: 18-feet ▪ At Namaste Road/Western Trail: 30 feet ▪ At Learning Road/Dellyne Avenue: approximately 30 feet Provide new medians as required to implement BRT when preferred configuration is determined.
▪ Curbside BRT	Provide an 18-foot wide median (single left-turn) or 28-foot wide median (dual left-turn) at signalized intersections.	
▪ Median BRT	Provide a 52-foot wide median (single left-turn) or 72-foot wide median (dual left-turn) at signalized intersections.	
4. Intersections		
▪ Signalized	Minimum distance of ½-mile spacing	No changes recommended. Policy for future changes only.
▪ Unsignalized		
– Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
– Partial Access	Minimum distance of 450 foot spacing	No changes recommended. Policy for future changes only.
5. Driveways		
▪ Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
▪ Partial Access	Minimum distance of 450 foot spacing	No changes recommended. Policy for future changes only.

C. Traffic Movement, Access Management, and Roadway Design

Table C-3 (Continued): *Policy Recommendations – St. Josephs Drive to Learning Road/Dellyne Avenue [See also Figure C-14]*

Item	Policy	Existing Condition (2012) / Potential Change
6. Connector Streets	Develop additional local streets and/or street connections parallel to Coors Boulevard to provide alternative access to adjacent development	Construct a connector street from Costa Maresme Drive to Dellyne Avenue.
7. Transit Stops and Stations	Local Bus Stops: ▪ Along curb sides per ABQ RIDE, with shelters ▪ No bus bays/pull outs ▪ Not combined with BRT Stations BRT Stations: ▪ In the vicinity of Dellyne Avenue	Local stops and shelters as required per ABQ RIDE. Specific placement to be determined by future study.
8. Pedestrian and Bicycle Facilities	Provide sidewalks 6 to 10 feet in width, including buffer areas, as feasible; 10-foot minimum at CACs and MACs per ABQ/BC Comp Plan and ABQ DPM Provide multi-use trails where designated. Provide shoulders for on-street bike lane use and bicycle buffer lanes adjacent to turn/bus lanes, as appropriate.	Provide continuous sidewalks through this segment on both sides of Coors; existing sidewalk widths are 0 feet, 6 feet, 8 feet, and 10 feet. On-street bike lanes are not currently provided. Modify bicycle lane accommodations consistent with the remainder of the Corridor when improvements are implemented.

DRAFT

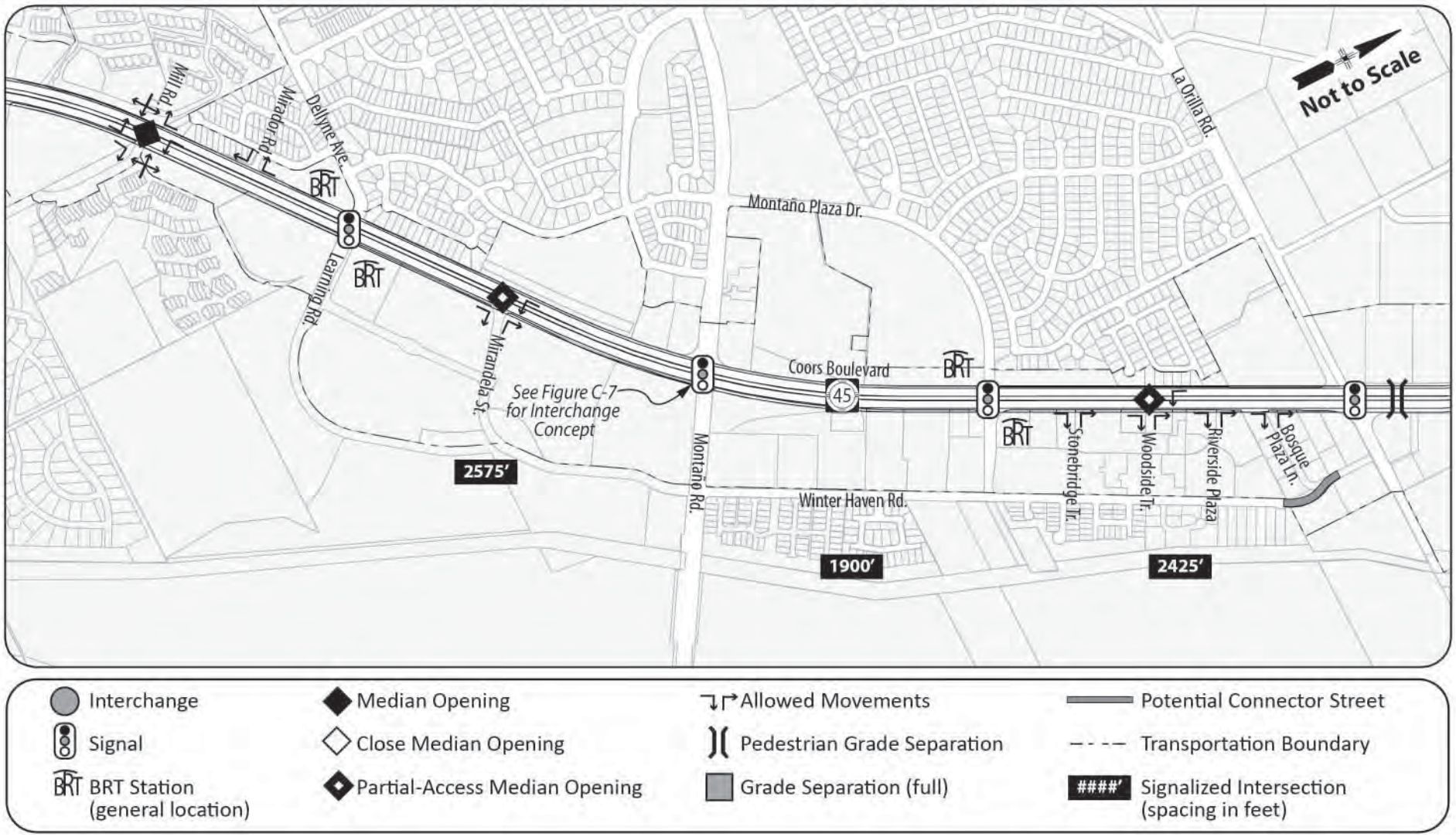


Figure C-15: *Dellyne Avenue / Learning Road to La Orilla Road* *See Table C-4*

C. Traffic Movement, Access Management, and Roadway Design

Table C-4: *Policy Recommendations – Dellyne Avenue / Learning Road to La Orilla Road [See also Figure C-15]*

Item	Policy	Existing Condition (2012) / Potential Change
1. Right-of-Way (ROW)	Between major intersections: ▪ 160 feet of ROW (minimum) At major intersections with BRT stations: ▪ Single left-turns: 200 feet of ROW ▪ Dual left-turns: 210 feet (curbside BRT) or 225 feet (median BRT) of ROW At major intersections without BRT stations: ▪ Single left-turns: 175 feet of ROW ▪ Dual left-turns: 200 feet of ROW	Existing ROW: ▪ South of Montaño Road: 165 feet ▪ North of Montaño Road: 156 feet Identify and secure additional ROW needed at various locations and at the major intersections, including: ▪ Montaño Road intersection (future interchange) ▪ Montaño Plaza Drive intersection (BRT Station) ▪ La Orilla Road intersection
2. Travel Lanes		
▪ General Purpose	Three general purpose travel lanes in each direction	No changes recommended.
▪ Bus Rapid Transit (BRT)	One dedicated transit lane in each direction and BRT stations as required [see #7 in this table]	Add one dedicated transit lane in each direction for BRT.
3. Median		Existing median width: ▪ For most of the segment: 18-feet ▪ At Montaño Road: 28 feet ▪ At La Orilla Road: 30 feet Provide new medians as required to implement BRT when preferred configuration is determined.
▪ Curbside BRT	Provide an 18-foot wide median (single left-turn) or 28-foot wide median (dual left-turn) at signalized intersections.	
▪ Median BRT	Provide a 52-foot wide median (single left-turn) or 72-foot wide median (dual left-turn) at signalized intersections.	
4. Intersections		
▪ Signalized	Minimum distance of ½-mile spacing	No changes recommended. Policy for future changes only.
▪ Unsignalized		
– Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
– Partial Access	Minimum distance of 450 foot spacing	No changes recommended. Policy for future changes only.

Table C-4 (Continued): *Policy Recommendations – Dellyne Avenue / Learning Road to La Orilla Road [See also Figure C-15]*

Item	Policy	Existing Condition (2012) / Potential Change
5. Driveways		
▪ Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
▪ Partial Access	Minimum distance of 450 foot spacing	No changes recommended. Policy for future changes only.
6. Connector Streets	Develop additional local streets and/or street connections parallel to Coors Boulevard to provide alternative access to adjacent development.	Construct a connector street from Winter Haven Road to Bosque Plaza Lane.
7. Transit Stops and Stations	Local Bus Stops: ▪ Along curb sides per ABQ RIDE, with shelters ▪ No bus bays/pull outs ▪ Not combined with BRT Stations	Local stops and shelters as required per ABQ RIDE.
	BRT Stations: ▪ In the vicinity of Montaño Plaza	Specific placement to be determined by future study.
8. Pedestrian and Bicycle Facilities	Provide sidewalks 6 to 10 feet in width, including buffer areas, as feasible; 10-foot minimum at CACs and MACs per ABQ/BC Comp Plan and ABQ DPM.	Existing sidewalk widths: Varies from 0 feet, 6 feet, 8 feet, and 10 feet
	Provide multi-use trails where designated.	Provide continuous sidewalks through this segment on both sides of Coors.
	Provide shoulders for on-street bike lane use and bicycle buffer lanes adjacent to turn/bus lanes, as appropriate.	On-street bike lanes are not currently provided. Modify bicycle lane accommodations consistent with the remainder of the Corridor when improvements are implemented.

C. Traffic Movement, Access Management, and Roadway Design

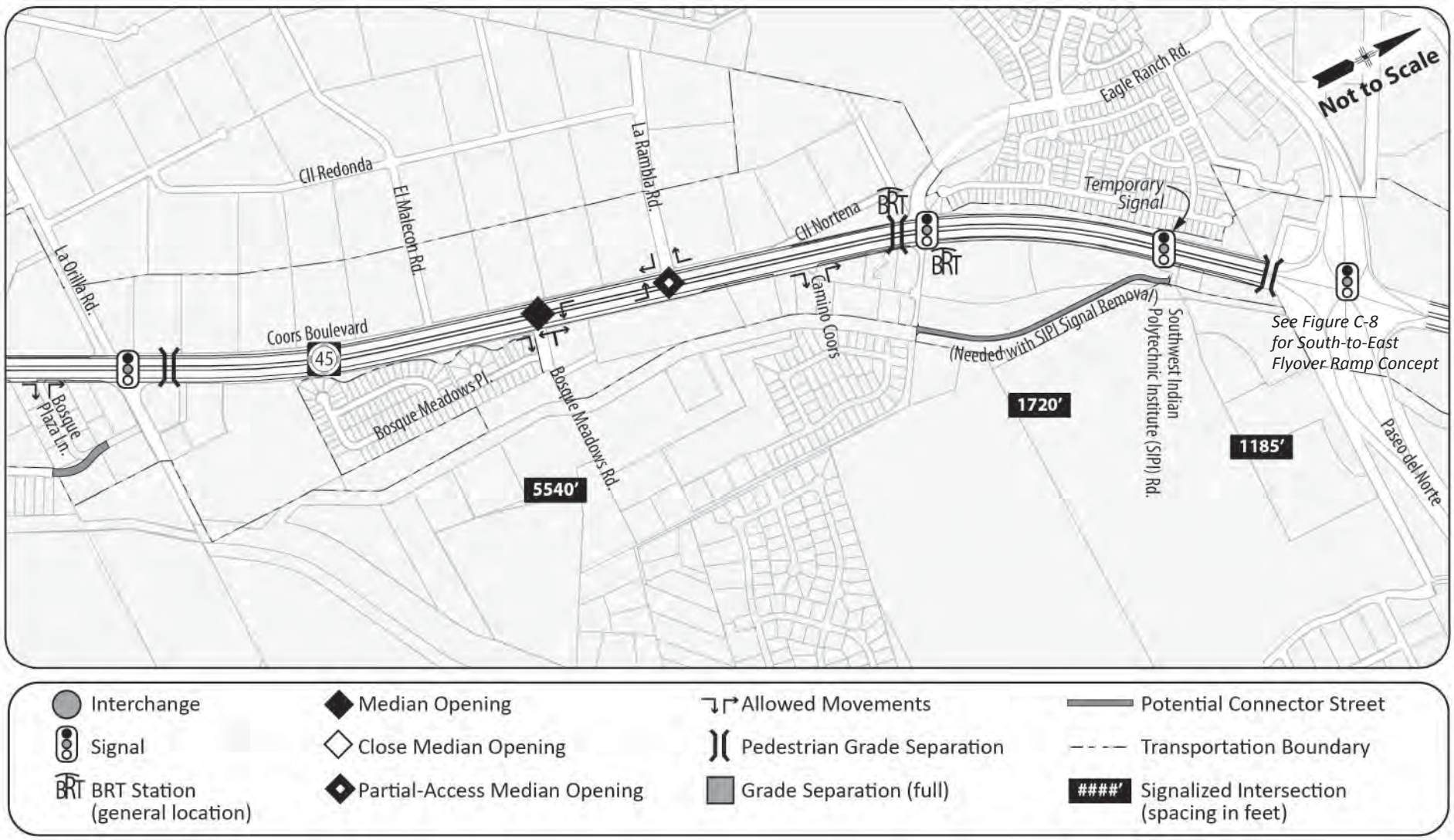


Figure C-16: *La Orilla Road to Paseo del Norte*

See Table C-5

Table C-5: *Policy Recommendations – La Orilla Road to Paseo del Norte [See also Figure C-16]*

Item	Policy	Existing Condition (2012) / Potential Change
1. Right-of-Way (ROW)	Between major intersections: ▪ 160 feet of ROW (minimum) At major intersections with BRT stations: ▪ Single left-turns: 200 feet of ROW ▪ Dual left-turns: 210 feet (curbside BRT) or 225 feet (median BRT) of ROW At major intersections without BRT stations: ▪ Single left-turns: 175 feet of ROW ▪ Dual left-turns: 200 feet of ROW	Existing ROW: ▪ South of Montaño Road: 165 feet ▪ North of Montaño Road: 156 feet Identify and secure additional ROW needed at various locations and at the major intersections, including: ▪ Eagle Ranch Road intersection (BRT Station) ▪ Southwestern Indian Polytechnic Institute (SIPI) Road intersection (temporary signal; may not require additional ROW when signal is removed)
2. Travel Lanes		
▪ General Purpose	Three general purpose lanes in each direction	No changes recommended.
▪ Bus Rapid Transit (BRT)	One dedicated transit lane in each direction and BRT stations as required [see #7 in this table]	Add one lane in each direction for BRT.
3. Median		Existing median width: ▪ For most of the segment: 18 feet ▪ At Eagle Ranch Road: 30 feet ▪ From SIPI Road to Paseo del Norte: 24 to 48 feet
▪ Curbside BRT	Provide an 18-foot wide median (single left-turn) or 28-foot wide median (dual left-turn) at signalized intersections.	
▪ Median BRT	Provide a 52-foot wide median (single left-turn) or 72-foot wide median (dual left-turn) at signalized intersections.	Provide new medians as required to implement BRT when preferred configuration is determined.
4. Intersections		
▪ Signalized	Minimum distance of ½-mile spacing	Eliminate the signalized intersection serving SIPI Road; provide alternative access via a new connector street [see #6 in this table].
▪ Unsignalized		
– Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
– Partial Access	Minimum distance of 625 foot spacing	No changes recommended. Policy for future changes only.

C. Traffic Movement, Access Management, and Roadway Design

Table C-5 (Continued): *Policy Recommendations – La Orilla Road to Paseo del Norte [See also Figure C-16]*

Item	Policy	Existing Condition (2012) / Potential Change
5. Driveways		
▪ Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
▪ Partial Access	Minimum distance of 625 foot spacing	No changes recommended. Policy for future changes only.
6. Connector Streets	Develop additional local streets and/or street connections parallel to Coors Boulevard to provide alternative access to adjacent development.	Construct a new connector street from Eagle Ranch Road to SIPI Road.
7. Transit Stops and Stations	Local Bus Stops: ▪ Along curb sides per ABQ RIDE, with shelters ▪ No bus bays/pull outs ▪ Not combined with BRT Stations BRT Stations: ▪ In the vicinity of Eagle Ranch Road	Local stops and shelters as required per ABQ RIDE. Specific placement to be determined by future study.
8. Pedestrian and Bicycle Facilities	Provide sidewalks 6 to 10 feet in width, including buffer areas, as feasible; 10-foot minimum at CACs and MACs per ABQ/BC Comp Plan and ABQ Development Process Manual (DPM). Provide multi-use trails where designated. Provide shoulders for on-street bike lane use and bicycle buffer lanes adjacent to turn/bus lanes, as appropriate.	Existing sidewalk widths: Varies from 0 feet to 6 feet Provide continuous sidewalks through this segment on both sides of Coors. On-street bike lanes are not currently provided. Modify bicycle lane accommodations consistent with the remainder of the Corridor when improvements are implemented.

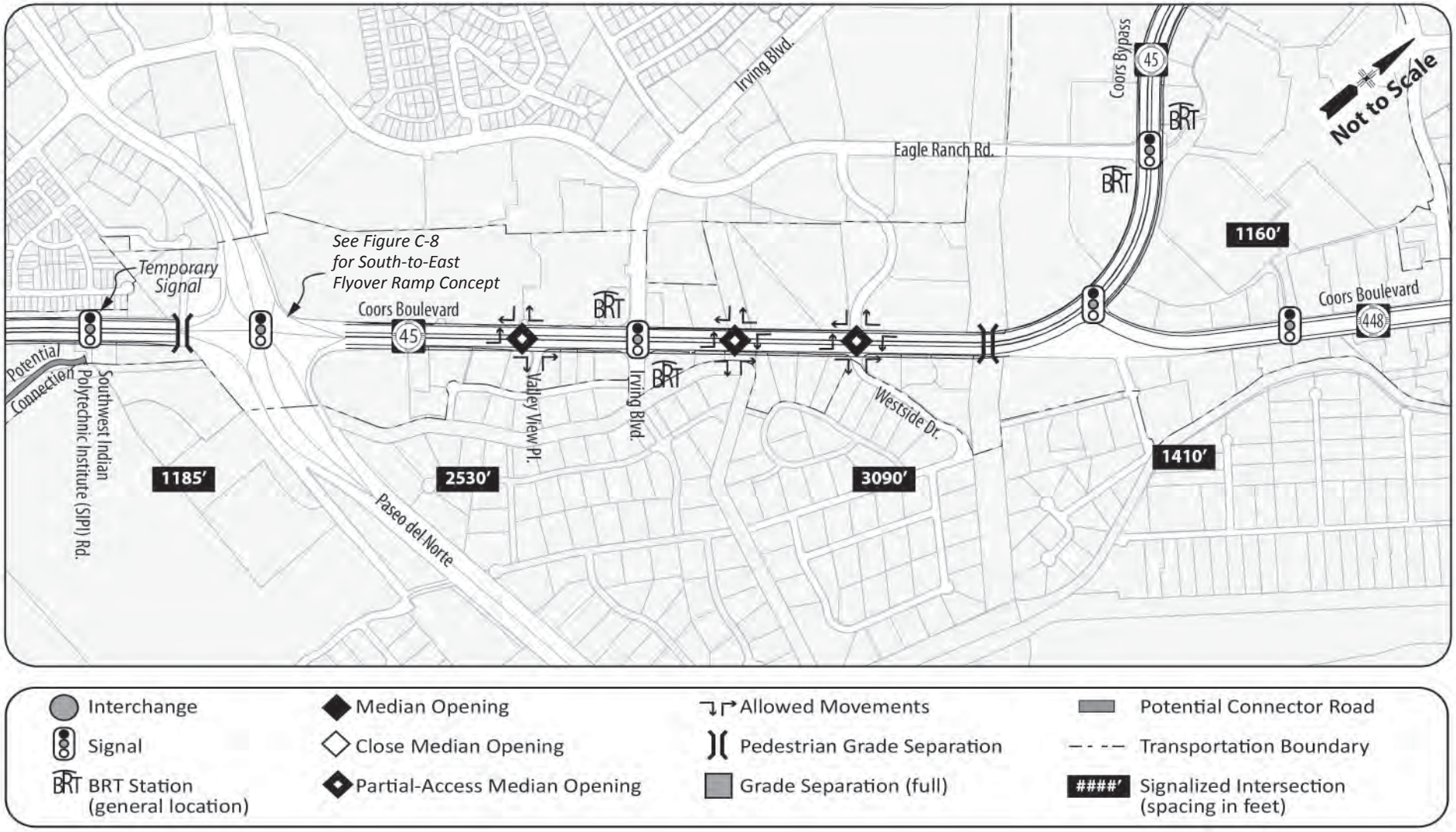


Figure C-17: *Paseo del Norte to Coors Bypass*

See Table C-6

C. Traffic Movement, Access Management, and Roadway Design

Table C-6: *Policy Recommendations – Paseo del Norte to Coors Bypass [See also Figure C-17]*

Item	Policy	Existing Condition (2012) / Potential Change
1. Right-of-Way (ROW)	Between major intersections: ▪ 160 feet of ROW (minimum) At major intersections with BRT stations: ▪ Single left-turns: 200 feet of ROW ▪ Dual left-turns: 210 feet (curbside BRT) or 225 feet (median BRT) of ROW At major intersections without BRT stations: ▪ Single left-turns: 175 feet of ROW ▪ Dual left-turns: 200 feet of ROW	Existing ROW varies from 156 feet to approximately 190 feet Identify and secure additional ROW needed in the vicinity of the Irving Boulevard intersection, and for a BRT Station between Paseo del Norte and Irving Boulevard
2. Travel Lanes		
▪ General Purpose	Three general purpose travel lanes in each direction and auxiliary lanes: • 2 northbound Paseo del Norte to Irving Boulevard; • 1 northbound Irving Boulevard to Coors Bypass Boulevard; and • 1 southbound Irving Boulevard to Paseo del Norte	No changes recommended.
▪ Bus Rapid Transit (BRT)	One dedicated transit lane in each direction and BRT stations as required [see #7 in this table]	Add one lane in each direction for BRT.
3. Median		Existing median width: ▪ 44 feet from Paseo del Norte to Irving Boulevard ▪ 18 feet from Irving Boulevard to Calabacillas Arroyo ▪ 32 feet from Calabacillas Arroyo to Coors Bypass
▪ Curbside BRT	Provide an 18-foot wide median (single left-turn) or 28-foot wide median (dual left-turn) at signalized intersections	
▪ Median BRT	Provide a 52-foot wide median (single left-turn) or 72-foot wide median (dual left-turn) at signalized intersections	Provide new medians as required to implement BRT when preferred configuration is determined.
4. Intersections		
▪ Signalized	Minimum distance of ½-mile spacing	No changes recommended. Policy for future changes only.
▪ Unsignalized		
– Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
– Partial Access	Minimum distance of 450 foot spacing	No changes recommended. Policy for future changes only.

C. Traffic Movement, Access Management, and Roadway Design

Table C-6 (Continued): *Policy Recommendations – Paseo del Norte to Coors Bypass [See also Figure C-17]*

Item	Policy	Existing Condition (2012) / Potential Change
5. Driveways ▪ Full Access ▪ Partial Access	 Minimum distance of ¼-mile spacing Minimum distance of 450 foot spacing	 No changes recommended. Policy for future changes only. If redeveloped, consolidate access at the following: ▪ Driveways 400 feet and 600 feet north of Irving Boulevard, west side ▪ Driveways 600 feet and 800 feet north of Irving Boulevard, west side
6. Connector Streets	Develop additional local streets and/or street connections parallel to Coors Boulevard to provide alternative access to adjacent development.	No changes recommended for this segment.
7. Transit Stops and Stations	Local Bus Stops: ▪ Along curb sides per ABQ RIDE, with shelters ▪ No bus bays/pull outs ▪ Not combined with BRT Stations BRT Stations: ▪ Between Paseo del Norte and Irving	Local stops and shelters as required per ABQ RIDE. Specific placement to be determined by future study.
8. Pedestrian and Bicycle Facilities	Provide sidewalks 6 to 10 feet in width, including buffer areas, as feasible; 10-foot minimum at CACs and MACs per ABQ/BC Comp Plan and ABQ DPM. Provide multi-use trails where designated. Provide shoulders for on-street bike lane use and bicycle buffer lanes adjacent to turn/bus lanes, as appropriate.	Provide continuous sidewalks through this segment on both sides of Coors; existing sidewalk widths are 0 feet and 6 feet. On-street bike lanes are not currently provided. Provide safe on-street bike accommodations as appropriate.

C. Traffic Movement, Access Management, and Roadway Design

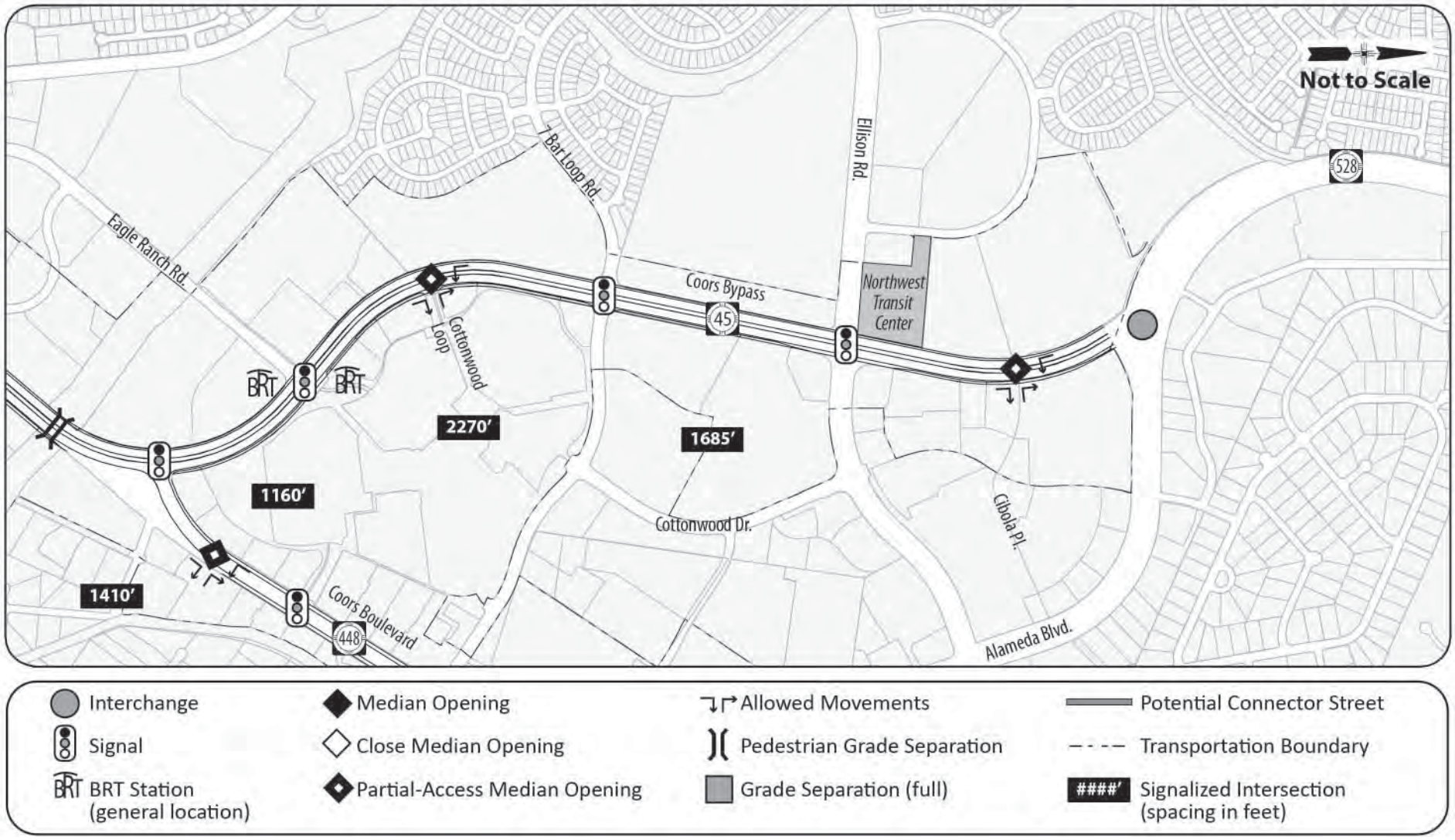


Figure C-18: *Coors Bypass (NM45) from Coors Boulevard to Alameda Boulevard*

[See also Table C-7]

C. Traffic Movement, Access Management, and Roadway Design

Table C-7: *Policy Recommendations – Coors Bypass (NM45) from Coors Boulevard to Alameda Boulevard [See also Figure C-18]*

Item	Policy	Existing Condition (2012) / Potential Change
1. Right-of-Way (ROW)	Between major intersections: ▪ 160 feet of ROW along Coors Bypass (NM 45) At major intersections with BRT stations: ▪ Single left-turns: 200 feet of ROW ▪ Dual left-turns: 210 feet (curbside BRT) or 225 feet (median BRT) of ROW At major intersections without BRT stations: ▪ Single left-turns: 175 feet of ROW ▪ Dual left-turns: 200 feet of ROW	Existing ROW is 156 feet from Coors Boulevard to the Alameda Boulevard/NM 528 Interchange. Identify and secure additional ROW needed at various locations and at the major intersections, including: ▪ Eagle Ranch Road intersection (BRT Station) ▪ 7 Bar Loop Road intersection ▪ Ellison Road intersection
2. Travel Lanes		
▪ General Purpose	Three general purpose travel lanes in each direction	No changes recommended.
▪ Bus Rapid Transit (BRT)	One dedicated transit lane in each direction and BRT stations as required [see #7 in this table]	Add one dedicated transit lane in each direction for BRT.
3. Median		
▪ Curbside BRT	Provide an 18-foot wide median (single left-turn) or 28-foot wide median (dual left-turn) at signalized intersections.	Existing median width: approximately 30 feet
▪ Median BRT	Provide a 52-foot wide median (single left-turn) or 72-foot wide median (dual left-turn) at signalized intersections.	Provide new medians as required to implement BRT when preferred configuration is determined.
4. Intersections		
▪ Signalized	Minimum distance of ½-mile spacing	No changes recommended. Policy for future changes only.
▪ Unsignalized		
– Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
– Partial Access	Minimum distance of 450 foot spacing	No changes recommended. Policy for future changes only.
5. Driveways		
▪ Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
▪ Partial Access	Minimum distance of 450 foot spacing	No changes recommended. Policy for future changes only.

C. Traffic Movement, Access Management, and Roadway Design

Table C-7 (Continued): *Policy Recommendations – Coors Bypass (NM45) from Coors Boulevard to Alameda Boulevard [See also Figure C-18]*

Item	Policy	Existing Condition (2012) / Potential Change
6. Connector Streets	Develop additional local streets and/or street connections parallel to Coors Boulevard to provide alternative access to adjacent development.	No changes recommended for this segment.
7. Transit Stops and Stations	Local Bus Stops: ▪ Along curb sides per ABQ RIDE, with shelters ▪ No bus bays/pull outs ▪ Not combined with BRT Stations BRT Stations: ▪ In the vicinity of Eagle Ranch Road ▪ At the Northwest Transit Center	Local stops and shelters as required per ABQ RIDE. Specific placement to be determined by future study.
8. Pedestrian and Bicycle Facilities	Provide sidewalks 6 to 10 feet in width, including buffer areas, as feasible; 10-foot minimum at CACs and MACs per ABQ/BC Comp Plan and ABQ DPM. Provide multi-use trails where designated. Provide shoulders for on-street bike lane use and bicycle buffer lanes adjacent to turn/bus lanes, as appropriate.	Existing sidewalk widths: 0 feet and 6 feet. Provide continuous sidewalks through this segment on both sides of Coors. On-street bike lanes are not currently provided. Provide safe on-street bike accommodations as appropriate.

DRAFT

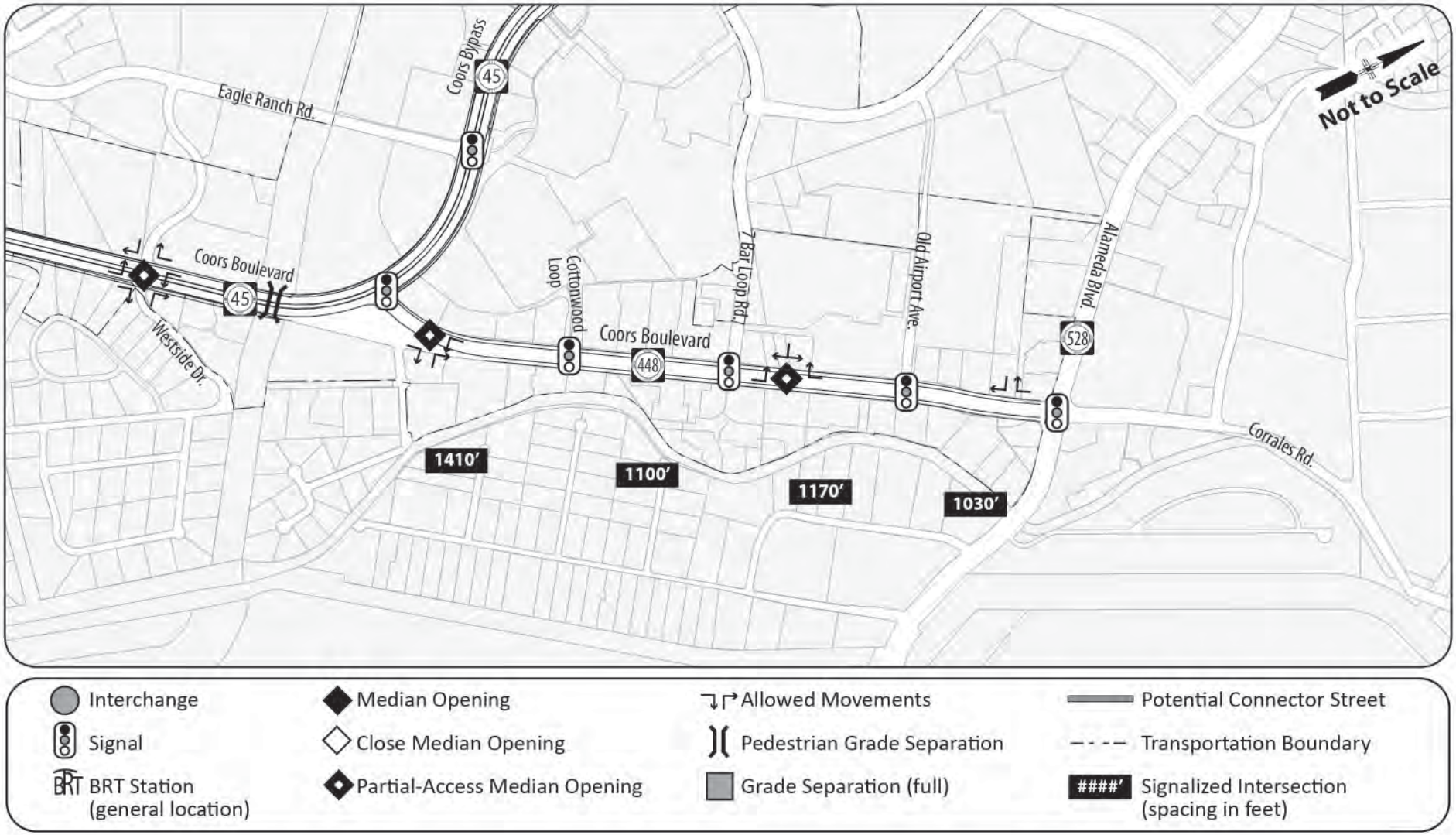


Figure C-19: *Coors Boulevard (NM448) from Coors Bypass to Alameda Boulevard* *[See Table C-8]*

C. Traffic Movement, Access Management, and Roadway Design

Table C-8: *Policy Recommendations – Coors Boulevard (NM448) between Coors Bypass and Alameda Boulevard [See also Figure C-19]*

Item	Policy	Existing Condition (2012) / Potential Change
1. Right-of-Way (ROW)	Maintain existing ROW	No changes recommended Existing ROW varies from 150 feet to 156 feet
2. Travel Lanes	Two general purpose travel lanes in each direction	No changes recommended.
3. Median	Maintain a median width of 18 feet to 28 feet	Existing median width: ▪ From Coors Bypass to 7 Bar Loop Road: 26 feet ▪ From 7 Bar Loop Road to south of Alameda Boulevard/ NM 528: 18 feet ▪ South of Alameda Boulevard/NM 528: 28 feet No changes recommended.
4. Intersections		
▪ Signalized	Minimum distance of ½-mile spacing	No changes recommended. Policy for future changes only.
▪ Unsignalized		
– Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
– Partial Access	Minimum distance of 325 foot spacing	No changes recommended. Policy for future changes only.
5. Driveways		
▪ Full Access	Minimum distance of ¼-mile spacing	No changes recommended. Policy for future changes only.
▪ Partial Access	Minimum distance of 325 foot spacing	If redeveloped, consolidate access at the following: ▪ Driveways 360 feet and 470 feet south of Alameda Boulevard, east side
6. Connector Streets	Develop additional local streets and/or street connections parallel to Coors Boulevard to provide alternative access to adjacent development	No changes recommended for this segment.
7. Transit Stops	*Local Bus Stops* ▪ Along curb sides per ABQ RIDE, with shelters ▪ No bus bays/pull outs	Local stops and shelters as required per ABQ RIDE.

C. Traffic Movement, Access Management, and Roadway Design

Table C-8 (Continued): *Policy Recommendations – Coors Boulevard (NM448) between Coors Bypass and Alameda Boulevard [See also Figure C-19]*

Item	Policy	Existing Condition (2012) / Potential Change
8. Pedestrian and Bicycle Facilities	Provide sidewalks 6 to 10 feet in width, including buffer areas, as feasible; 10-foot minimum at CACs and MACs per ABQ/BC Comp Plan and ABQ DPM Provide multi-use trails where designated.	Existing sidewalk widths: 0 feet and 6 feet Provide continuous sidewalks through this segment on both sides of Coors.
	Provide shoulders for on-street bike lane use and bicycle buffer lanes adjacent to turn/bus lanes, as appropriate	On-street bike lanes are provided in northbound direction only from Cottonwood Loop/Briscoe Ranch Trail to Alameda. Provide on-street bicycle accommodations through this segment in both directions.

DRAFT

C. Traffic Movement, Access Management, and Roadway Design

14.0 Definitions of Transportation Terms

- **Connector Street:** A connector street is a road that provides for local circulation within a small area. It may connect adjoining land parcels or connect several parcels with the intent to keep local traffic off major arterial streets when a trip can be accommodated locally.
- **CWB:** Concrete Wall Barrier, term for a roadside safety barrier used to protect vehicles from obstacles and/or steep slopes and may also be used to control access.
- **Direct Access:** The connection between the major street (i.e., Coors Boulevard) and abutting property occurs along the property frontage and is perpendicular to the major street.
- **Full Access:** An access point that provides for all possible movements (i.e., left turns, right turns, and through movements) between the major street and the minor street or driveway.
- **ITS:** Intelligent Transportation Systems (ITS) involves strategic placement of advanced sensors and dynamic message boards located on the roadside, which are operated remotely from a multi-agency management center to monitor and manage congestion on the roadway system and to coordinate incident response. ITS can help maximize the efficiency of roadways with high traffic volumes by adjusting signal timing for optimal traffic flow and alerting drivers in real time to congestion "downstream" so that they can avoid any delays.
- **Lane Balance:** A consideration to ensure that at decision points for motorists along a roadway, such as on Coors Boulevard approaching the I-40 interchange, the number of lanes approaching and the number of lanes departing do not result in abrupt and potential unsafe movements.
- **Partial Access:** An access point that restricts certain movements, usually left-turn and through movements, from the minor street or driveway. For example, a right-in/right-out access provides partial access from a major street to a minor street or driveway.

DRAFT

D. Design Overlay Zone

1.0 Introduction

1.1 The purpose of the Design Overlay Zone (DOZ) is to ensure that development and redevelopment of properties within the Coors Corridor DOZ boundary help realize the Plan's goals and policies for the area. The DOZ applies to all land use types unless specified otherwise. However, most properties within the DOZ sub-area are zoned for commercial use. In addition to General Development Regulations that apply throughout the DOZ area, the DOZ includes View Preservation (VP) Regulations that only apply to the VP sub-area.

1.2 The VP Regulations prevail over any conflicting regulations in the DOZ.Where a provision of the DOZ conflicts with applicable regulations of an overlapping sector development plan or the Zoning Code, the provision of the DOZ prevails unless the other regulation is specific to a particular land use. In that case, the more restrictive regulation prevails. Where the DOZ is silent, other applicable regulations govern. These include but are not limited to general regulations of the Zoning Code for off-street parking, shopping center sites, signs, landscaping, building and site design, and walls and fences.

1.3 Terms used in these regulations are as defined in the Zoning Code, unless they are *italicized* indicating that they appear under Definitions (see D Xref), or are otherwise qualified within this Plan.

2.0 Urban Design and Environmental Protection Policies

The following policies articulate the Plan's goals (see A. Xref) in more detail as they relate to development and redevelopment along the Corridor. They help express the intent of the DOZ regulations. They may also apply to a zone change application for a property, where allowed uses and use-specific regulations in the requested zone are related in some way to the goals and policies of the Plan.

2.1 Open Space Policies:

i) Open Space areas from the Petroglyph National Monument to the Rio Grande State Park should be linked via arroyos or existing flood control channels and ditches to create an interconnected open space system that provides corridors for wildlife, visual amenities and opportunities for pedestrian connections.

ii) Open Space areas within and abutting the Plan area, such as the Rio Grande State Park, should be buffered from urban development and formal non-native landscaping.

2.2 View Preservation Policies:

i) Views of the bosque and Sandias Mountains should be maintained through the preservation of arroyos and the design of streets, trails and built forms.

ii) Public viewsites should be provided at appropriate locations along Coors Blvd. and within the Plan area to enhance the public's enjoyment of the Corridor's scenic assets.

2.3 Urban Design and Development Policies:

i) Moderate to high-density employment and mixed-use development are encouraged in designated Activity Centers and near major transit stops, in order to serve adjacent neighborhoods, increase housing choice and strengthen the viability of non-motorized modes of transportation.

ii) Development should maintain connectivity for all modes of transportation, and improve it where possible, to ensure access and traffic flows.

iii) Natural features on-site, such as existing vegetation, slopes and views, should be considered in site design. Design should

DRAFT

also relate to the surrounding natural landscape of existing and planned Open Space areas.

iv) Common open space areas in Activity Centers and on shopping center sites should create a sense of place and community identity and take advantage of views to the bosque and Sandia Mountains where possible.

v) Buildings should be sited to minimize the alteration of existing topography.

vi) As property develops and re-develops in the Plan area, care should be taken to conserve existing views of the bosque and Sandia Mountains, especially those visible from Coors Blvd.

2.4 Grading and Drainage Policies:

i) Changes to natural topography and building on steep slopes should be kept to a minimum in order to avoid major erosion problems.

ii) If grading is necessary, contour grading is preferred in order to preserve natural features including vegetation.

iii) A portion of stormwater run-off from development should be held and utilized on-site: to reduce the potential for downstream flooding and pollution; to supplement irrigation for landscaping; and to encourage infiltration.

iv) Swales and ponding areas should be designed to provide landscape and/or passive recreational amenities.

2.5 Pedestrian and Bicycle Facilities Policies

i) As development and re-development occur, pedestrian and bicycle facilities along Coors Blvd. and other streets should be constructed to ensure continuous non-motorized routes between destinations such as Activity Centers and residential neighborhoods that are located within and adjacent to the DOZ sub-area. Facilities will be sidewalks and bike lanes within the public ROW, and may include off-street paved multi-use trails depending on the location and context of a particular development site.

ii) Commercial, apartment and mixed-use developments should be designed to allow safe pedestrian circulation throughout the developments. In addition to required pedestrian connections to sidewalks, they should also provide convenient connections to any adjacent multi-use trails, transit stops and residential neighborhoods.

iii) Edges of arroyos, flood control channels and ditches should be considered as potential alignments for new off-street paths linking urban and Open Space areas, in order to improve non-motorized public access to Open Space areas and complement the City's designated trail network.

2.6 Utility Policies:

i) The City should work with the utility companies to encourage and support recommendations to place existing power distribution lines and existing telephone land lines underground as they need to be replaced. New power and telephone distribution lines shall be installed underground in accordance with existing regulations.

3.0 General Development Regulations

3.1 Definitions

Gated community. A residential area where accessibility is controlled by means of a gate, guard or barrier which restricts access to normally public spaces such as streets and pedestrian/bike paths. A development with controlled access that functions as a nursing home, a residential development that offers multiple levels of care (e.g."assisted living") or a community residential program is not considered a gated community.

DRAFT

Monument sign. A free-standing sign mounted on a visible solid base with no clear space in-between, where the base is connected to the ground and equal to at least 75% of the width of the sign face.

Multi-Use Trail. A path physically separated from motorized vehicle traffic by an open space or barrier, and constructed within the street right-of-way or within an independent right-of-way, including shared-use rights-of-way or utility or drainage easements, that permits more than one type of non-motorized use. Multi-use trails are typically paved.

Pedestrian-oriented areas. Areas that are intended primarily to provide access, amenities or space for services that benefit people on foot. They include but are not limited to sidewalks, walkways, multi-use trails, transit stops, spaces for outdoor seating or vending, plazas, parks and Open Space visitor facilities (such as the Open Space Visitor Center and Montaño access).

Portable sign. A sign fixed on a movable, self-supporting stand or frame that is not: firmly embedded in the ground; supported by an animal, person or other object; mounted on wheels, a movable vehicle or made easily movable in any other manner.

3.2 Site Design

i) Natural features on the site, including topographical features and trees, and views from the site to adjacent features such as the bosque or watercourses shall be considered in the site design. They shall be retained or incorporated where feasible. Applicants shall demonstrate how any on-site or adjacent natural features influence the site design.

ii) Buildings shall generally be oriented to the street by providing a main entrance that faces the street and convenient pedestrian access to the sidewalk. However, buildings may have their primary entrances on internal or secondary streets rather than Coors Blvd. in the following areas, to help create a destination and sense of place:

a. on shopping center sites
b. in mixed-use developments on premises containing 5 or more acres
c. in designated Activity Centers

iii) Developments with multiple buildings shall be designed to orient and place the buildings in relation to each other according to the compatibility of their uses and in conjunction with on-site circulation, open space and parking. (This standard does not apply to single-family residential subdivisions.)

iv) Development proposals shall include a circulation plan that shows the internal movement of cars, pedestrians, bicycles and relevant service vehicles and the connections to public streets and to surrounding areas with compatible uses.

3.3 Landscape Buffers

These landscaped strips provide a buffer along Coors Blvd., watercourses and Open Space areas. The buffer along Coors Blvd. enhances the Corridor while protecting adjacent customers, employees or residents from the noise and visual impact of traffic. The other buffers provide a transition zone and protection for ecosystem and/or recreational use associated with waterways and Open Spaces.

i) **Coors Blvd.**

a. Minimum width:

- south of Western Trail or Namaste Rd.: 15 ft. from the right-of-way (ROW) proposed in the Plan (see C X-ref).
- north of Western Trail or Namaste Rd: 35 ft. from the ROW at the time of the Plan's adoption. Minimum

DRAFT

D. Design Overlay Zone

width may be reduced to accommodate a turn lane to access development or if additional ROW is required to comply with C X-ref in the Plan, but shall be no less than 15 ft.

b. The buffer shall be landscaped using low to medium water use vegetation, including plants native to the West Mesa, to achieve 50% minimum live vegetative coverage at maturity.

c. The buffer may contain multi-use trails, benches, educational signage or shade structures for pedestrians, but no solid fences or walls unless they are retaining walls or screens for parking areas and drives.

ii) **Detention Dams, Arroyos, Canals, Ditches & Drains** (see Maps F Xref)

a. Corrales Riverside Drain: 100 ft. from the drain ROW or the Rio Grande State Park/Open Space boundary, whichever is closer. The buffer area may contain a pre-existing private access easement, or multi-use trails, benches, educational signage and shade structures for pedestrians.

b. San Antonio and Calabacillas Arroyos: 20 ft. from the property or easement line of the facility.

c. Other MRGCD and AMAFCA surface facilities: 5 ft. from the property or easement line.

iii) **Petroglyph National Monument or Public Open Space west of the Corrales Riverside Drain**: 25 ft. in addition to any street located between the public land and the site.

iv) For buffers ii) or iii): Existing vegetation shall be left in place, unless it poses a fire hazard as determined by the Fire Marshall. Additional perennial native plants shall be added where necessary to achieve 50% minimum live vegetative cover at maturity. (See references to plant lists in F. Xref for appropriate species.)

3.4 **Setbacks for Structures**

i) Setbacks are per the underlying zone, with the following exceptions:

a. Along the landscape buffer on Coors Blvd., the setback is a minimum of 5 ft as measured from the nearest edge of the landscape buffer.

b. The setback is 5 ft. minimum from streets other than Coors Blvd., limited access roadways and principal arterials unless it must accommodate a Public Utility Easement.

c. The setback is 11 ft. minimum from the junction of a driveway and an existing or proposed public sidewalk.

d. Clear sight triangles shall be maintained.

3.5 **Walls and Fences**

i) Solid fences and walls, other than retaining walls and screen walls for vehicles, are not allowed within the landscape buffer on Coors Blvd.. The following shall also apply:

a. Retaining walls shall start at least 10 ft. back from the property line and shall not exceed 3 ft. in height.

b. Screen walls for parking, drives and drive-thru lanes shall be located at least 15 ft back from the property line.

ii) The materials and design standards in §14-16-3-19 (B) and (C)(2) in the Zoning Code shall apply to walls and fences in all zones within the Plan area.

iii) In addition, walls or fences shall incorporate at minimum one design motif, material and color from the predominant architecture within the development or in an adjoining development, whichever is more appropriate.

DRAFT

3.6 **Lighting**

In addition to the Area Lighting regulations in the Zoning Code the following shall apply to non-residential and mixed-use developments, in order to mitigate night-time light pollution without compromising security:

i) All outdoor light fixtures used for security purposes or to illuminate walkways, driveways, equipment yards and parking lots shall be designed and operated as cutoff or semi-cutoff fixtures and shall be equipped with light and motion sensors and/or automatic timing devices.

ii) All outdoor lighting fixtures mounted on structures shall be mounted at a height no more than 16 ft. above finished grade, except as required by Federal or State regulations.

iii) All outdoor light fixtures on properties abutting residential zones shall remain off between 11:00 PM and sunrise except for specified security purposes or because the establishments operate during those hours.

3.7 **Pedestrian Circulation**

All development proposals shall demonstrate compliance with the Pedestrian Connections regulations in §14-16-3-18(H) of the Zoning Code and the following requirements:

i) Continuous sidewalks shall be provided along public streets as follows:

a. On Coors Blvd. and Coors Bypass per Section C XRef in this Plan

b. Adjacent to Major Activity Centers and Community Activity Centers as designated in the Albuquerque/Bernalillo County Comprehensive Plan or a lower-ranked City plan, whichever is the more current designation: 10 ft. minimum on arterial streets; 8 ft. minimum on collector streets.

c. At other locations per City standard.

d. Sidewalks shall align to the extent possible with existing sidewalks on adjoining sites.

ii) The pedestrian walkways between street sidewalks and the principal entrance(s) of the nearest building(s) on a site shall be located to provide convenient access for transit stops, including BRT stops proposed in this Plan (see Section C Xref), by making the connections as direct as possible.

iii) Pedestrian connections shall be provided to adjoining public Open Space:

a. where visitor facilities, including trailheads, exist or are designated in Plans such as the Bosque Action Plan; and

b. these facilities are located within 300 ft of the development site.

iv) For connections to the *Multi-Use Trail* network see below (D XRef)

3.8 **Multi-Use Trail Network**

i) *Multi-use trail* segments that meet the following criteria shall be provided as part of a development in order to provide convenient access for pedestrians and cyclists and to fill gaps in the network:

a. Are designated in the Long Range Bikeway System map of the Metropolitan Transportation Plan (see Maps F Xref)or in an adopted City plan (such as the Trails and Bikeways Facility Plan or the Facility Plan for Arroyos)

and

b. are located within or adjoining the property line of the development site.

ii) Connections for pedestrians and cyclists from a site to a designated multi-use trail on adjacent property shall be provided

DRAFT

D. Design Overlay Zone

where feasible and at a minimum interval of 300 ft.

iii) The design, construction and maintenance of *multi-use trails* and connections shall meet City standards. Public multi-use trails shall be paved; connections to trails shall be paved or may be constructed of another surface acceptable to the City.

3.9 Off-Street Parking

Per the Off-Street Parking regulations in §14-16-3-1 of the Zoning Code, with the following additions:

i) The minimum number of required car parking spaces per land use plus 10% is the maximum number of car parking spaces allowed.

ii) On shopping center sites or other sites containing 5 or more acres governed by a site development plan, cross-access and cross-parking shall be provided between any smaller lots that form the site. Parking spaces dedicated to residents and employees, but not to visitors and customers, are exempt from this requirement.

iii) No parking area shall intrude upon the required landscape buffers.

3.10 Landscaping

i) The total landscaped area required for each development shall equal not less than 20% of the net lot area as defined in §14-16-3-10(E)(1) of the Zoning Code. Landscape buffers on the same property as the development count toward the total landscaped area.

ii) The required percentage of vegetative cover at maturity is per the Zoning Code, except within the landscape buffers specific to this Plan (see above D Xref).

iii) Existing mature deciduous trees shall be incorporated into landscape design, unless they are of a species prohibited by the City.

iv) Terraced landscaping is encouraged on steeper slopes.

v) Artificial turf is not permitted. Where a lawn is desired, native grass species are encouraged.

vi) The use of coarse gravel is discouraged east of Coors Blvd., except on slopes vulnerable to erosion or in swales.

vii) Landscaping along the public paved multi-use trails shall be drought tolerant native plant, tree, or grass species and shall be planted at least 3 feet from either side of the trails so they do not encroach within this 3 foot "clear zone" for maintenance purposes.

3.11 Grading and Drainage

i) Grading permits for development shall only be issued concurrently with the respective building permits.

ii) Contour grading and terracing are encouraged.

iii) Stormwater runoff shall be detained or retained on-site as required by the City Hydrologist, and be integrated with the site and landscape plan by means of the following measures:

a. Mandatory
   - Minimize cross-sections and corner radii on streets that are not typically used by service vehicles;
   - Slope sidewalks to drain to any flanking landscape areas;
   - Notch curbs along streets and in parking areas to allow stormwater run-off into swales, landscape areas and tree wells.

b. Where feasible
   - Use permeable material for parking spaces other than disabled spaces;
   - Surface parking areas with gravel per the parking lot regulations in the Office and Institution Zone regulations in §14-16-2-15 (12)(a);

DRAFT

- Direct roof run-off to swales and ponding areas that are also designed to provide landscape and/or recreational amenities.

3.12 **Utilities**

i) Electrical

a. All screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 ft. of clearance in front of the equipment door and 5 to 6 ft. of clearance on the remaining three sides for access and to ensure the safety of the work crews and public during maintenance and repair. Ground-level clearance may include parking area.

b. Consult the Facility Plan *Electric System, Transmission and Generation 2010-2020 (2012)* and the PNM Electric Service Guide for further details.

3.13 **Structure Height**

i) Maximum height shall be per the underlying zone with the following differences:

a. Structures in the View Preservation sub-area are also subject to its height and mass regulations (see D Xref).

b. Structures on properties adjoining the Coors Blvd. ROW (or adjoining the landscape buffer at the Coors Blvd. ROW), located outside of designated Community or Major Activity Centers, and in zones where height is limited by an angle plane: the 45º or 60º angle plane on Coors Blvd. shall be drawn from the approved property line (using the full ROW width recommended in this Plan, see C. Xref) rather than the centerline of Coors Blvd.

ii) Height of buildings is determined from the finished grade of the site.

3.14 **Solar Access**

Non-Residential as well as residential buildings shall meet the standards to preserve solar access as required in the Supplementary Height, Area and Use regulations in §14-16-3-3-(A)(7) of the Zoning Code.

3.15 **Architecture**

The following regulations and guidelines apply to multi-family residential and non-residential uses in the DOZ area, in addition to General Building and Site Design regulations in §14-16-3-18 of the Zoning Code. Their aim is to foster design of buildings and other architectural features that enhance the urban environment of the Coors Corridor and complement its natural setting. They are not intended to discourage innovative forms and materials, nor create a uniform style.

i) Corporate architecture is discouraged, unless it fully complies with the rest of the standards in the Plan.

ii) Predominant exterior building materials shall be durable and of high quality including: tinted and textured concrete masonry units, brick, stone, wood, architectural metal panels and/or stucco. Other materials will be considered on a case-by-case basis and approved by the Planning Director or his/her designee.

iii) Predominant façade fnishes and colors shall have lower light reflective values (20% to 50%).

iv) Trim may contrast with the remainder of the façades, but shall avoid the use of high intensity, metallic or fluorescent materials and colors.

v) Glazing shall have low reflective value and no reflective coatings.

DRAFT

D. Design Overlay Zone

vi) Elevations and architectural details of a building and any accessory structures shall be coordinated with regard to form, color and type and number of materials, in order to achieve harmony and continuity of design. Architectural details include such features as roof lines, parapets, window openings, canopies, entrances and portals. Accessory structures in this case include monument signs.

vii) Multiple buildings on the same premises shall be designed to create a visually cohesive development.

viii) Solar panels shall be designed as visually integral parts of their supporting structures, e.g. of building or carport roofs, or screened per the general regulations in the Zoning Code that apply to other mechanical and electrical equipment.

ix) The material and color of permanent site furnishings, including lightpoles, seating, bollards and trash receptacles, shall be coordinated with the architectural and landscape designs of the development.

3.16 Signage

The sign regulations of underlying zones and relevant general regulations of the Zoning Code, including Shopping Center (§14-16-3-2) and General Sign regulations (§14-16-3-5), shall apply with the following exceptions:

i) **Type and Location**

a. Free-standing signs.

- One free-standing sign shall be allowed for each street frontage of each premises, or joint sign premises, provided the street frontage is at least 100 ft.
- Premises or an area governed by a site development plan that is 5 acres or larger shall be allowed a second free-standing sign on each street frontage longer than 600 ft.
- All free-standing signs shall be *monument signs*.

b. Building-mounted signs for a single business are limited to three façades of a building.

c. Building-mounted signs, as defined in §14-16-1-5 of the Zoning Code, shall not extend above the roof line of the main part of the building. The following are exempt:

- A religious sign as specified in §14-16-3-5(F)(4) of the Zoning Code;
- One (1) sign on a premises or an area that is governed by a site development plan, if it is adjacent to a new elevated segment of Coors Blvd. and meets all the following criteria:
  - the site is not located in the View Preservation sub-area.
  - the street frontage is at least 100 ft long;
  - the sign shall be located within 85 ft. of the nearest edge of the elevated segment
  - the sign shall face, or be oriented within a 45° angle to, the elevated segment;
  - the sign height shall not exceed the grade of the elevated segment by more than 12 ft.

  and
  - the sign area is included for calculating the total signa area of building-mounted signs other than projecting signs (see below D Xref).

ii) **Size**

a. The area for each sign face of a freestanding or projecting sign shall be limited to 75 sq. ft. except multi-tenant and joint-premise signs on shopping center sites may be increased by 35 sq. ft. per tenant or additional premise, up to a maximum of 145 ft.

b. Total sign area of building-mounted signs other than projecting signs is limited to 6% of each façade area.

DRAFT

c. Individual letters are limited to a height of 3 ft. maximum.

d. Logos are limited to a height and width of 3 ft. maximum.

iii) **Height**

a. Free-standing signs for a multi-family residential development are limited to 9 ft.

b. Free-standing signs for other uses are limited to 16 ft.

iv) **Prohibited Signs**

a. Off-premise sign

b. Electronic sign (see also §14-16-3-5 (C)(2) in the Zoning Code)

c. A sign consisting of banners, pennants, ribbons, streamers, strings of light bulbs and spinners, unless it is displayed during a holiday season or a special event for a maximum period of 21 days and is approved by the Planning Director or his/her designee.

d. A sign that is in any way animated (including twinkling or wind-activated movable parts); emits smoke, visible vapors, particles, or odor; rotates or moves in any manner.

e. A *portable sign* as defined in this Plan, unless it is a portable sign as defined in §14-16-1-5 of the Zoning Code and meets the portable sign regulations in §14-16-3-5(K).

f. A sign that is painted on or affixed to a water tower, storage tank, utility pole or other similar structure.

g. A sign that is painted on or affixed to trees, rocks or other natural features.

3.17 **Drive-up service windows**

Developments with drive-up service window uses shall be designed to mitigate the impacts of traffic, noise, odors and lights on adjacent public and residential areas. In addition to zone-based and general regulations in §14-16-3-18(D)(5) of the Zoning Code, the following apply:

i) Drive-up queuing lanes, order-boards and service windows shall not face residential zones, *pedestrian-oriented areas* and/or streets to the extent possible. (The areas to protect are listed here in priority order.)

ii) Where a queuing lane, order-board or service window faces these areas, it shall be screened at minimum by a 3 ft high solid wall and a 4 ft wide landscaped strip that is located on the residential, pedestrian or street side and planted with evergreen shrubs. The 3 ft wall is optional next to a residential zone where a special landscape buffer that includes a 6 ft solid wall is already required per the Landscaping regulations in §14-16-3-10(E)(4) of the Zoning Code.

3.18 **Regulations for Residential Development**

i) Gated communities. Larger *Gated communities* and walled subdivisions would restrict access to local destinations for their residents and minimize connectivity in the area generally. They would likely aggravate an existing congestion problem along the Corridor by funneling vehicular traffic onto a small number of public streets, since the area does not have a grid system (See C.Xref and F Xrefs). Gated communities and walled subdivisions are limited to sites of no more than 3 acres, unless they comply with the following requirements;

a. The development is split into smaller gated or walled areas of no more than 3 acres separated by a publicly accessible street, or flanked by such a street on at least one side, that connects to the public roadway network.

b. Any long stretches of perimeter wall or fencing shall include an opening every 600 ft minimum and a connecting path, so that pedestrians and cyclists have direct access between the internal circulation network and a public street or multi-use trail. The connecting path shall conform to specifications for accessibility and be at least 10 ft wide,

DRAFT

D. Design Overlay Zone

flanked by landscaped strips at least 5 ft wide.

ii) **Multi-family Residential Development**

The intent of the following regulations is to break up the mass and vary the façades of apartment buildings, including attached townhouses:

a. The maximum length of a building shall be 400 ft.

b. The minimum distance between buildings shall be 20 ft.

c. Building façades shall be articulated at least every 60 ft with:

- a wall plane projection or recess of at least 3 ft. that extends the width of one residential unit at minimum and
- one or more of the following: a change in color or material; a change in visible roof plane or parapet height; patios; balconies; or other treatment approved by the Planning Director or his/her designee.

d. Residential buildings shall orient their primary entrances to the nearest street or internal path.

e. Surface parking. driveways, carports and garages shall not dominate primary building frontages:

- Individual parking spaces, carports and garages for units with ground floor entrances should be located at the side or rear of buildings. Where located at the front, they shall not exceed 50% of the width of the unit's façade. Every two adjoining units with direct vehicle access from the street should share a driveway with a maximum curb cut of 16 ft.
- Aggregate parking, carports and garages for residents shall be located to the side and/or rear of buildings and be divided into sub-areas of 40 spaces maximum. Visitor parking may be located at the front of buildings.

f. Usable Open Space shall be provided per the underlying zoning and meet the following requirements:

- Between 25% and 50% of the required usable open space shall be in the form of aggregate space available to the development's residents, such as courtyards, roof terraces, playgrounds, passive or active recreational areas.
- Each aggregate space shall be 400 sf minimum and contain seating and shade covering a minimum of 25% of the area.
- In developments abutting arroyo, the open space shall be integrated with the arroyo so more usable open space is created.

iii) **Single-family residential development**

a. Where allowed, Private Commons Developments are encouraged to maintain visual and functional open space and views of adjacent natural features such as the bosque. (See Private Commons Development regulations in §14-16-3-16 of the Zoning Code.)

3.19 **Regulations for Phased development**

The intent is to prevent unsightly vacant areas, to protect public health and the environment, and for each phase of development to attain a visual and functional completeness:

i) No grading or scraping of the site for future phases or interim ponding shall occur without timely and adequate stabilization of bare ground to prevent erosion. Contact the City Hydrologist and the City Environmental Health Department for specific requirements.

ii) The first phase of development shall at minimum include improvements to existing public right(s)-of-way on the perimeter of the entire site, including sidewalks and multi-use trails, and the planting of associated street trees.

DRAFT

iii) Temporary barriers or walls shall be painted and trimmed to complement the permanent construction.

iv) Public or usable open space, including aggregate space, shall be implemented with each phase.

4.0 View Preservation Regulations

The regulations in this section apply to development on sites in the City and within the View Preservation sub-area.

This area has been identified as having a highly scenic natural setting looking to the northeast, with the bosque forming the middle ground and the Sandia Mountains visible in the distance. Higher ranked City plans recognize visual quality, in particular views of the Bosque and Sandia Mountains, as a valuable community asset that adds to the City's livability and attractiveness. The intent of the View Preservation regulations is to maintain the visibility of a critical portion of this setting in the long-term for the benefit of the many people who travel up and down the Coors Corridor, including residents, commuters and visitors.

The protected views are based on the perspective of motorists (passengers in particular) heading northbound on Coors Blvd., for substantive and practical reasons: the views to the northeast are the best; the number of people in cars are expected to continue forming the largest proportion of the travelling public; and if the views are maintained for people sitting in cars, they will also be maintained for truck passengers, cyclists, pedestrians, and transit riders on the Corridor--all of whose sight lines begin at an equivalent or higher elevation above the pavement.

The regulations were informed by a comprehensive view analysis of the Corridor completed in 2008, with input from the Coors Corridor Plan advisory group that met through 2009 and more recent stakeholder input (see F XRef). Changes in conditions and City policies and regulations since 2008 have also informed the regulations. The aim of the Plan is to srike an appropriate balance between protecting individual owners' rights to develop their property and protecting a public good that is highly valued by the West Side community and the community at large as reflected in adopted City policy. For example, a distinction between land north and south of Paseo del Norte is reflected in some of the regulations. These are somewhat more flexible, because the sites under City jurisdiction tend to be shallower and have narrower frontages on Coors Blvd.

DRAFT

D. Design Overlay Zone

4.1 Structure Height and Mass

Definitions

View Area. Consists of two or more view frames for each site, depending on the size of the site.

View Frame. A vertical rectangle established at the east edge of the pavement of Coors Blvd., looking toward the Sandia Mountains. The sight line(s) begin at the edge of the Coors Blvd. ROW as follows:

- Sites less than 5 acres * - the point at the south corner of the site; and at the mid-point of the property line along Coors Blvd., or at a distance of 660 ft. from the south corner, whichever distance is less.
- Sites exceeding 5 acres * - the point at the south corner of the site; and points at 660 ft intervals along the property line, excluding the north corner of the site.
- Sight lines shall be added as necessary to cross the highest portions of proposed structures.

The direction of the sight lines follows a horizontal 45° angle from the alignment of Coors Blvd. in approximately a northeasterly direction.

The bottom of the view frame is formed by the elevation of Coors Blvd. The crest of the Sandia Mountains forms the top of the view frame. The left and right edges of the view frame are created by vertical extensions from the north and south boundaries of the site.

* Note: For sites that are separated from the Coors Blvd. ROW by a platted strip of land forming the landscape buffer or that are located further east, the sight lines begin at points on Coors Blvd. that correspond to the south corner, mid-point etc. as drawn at a 90° angle from the nearest property line of the site to the Coors Blvd. ROW.

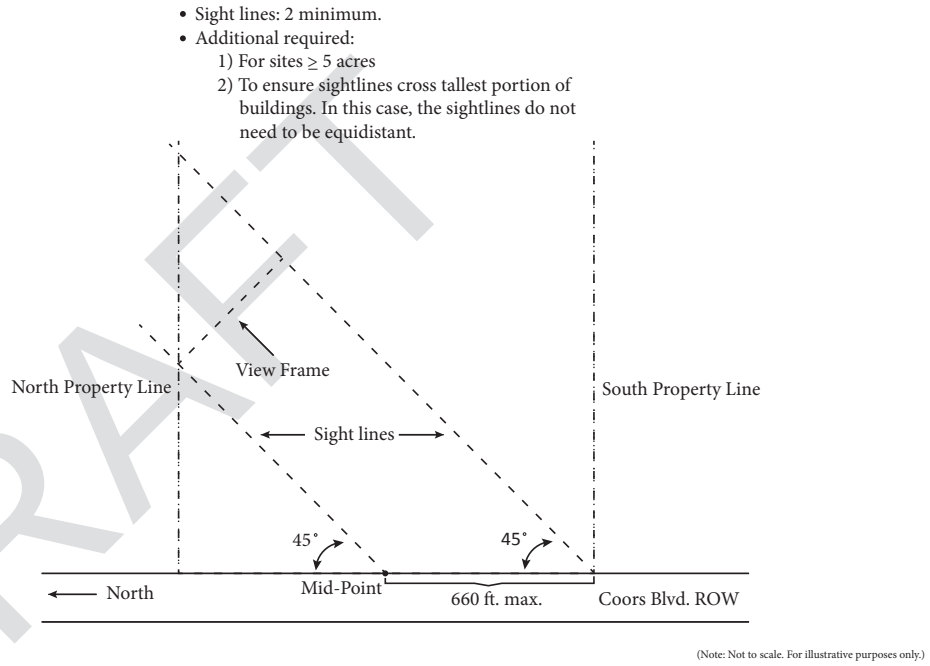
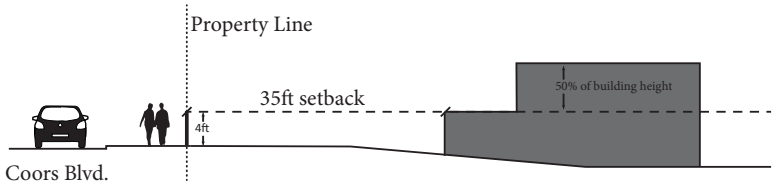


Figure A-1: *View Frame - Plan view*

DRAFT

D. Design Overlay Zone

- Height - 50 % of the structure height may penetrate the view plane except that maximum height shall not exceed the height allowed by the underlying zoning nor shall the structure extend above the top of the view frame (see View Frame diagram).



(Note: Not to scale. For illustrative purposes only.)

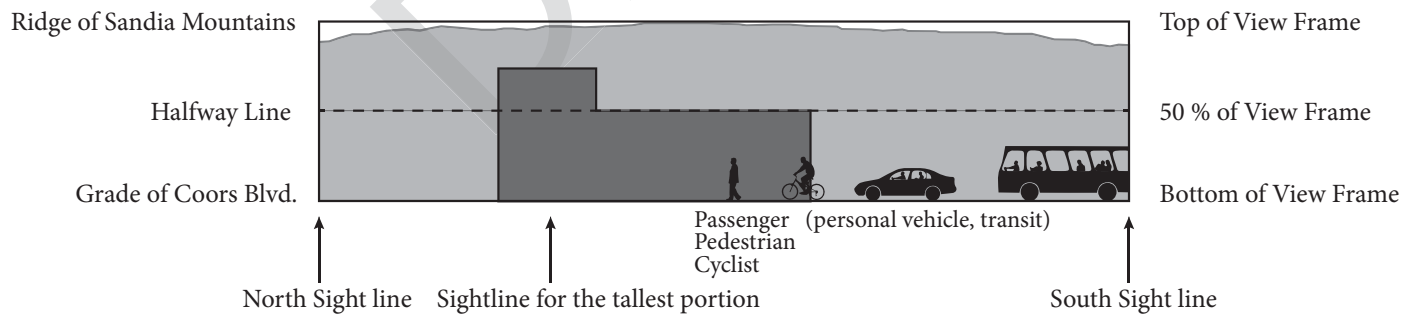
Figure A-2: *Horizontal View Plane - Section view*

Horizontal View Plane. A horizontal plane established at 4 ft. above the east edge of the pavement of Coors Blvd. that begins at the edge of the Coors ROW and extends to the eastern boundary of the View Preservation sub-area. The grade of the pavement reflects the existing condition at the time of application.

View Window. Consists of a narrow portion of a view frame that provides an unobstructed view of the Sandia Mountains, and provides a view of the bosque to the extent possible.

DRAFT

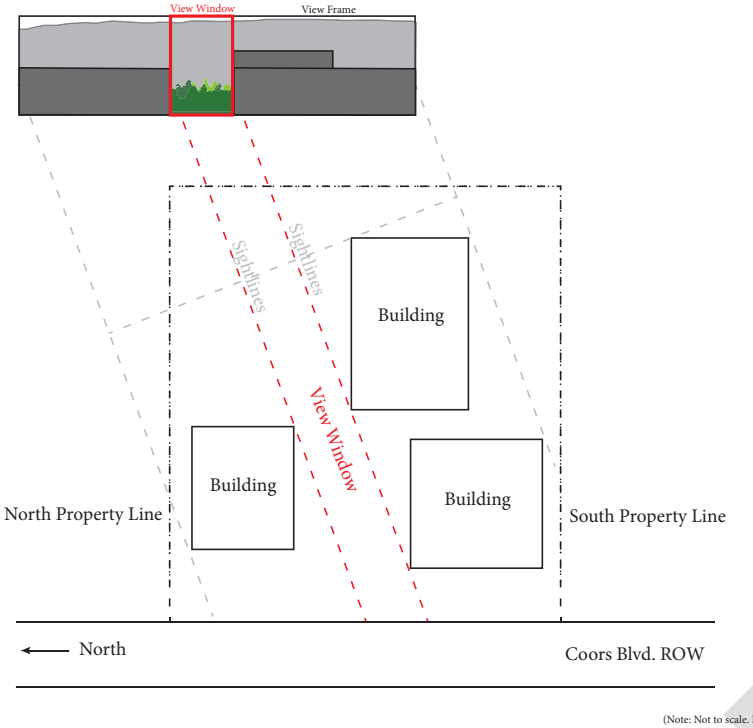
- No structure may extend above the top of the View Frame.
- Bulk- Up to 30% of the width of the visible structure may penetrate the halfway line between the top & bottom of the View Frame.



(Note: Not to scale. For illustrative purposes only.)

Figure A-3: *View Frame - Elevation*

D. Design Overlay Zone



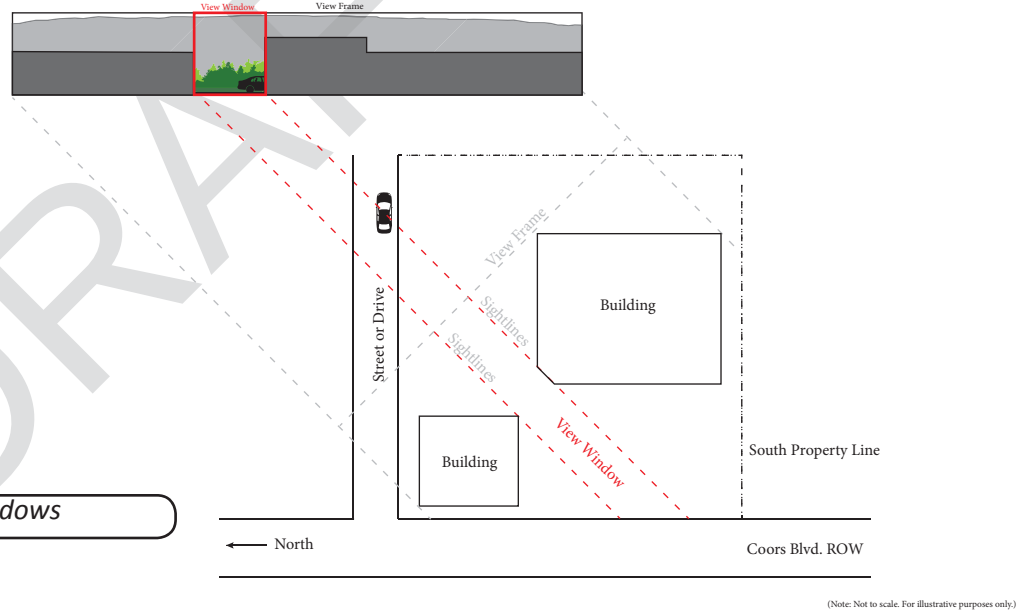


Figure A-4: *Examples of View Windows*

DRAFT

Regulations

i) The Supplementary Height regulations in §14-16-3-3(A)(1) of the Zoning Code shall not apply, with the following exceptions:

a. Spires and towers on churches or other places of worship;

b. Religious signs as specified in §14-16-3-5(F)(4) of the Zoning Code. However, religious signs, which are located above the height allowed in the Plan for other uses, may not be illuminated.

On sites south of Paseo del Norte:

ii) Height: 50% of the total height of the building above the *horizontal view plane* is allowed, provided it complies with the underlying zoning regulations and with the Mass regulations in the Plan.

iii) Mass:

a. Structure shall obscure no more than the lower 50% of the *view frame* area;

b. No more than 30% of the structure's width shall penetrate above the half-way line of the *view frame*;

and

c. The structure meets the Height regulations in the Plan.

iv) No structure, including architectural element and rooftop equipment associated with a structure, may extend above the top of the *view frame(s)*.

Note: The *view area* not obstructed by structures may include any or a combination of: streets, utility corridors, drainage corridors, parking, front or rear yards, landscape areas, and on-site open space.

On sites north of Paseo del Norte:

v) Structures shall comply with 4.1 ii) and iii) above (Xref)

or

vi) Structures shall provide a *view window* or *windows* of a minimum width according to the site area, as follows:

<3 acres	40 ft or 40% of length of the lot facing Coors Blvd. whichever is larger
3 to 5 acres	80 ft.
5+ to 8 acres	100 ft.
8+ to 10 acres	125 ft.
10+ to 12 acres	150 ft.
Over 12 acres	175 ft.

On sites where more than one *view window* is provided, the minimum width of a *view window* shall be 40 ft.

a. To guarantee that the *view window(s)* will remain unobstructed, the *view window(s)* shall be defined and permanently established through the use of rights-of-way, easements, or other legal instrument acceptable to the City Attorney, but the land is not required to be owned by the City of Albuquerque.

b. Outside the *view windows*, structures shall be designed to minimize penetration of the view plane and no structure, including architectural element and rooftop equipment associated with a structure, may extend above the top of the *view frame(s)*.

c. Maximum structure height shall be established on the site development plan and/or other official document as part of the City approval.

vii) Guidelines. Different elements of a development can be designed and placed on the site in order to leave open areas that preserve views of the bosque and Sandia mountains, including:

a. Buildings - Consider clustering buildings or, alternatively,

DRAFT

D. Design Overlay Zone

separations between buildings

b. The use of Private Commons Development for residential subdivisions, where it is allowed by the underlying zoning, and the location of the private commons area associated with a PCD

c. The alignment of private and public streets

d. The location of parking areas

e. The location and aggregation of on-site open space, e.g. plazas and recreational areas

f. The location and size of landscape areas

g. The location and size of ponding areas

4.2 **Landscaping (supplements DOZ regulations)**

i) Only deciduous species of trees are allowed as street trees and as shade trees in parking areas, except that evergreen trees may be used to screen undesirable views such as outdoor storage and loading areas.

ii) Tree species shall be selected and placed so that, at maturity, they do not block protected views of the bosque and Sandia Mountains.

iii) Trees may be planted singly or in groups to achieve these ends.

4.3 **Application Requirements**

i) All applications for development in the View Preservation sub-area shall provide a View Analysis that contains sufficient data and graphic information to demonstrate compliance at the time of application for a site development plan (for subdivision and building permit) or a building permit. In phased developments, only a view analysis for the phase seeking approval of a site development plan for building permit or a building permit is required.

ii) The view analysis documentation shall indicate the existing and proposed condition of the site in plan, section and elevation formats, based on the following data and graphic elements:

a. The existing location of the pavement edge, and its proposed location if the public ROW will be widened to accommodate access for the private development or for the construction of a public roadway project (see C Xref)

b. Existing spot elevations of Coors Blvd. along the site frontage beginning at the south corner of the site

c. Proposed spot elevations at locations of structures (buildings, roof equipment, walls and fences, signs and lightpoles) and trees

d. Finished floor grades of buildings

e. Edge of Coors Blvd. ROW

f. Minimum setbacks for structures and proposed location of structures

g. Lines of *view planes* (horizontal and halfway between bottom and top of *view frame*)

h. Angle to top of each *view frame*

i. Lines across top and bottom of each *view frame*

j. Photographs of existing *view frames* to use as a backdrop for the renderings (elevations) of the proposed development.

DRAFT

5.0 Transportation Projects

5.1 Major transit and roadway projects that would affect the Coors Blvd. ROW within the Plan area are described in Chapter C.

5.2 Transit projects are also being pursued on Paseo del Norte and Central Ave., which intersect and affect the Corridor:

i) In 2013, MRCOG drafted a Locally Preferred Alternative as part of the Paseo del Norte High Capacity Transit Study. Paseo del Norte intersects Coors Blvd. in the northern part of the Corridor and is the most heavily used river crossing in the metropolitan area after I-40.

ii) The City Transit Department (ABQ RIDE) is undertaking an Alternatives Analysis as the first step in determining the operational and financial feasibility of a Bus Rapid Transit system along Central Avenue (historic Route 66), which defines the southern boundary of the Plan area.

Both will need to be pursued in consideration of the policies and recommendations in this Plan to maximize coordination and efficient use of project funding.

6.0 Streetscape and Pedestrian Improvements along Coors Blvd.

6.1 The Plan recommends the landscaping of "orphan" strips of land and the construction of missing sidewalks in more established areas of the Corridor in order to enhance its appearance for all users, improve conditions for pedestrians, encourage private investment. and buffer residential properties. The "orphan" strips are land that may be within the Coors ROW or may be privately-owned land that was left-over when Coors Blvd. was built or widened, and is unlikely to be developed because it is too narrow and adjoins developed property under different ownership. Sidewalks do not exist in certain parts of the Corridor because they may not have been required in the past when roadway projects or adjacent private development was constructed. The recommended improvements are not intended to replace the landscaping and sidewalks that are currently required as part of adjacent development and redevelopment projects.

6.2 City departments (including but not limited to Planning, Parks, Legal and DMD) should work jointly to develop a project strategy, including:

i) Inventory and prioritize locations for improvements (to include the eastside of Coors Blvd south of I-40 between Avalon and Daytona and the Northeast corner of Coors/Glenrio that were identified in the 1984 Coors Corridor Plan)

ii) Develop design and maintenance specifications

iii) Draft sample contracts between City and land-owner if appropriate

iv) Identify funding sources

v) Produce a prioritized project list for implementation.

6.3 The strategy should consider:

i) Prioritizing outer edges of Coors Blvd. for landscaping over medians, because it would produce more benefits and for more stakeholders.

ii) Landscape improvements may be "temporary" if ROW is needed in the long-term to implement the transportation policies of the Plan; however, many improvement would still be warranted in the medium-term.

iii) Prioritizing sidewalks that connect residential subdivisions to developed and developing Activity Centers and shopping centers that are within walking distance (e.g. 1/2 mile).

iv) Landscape design that fulfills other City policies and codes, i.e. the Street Tree Ordinance, City Forester Ordinance and Stormwater Ordinance.

DRAFT

E. Public Projects

7.0 Public Viewsites

7.1 Public roadway projects in the area north of Western Trail/Namaste Rd. should incorporate public viewsites in order to enhance viewing opportunities in the Corridor for pedestrians and cyclists (see C.Xref and Map EXref). When projects are initiated that create new sidewalks and multi-use trails, or improve existing ones, public viewsites shall be considered by the lead department or agency with input from the City Planning Department. Other parcels of publicly owned land in the Corridor also offer potential locations for public viewsites.

7.2 City departments (including but not limited to Planning and Parks/Open Space) should work jointly to develop a project design and implementation strategy. Public viewsites should be of sufficient size to include:

i) Informational signage

ii) Shelter consisting at minimum of a shade structure or tree(s). Low wall(s) are encouraged to provide shelter from the wind and delineat the space. Trees shall comply with landscaping regulations in this Plan's DOZ.

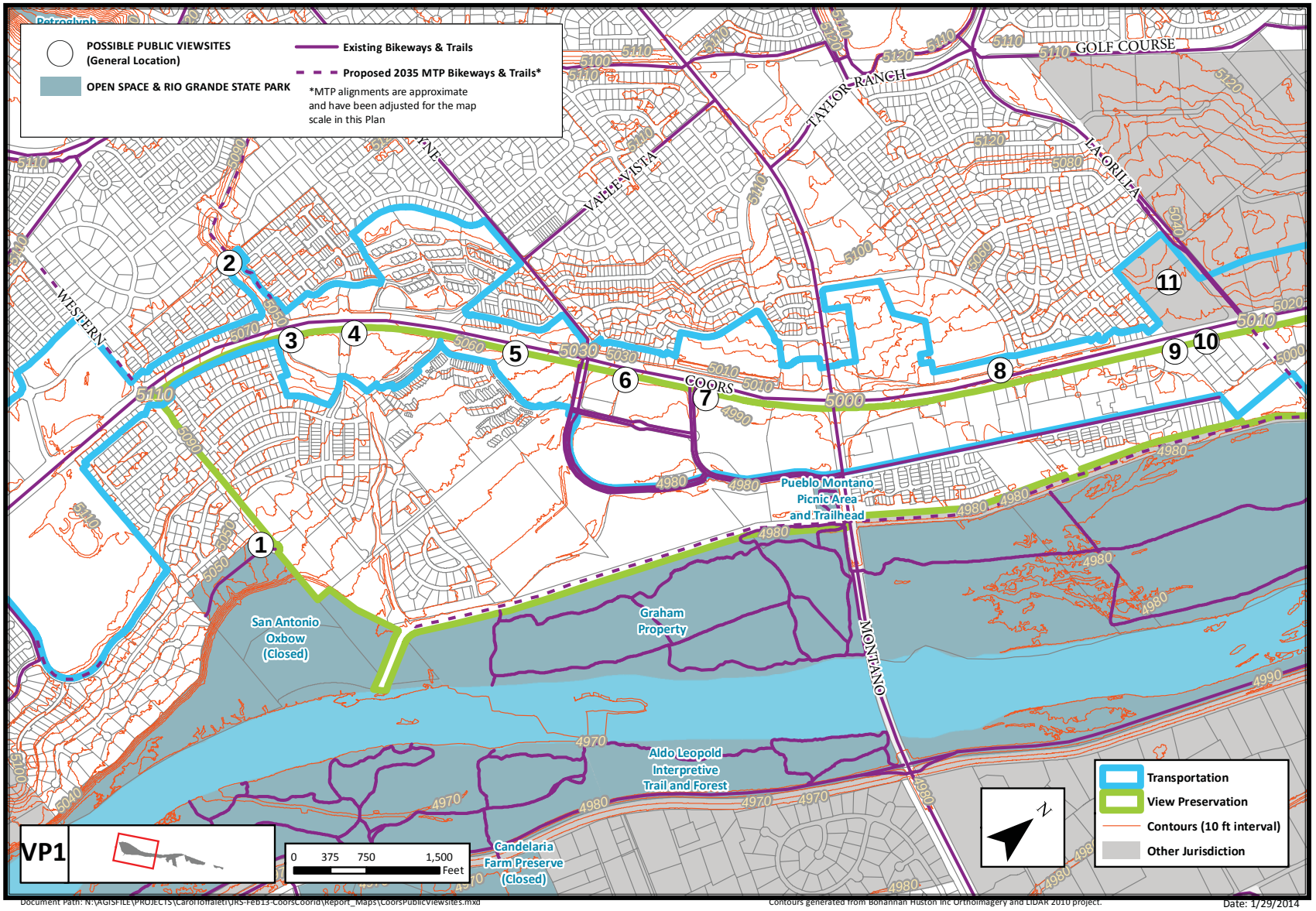
iii) Permanent seating

iv) Lighting, such as pedestrian scale lightpole or recessed lighting in a shade structure or wall.

v) Public viewsites shall be designed, implemented and maintained by the appropriate department or agency.

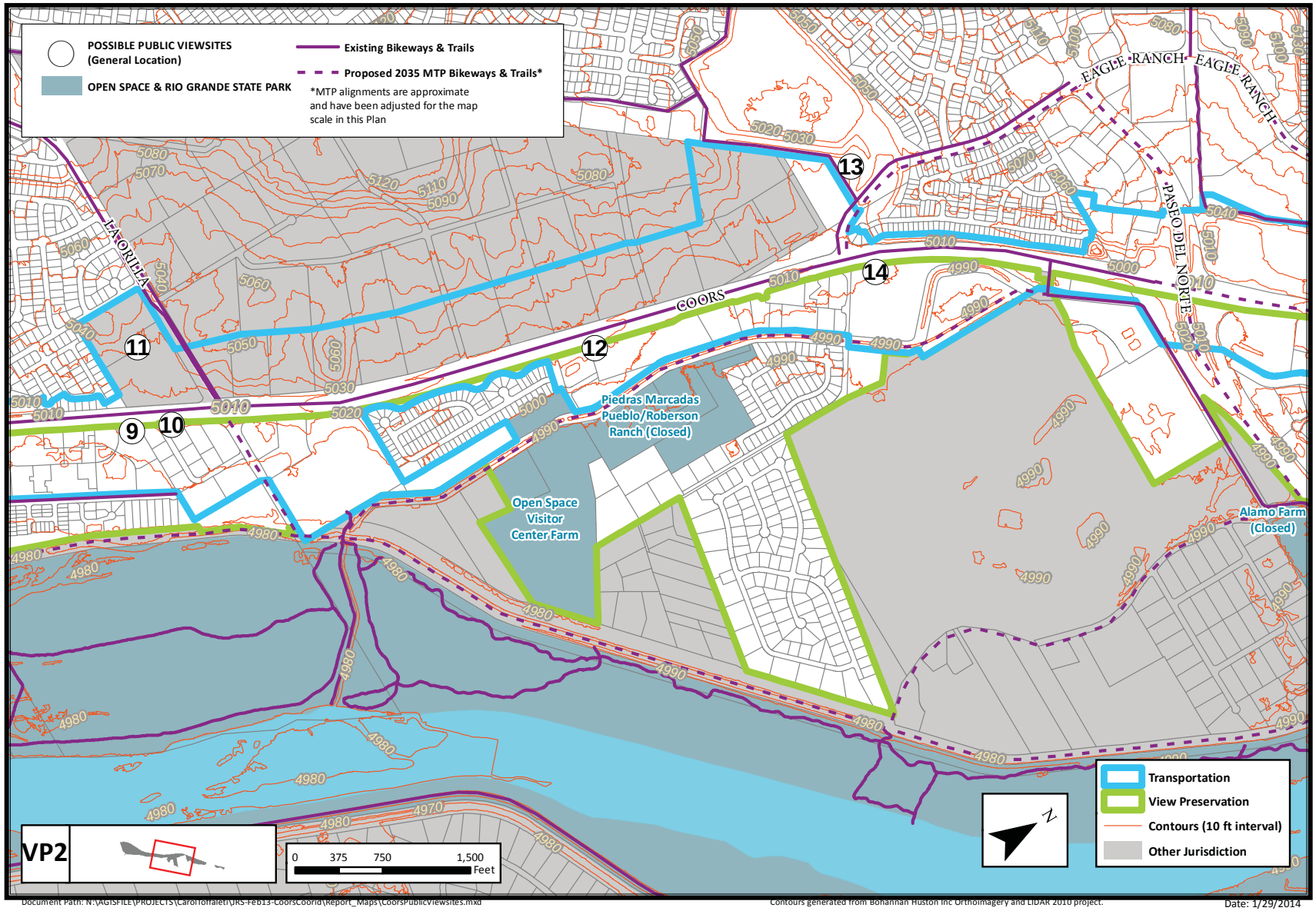
7.3 Viewsites may also be provided on private property as amenities for customers, employees and/or residents. These would not be public capital projects, but result from the development process e.g. contribute to public space or usable open space that is required anyway by Plan regulations (see D XRef) and the Zoning Code. In some developments such as shopping centers, the viewsites would typically be accessible to the public although they are privately owned, operated and maintained.

DRAFT

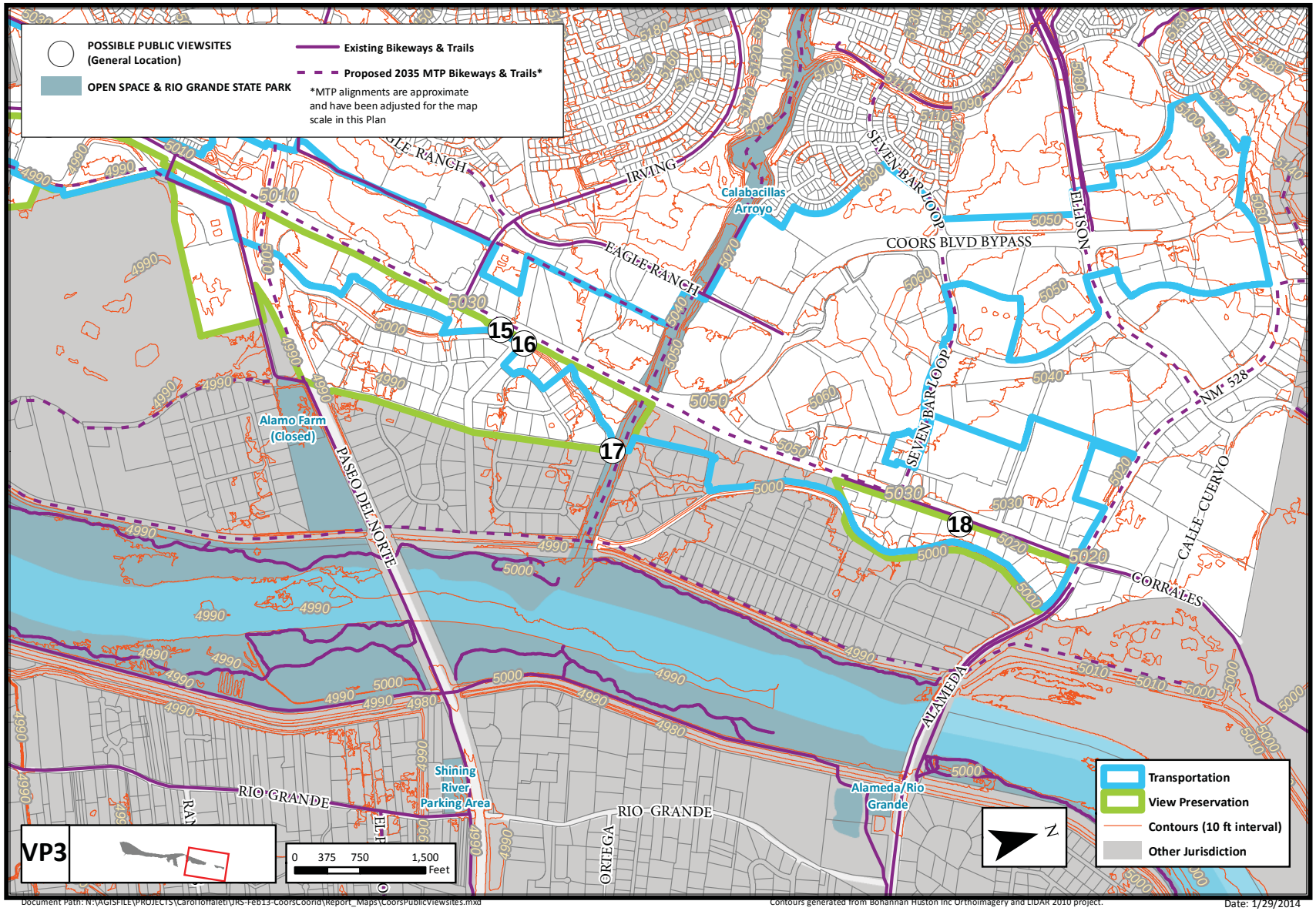


Map A-1: *Potential Public Viewsites*

E. Public Projects



Map A-2: *Potential Public Viewsites*



Map A-3: *Potential Public Viewsites*

E. Public Projects

7.4 Multi-use Trail Network

7.5 The *Long Range Bikeway System* (LRBS) map prepared by MRCOG incorporates the existing and proposed trail facilities of the City and other jurisdictions, such as Bernalillo County, within the Albuquerque metropolitan area. The trails and bikeway maps in the Coors Corridor Plan are based on the LRBS, but alignments for proposed trails have been adjusted to make sense at the smaller scale used for the Coors Corridor (see Maps.F Xref) For example, where possible the alignments are shown on public land or easements, or skirt rather than bisect private property.

7.6 The City' Parks and Recreation Department has identified the **primary** trails in its *Trails and Bikeways Facility Plan* as priorities for construction and maintenance. They overlap with the Coors Corridor Plan area in the following locations listed from South to North:

i) Existing trail along the northside of I-40, that crosses Coors Blvd. at grade on Ouray Rd., and crosses to the east side of the river. on a pedestrian/bike bridge,

ii) Existing trail along Piedras Marcadas Arroyo that connects to the trails along Eagle Ranch Rd.

iii) Existing trail along Eagle Ranch Rd. with a proposed overcrossing at Coors Blvd.

iv) Proposed trail along Paseo del Norte with an overcrossing of Coors Blvd.

v) Proposed trail along Calabacillas Arroyo

[The above is subject to revision, pending completion of the new City's Bikeways and Trails Facility Plan]

7.7 The 50 Mile Loop (see Fig F Xref) is part of ABQ the Plan, the current Mayor's long term plan to invest in the future of Albuquerque. The intent of the 50 Mile Loop is to provide health and wellness benefits for the residents of Albuquerque, a different way for tourists and residents to enjoy the City's unique destinations, and to stimulate tourism and economic development. The proposed alignment loops around the City and crosses Coors Blvd near Paseo del Norte. A crossing at Coors/Eagle Ranch and link to the existing trail south of Paseo is prioritized for construction by 2017 (Segment 8 in the 50Mile Loop Plan and also designated in the Trails & Bikeway Facilities Plan). It would supplement a crossing as part of a future major interchange project at Coors/Paseo del Norte in the longer term.

7.8 The Coors Corridor Plan proposes grade-separated pedestrian/bike crossings of Coors Blvd. (see C.Xref). In addition, closing gaps in the designated multi-use network within the Coors Corridor Plan area should be given due priority in the City's general program for implementing its designated trail system. These facilities would make a significant contribution to expanding non-vehicular travel options on the West Side for recreation, commuting and other daily trips. The City (typically the Parks Department and DMD) will pursue opportunities to implement trail facilities through the Capital Implementation Program, and with federal and state grants including through the metropolitan TIP. Improvements to trails should also be coordinated with all future roadway projects in the Coors Corridor, to fulfill the Plan's multi-modal strategy and make optimal use of scarce funding resources. The proposed interchange at Coors Blvd. and Paseo del Norte is a prime example of a project that should be designed to incorporate trail facilities (see C Xref.)

DRAFT

1.0 Background / Sector Development Plan Process

Significant changes along the Coors Corridor, and ongoing difficulties in interpreting the original Plan, led to the need for the update. In late 2005, the City of Albuquerque's Planning Department launched the update as directed by City Enactment R-2005-054, with support from a private planning consulting firm.

1.1 Planning Process 2005/2006

The new Coors Corridor Plan reflects initial community input from approximately 80 stakeholders, consisting of landowners, developers and neighborhood association representatives, by means of a written survey and various meetings conducted over a 12-month period beginning in late 2005. A common theme to all suggestions from the community was to protect views to the east, specifically of the the Sandia Mountains and the Rio Grande Bosque, and to protect the natural environment.

1.2 Plan Objectives 2005/2006

The following objectives were identified through the 2005/2006 public process and from the team's analysis of the planning framework:

- Improve design standards to achieve better spatial relationships.
- Improve the visual harmony between new and existing buildings and between the built environment and its natural setting.
- Improve site planning standards; balance and integrate the natural setting with building development; preserve unique natural features.
- Develop a Corridor Plan that conforms to existing planning policies.
- Improve the site and building design standards and the Design Overlay Zone that helps maintain views of the Bosque and the Sandia Mountains.
- Develop transit linkages.
- Respect the Bosque as it abuts the Rio Grande Valley State Park.
- Recognize Coors Blvd. as a commuter route with limited access.
- Create safer pedestrian facilities and streetscapes, including new crossings.
- Create a plan that is easy to follow and apply.

1.3 View Analysis and Visual Resource Preservation

In 2007, a draft of the Coors Corridor Plan was submitted to the Environmental Planning Commission (EPC) as the first step in the public review and approval process. One outcome was a request for a visual analysis of the east side of the plan area north of Western Trail/Namaste Rd. The Planning Department determined that specialist expertise was required and contracted the work out to a consulting firm.

i) JF Sato Study (2008)

In August of 2008, JF Sato and Company, a planning and engineering firm from Littleton, Colorado, was hired by the City to do a visual study of the Coors Corridor. The firm assessed the current views in segments 3 and 4 (the Coors Blvd. corridor north of Western Trail/Namaste Rd.) and how those views had changed since the plan was adopted in 1984. The study looked at several components of the "viewshed", but focused primarily on the view of the Sandia Mountains from viewpoints located at increments of one-tenth of a mile along Coors within the study area. At these selecteded viewpoints, the study analyzed how the size and placement of existing buildings related to the view of the natural surroundings and the view of the Sandia Mountains and the bosque.

DRAFT

This study also created an inventory of developed and undeveloped parcels on the eastside of Coors Blvd. between the roadway and the Rio Grande River. The developed parcels were placed into two groups: residential and commercial. Vacant parcels were identified as being a platted and City-approved development site or having no known development planned.

The existing landscape was documented and compared with photos from the 1984 Coors Corridor Plan. The photographs taken at one-tenth mile intervals were used in determining a "view plane" towards the Sandia Mountains on the east side of Coors. Th used as a gauge to help determine desirable current views and to detail key view points.

The 1984 Coors Corridor Plan required that " ... not more than 50% of the view plane area (segments 3 and 4) ... shall be obscured by the bulk of the buildings placed on the parcel." Based on their data and assessment, the JF Sato study recommended that this requirement be raised to preserve 70% of the view plane. Area property owners were concerned that this would be too restrictive. [Note: that segments 3 and 4 are equivalent to the View Preservation area in this Plan.]

ii) **Planning Department Alternative**

It was determined that a 70% view preservation requirement would render several properties adjacent to Coors Blvd. undevelopable, and would severely restrict development on other parcels located along Coors or behind properties that front the Blvd.. In response, City staff formulated an alternative approach to balance view preservation with property-owners' rights to enjoy a reasonable level of enjoyment from, and/or financial return on their land. The approach provides two options: view plane or view corridor protection. Essentially, where a view plane to the Sandia Mountains cannot be reasonably obtained from a given parcel along the east side of Coors, a view corridor to the bosque can be retained in its place.

Over the course of 2009, City staff refined the alternative view preservation regulations in conjunction with an advisory group consisting of residents, property owners and developers.

1.4 **Transportation Study**

The City of Albuquerque initiated a study to update the transportation element of the Coors Corridor Plan in fall 2010. The primary objective of the Coors Corridor Plan Update project was to update Issue 1 — Traffic Movement/Access and Roadway Design — from the original 1984 Coors Corridor Plan (CCP). The objectives of the 1984 CCP were to provide policy and guidelines for the design of Coors Boulevard as a limited-access arterial so that it would function as the major north-south arterial serving the Northwest Mesa area.

A second objective was to identify a preferred transportation alternative for Coors Boulevard/Coors Bypass to guide future planning and infrastructure improvements. In contrast to the undeveloped conditions that existed when the 1984 CCP was first envisioned, most of the land within the corridor is now developed. The original CCP was largely focused on the roadway, needed right-of-way, intersections, and access. The update evaluated multi-modal improvements to the transportation system to serve existing and future transportation needs within the corridor through a 2035 design year.

An Alternatives Analysis (AA) specific to Coors Boulevard was completed to evaluate existing and future transportation conditions, focusing on Albuquerque's West Side, and to provide the information needed to select a preferred transportation alternative for long-term future of the Coors corridor.

Alternatives were identified using a collaborative and iterative

DRAFT

process beginning with a needs assessment. The needs assessment established the basis for the types and range of alternatives considered. Key considerations included: (1) the physical constraints within the corridor, including available right-of-way and proximity of development adjacent to the existing highway; (2) the characteristics of travel on Coors Boulevard including projected traffic volumes, origin-destination data, and existing transit usage; (3) the relationship of Coors Boulevard to other major streets serving the West Side and the locations of river crossings; (4) long-range plans for the metropolitan area, especially high capacity transit plans and planned improvements to the major street system; and, (5) suggestions received from the general public at public information meetings in 2011.

An interagency steering committee of transportation professionals provided input throughout the AA study process. The steering committee guided the direction of the evaluations and ultimately the selection of a preferred approach for the future of the Coors corridor.

1.5 In 2013 and early 2014, the City Planning and Municipal Development Departments worked on integrating policies, regulations and project recommendations into a Working Draft. Input from departments, agencies and West Side stakeholders was provided at two Open Houses and through additional comments and discussions.

2.0 Changed Conditions since the Original Plan's Adoption

Significant changes have occurred since the Plan was adopted in 1984, including:

2.1 **Population** [pending]

2.2 **Employment** [pending] (see Map in F. Xref)

2.3 **Land Development:** Major developments include Cottonwood Mall, St. Pius X High School... [to be completed]

2.4 **Public Open Space:** Open Space Visitor Center [to be completed]

2.5 **Infrastructure**

Coors Blvd. In the 1980s a link road between Coors Road SW and Coors Blvd. NW was provided to relieve congestion on Central Avenue and to connect traffic between "North Coors" and "South Coors." Jurisdiction over the roadway was transferred in 2012 from the City of Albuquerque to NMDOT. Coors Blvd. has been widened, and its elevation over I-40 was extended northward over Ouray. Coors Bypass was constructed.

Other Roads, River Crossings. Paseo del Norte, Eagle Ranch Rd. and the Montaño river crossing were constructed.

Piedras Marcadas dam was constructed.

2.6 **Transit Service** [pending]

2.7 **Adoption or Amendment of Higher-Ranked City Plans**

i) Rank I Comprehensive Plan (amended through 2013)
ii) Rank II West Side Strategic Plan (1993, amended through 2011)
iii) Rank II Major Public Open Space Facility Plan (1998/1999)
iv) Rank II Bosque Action Plan (1993)
v) Rank II Facility Plan for Arroyos (1986)

2.8 **Adoption or Amendment of Codes**

i) **Zoning:** Wireless Telecommunication Facilities; Signage (Electronic Signs); C-1 and C-2 zones
ii) Archaelogical Ordinance

DRAFT

F. Appendix

iii) Drainage Ordinance [pending]

2.9 Drainage and Flood Control

The northern half of the Plan area, from Alameda Rd. to approximately Western Trail/Namaste Rd., is a rather complicated area for dealing with runoff from developed areas, due to limited capacity downstream. Although the Corrales Acequia, Corrales Canal and Corrales Riverside Drain run parallel to Coors Blvd. and the bosque in this area, their primary purpose is irrigation not drainage. In addition, this part of Coors Blvd./Bypass has smaller stormdrains than the City standard because the roadway was constructed to NMDOT specifications,. These are based on historic flows, i.e. they do not reflect typical urban development that increases impervious area.

MRGCD controls the use of its facilities for drainage through a licensing system, primarily to control water quality. MRGCD delegates the handling of stormwater requests to AMAFCA.

There are a few AMAFCA facilities that developers can tap into. However, due the limited capacity in this area, the City Hydrologist generally requires on-site detention.

Runoff from the top end of the Cottonwood Mall area is routed north of Alameda Rd.. The area extending south of Calabacillas Arroyo to La Orilla Rd. is governed by the North Coors Blvd. Middle Area Master Drainage Plan (dated 2/1/1997).

[to be completed in consultation with City Hydrologist]

3.0 Higher-Ranked Plans relevant to Coors Corridor Plan

3.1 The Albuquerque/Bernalillo County Comprehensive Plan (1988, amended through 2013)

This is the Rank 1 plan that sets the basic long-range policy for the development and conservation of the City and unincorporated area of the County. The following concepts pertain to the Coors Corridor:

i) **Development Areas**

The Comprehensive Plan contains five development areas that allow for development intensities and character based on natural features and man-made development patterns. These are currently out of date.

ii) **Activity Centers and Transportation Corridors** (see Maps F Xref)

The Comprehensive Plan calls for a network of activity centers linked by transportation corridors to guide future development and redevelopment across the metropolitan area.

The activity centers range in scale, intensity and range of uses according to their service or market area: neighborhood, community or major (regional). However, all are meant to be served by transit, in addition to private vehicles, and be convenient to walk around.

a. The Seven Bar/Cottonwood and the West Route 66 Major Activity Centers fall partially within the Plan area. Four community activity centers exist along the Corridor as designated in the Comprehensive Plan: Coors/I-40, Ladera/St Joseph's, Coors/Montaño Village and Coors/Paseo del Norte. There is one neighborhood activity center as designated in the West Side Strategic Plan: Coors/Western Trail.

The Comprehensive Plan designates four types of transportation corridors: Express, Major Transit, Enhanced Transit, and a general category of Arterial. Higher density development, with residential, non-residential or a mix of the two use categories, are desirable to support transit.

DRAFT

b. Express and Major Transit Corridors exist in the Plan Area. Express Corridors are higher speed roadways with commuter transit service. Major Transit Corridors are designated to accommodate frequent transit services that operate for longer hours.

- Coors Bypass and Coors Blvd. south of the Bypass form a Major Transit Corridor, which intersects with corridors that run east-west:
- Alameda Blvd.(Express),
- Paseo del Norte (Express),
- Montaño Rd. (Major),
- I-40 (Express) and
- Central Ave. (Major).

3.2 West Side Strategic Plan (1997, amended through 2011)

This Rank 2 area plan provides a policy framework to guide growth on Albuquerque's West Side, one that reflects its position within the metropolitan area along with its own conditions and community values. The West Side Strategic Plan (WSSSP) includes directives that are especially pertinent to the Coors Corridor Plan, which are summarized below:

i) **Visual Quality.**

a. Maintain development standards that preserve a portion of views east of Coors Blvd. toward the bosque and Sandia Mountains in the area north of Western Trail.

b. Maintain the prohibition on off-premise signs (billboards) and designing on-premise signs to limit impairment of unique views.

c. The design of walls along major streets and arroyos will be controlled to protect key viewpoints and provide pedestrian access.

d. Identify and protect or acquire significant viewpoint sites for enjoyment by the public.

ii) **Transportation**

a. Undertake a corridor study that addresses multiple modes of transportation and, in particular, considers the expansion and upgrade of transit service.

b. Support transit use by concentrating nodes of commercial and employment activity in designated centers that are surrounded by moderate to high-density residential land uses.

iii) **Communities**

a. Seven-Bar Ranch**.** Establish setback criteria for trail and public opens space along Calabacillas Arroyo, which is a defining natural feature of the West Side.

b. Taylor Ranch. It is particularly important in this growth area to incorporate mixed-uses and multi-modal access in the design of community centers, with pedestrian and bicycle linkages to its residential neighborhoods.

c. Ladera. Apply design and site layout standards to the community activity centers, including for pedestrian amenities.

iv) **Natural, cultural and recreational resources**

a. Bosque interface/transition. Protect this multi-faceted resource through design guidelines for new development and tree preservation.

3.3 2035 Metropolitan Transportation Plan

A Metropolitan Transportation Plan (MTP) is adopted every five years by a Board comprised of locally elected officials from the counties and municipalities in the region, along with representatives of the New Mexico Department of Transportation (NMDOT). The MTP evaluates the current transportation system, considers prob-

DRAFT

able growth scenarios and envisions an appropriate future transportation system. To guide implementation, it proposes regional investments over a 20-year cycle in shorter cycles within the Transportation Improvement Program (TIP). The TIP describes projects in more detail and identifies federal and other potential funding sources. The MTP includes Long Range System Maps for Roadways and Bikeways, along with a vast amount of other information.

Key themes of the 2035 MTP that influenced the Plan are:

i) Expand Transit and Alternative Modes of Transportation

ii) Integrate Land Use and Transportation Planning

iii) Maximize the Efficiency of Existing Infrastructure

3.4 Facility Plans

The following Rank 2 City plans focus on particular landscape features or infrastructure that are located within or next to the Coors Corridor Plan area and are addressed in its policies and regulations:

i) *Major Public Open Space Facility Plan (1998/1999).* This joint Albuquerque/Bernalillo County plan establishes policies for: planning; making land use decisions; and acquiring and managing lands in the metropolitan area that are dedicated to conservation, preservation, outdoor education and low impact recreation. The sections on the Rio Grande Bosque and Arroyos are relevant to the Coors Corridor.

ii) *Bosque Action Plan (1993).* This plan identifies specific environmental and recreational improvements for the Rio Grande Valley State Park and sets out general policies for their implementation. Improvements are located southwest of the Alameda Bridge, and around the Calabacillas Arroyo and La Orilla Road.

iii) *Facility Plan for Arroyos (1986).* This plan establishes guidelines and procedures for creating a network of recreational trails and open space along arroyos. The Calabacillas Arroyo is designated both a Major Open Space Arroyo and Link; the Piedras Marcadas a Major Open Space Link; and the San Antonio an Urban Recreational Arroyo.

iv) *Trails & Bikeways Facility Plan (1996)* [3]. This is the City's long-term plan for off-street facilities used by pedestrians, cyclists and equestrians.

v) *Albuquerque Comprehensive On-street Bicycle Plan (2000)* [4]. This plan focuses on bikeways within the public right-of-way.

vi) *Electric System, Transmission and Generation 2010-2020 (2012).* This joint Albuquerque/Bernalillo County plan protects the existing electric system and establishes standards for new generation and transmission facilities to meet future needs. Generation is sourced from utility-owned facilities and privately-owned installations, including wind and solar. 115kV transmission lines exist in the Coors Corridor plan area around, and north of, Paseo del Norte. The Paradise Hills Substation Unit II is being expanded.

3.5 Overlapping sector development plans.

The following Rank 3 plans have overlapping boundaries with the Plan area at the time of its adoption. Their goals, policies and regulations may therefore also apply (see AGIS Zoning Map or consult the Code Enforcement Division of the Planning Department). Their relationship with the Coors Corridor Plan at adoption is summarized below:

3 is being replaced by a consolidated city plan for off-street multi-use trails and on-street bikeways

4 see footnote 3

DRAFT

i) *Seven-Bar Ranch Sector Development Plan*. This plan established zoning (land uses) and includes design guidelines. It continues to apply to development of properties along Coors Bypass and Coors Blvd. north of the Calabacillas Arroyo. The Coors Corridor Plan applies up-to-date transportation policies and design standards.

ii) *Riverview Sector Development Plan*. The small area of overlap is limited to a drainage-way south of Paseo del Norte on the west side of Coors Blvd. and a handful of properties around its intersection with Eagle Ranch Rd. The Coors Corridor Plan applies up-to-date transportation policies and design standards.

iii) *University of Albuquerque Sector Development Plan*. The plan area spans Coors Blvd. around Western Trail and Saint Joseph's Dr. This older, one-page plan established an SU-3 Special Center zone on 12 parcels that refers to conventional zone categories. It specifies allowable land uses, acreages and densities on each parcel. The Coors Corridor Plan applies up-to-date transportation policies and design standards.

iv) *East Atrisco Sector Development Plan*. The area of overlap is west of Coors Blvd. between Quail Rd. and I-40. However this older. basic plan has no content that conflicts with the Coors Corridor Plan transportation policies and design standards.

v) *West Route 66 Sector Development Plan*. The area of overlap, located between Avalon Rd. and Central Ave., only relates to the transportation element of the Coors Corridor Plan. Transportation projects affecting the intersection or function of the arterials will need to be coordinated.

4.0 References and Resources

4.1 Coors Corridor Transportation Concept Plans [will be available separately for consultation from City DMD or the Planning Department]

4.2 Plant Lists [references pending: Parks/Open Space, DMD/CIP streetscape/median prototypes and/or ABCWUA xeriscape guide]

5.0 Additional Figures and Maps

5.1 Traffic Congestion Profile for Coors Blvd. from 2035 MTP (see Figure FXref)

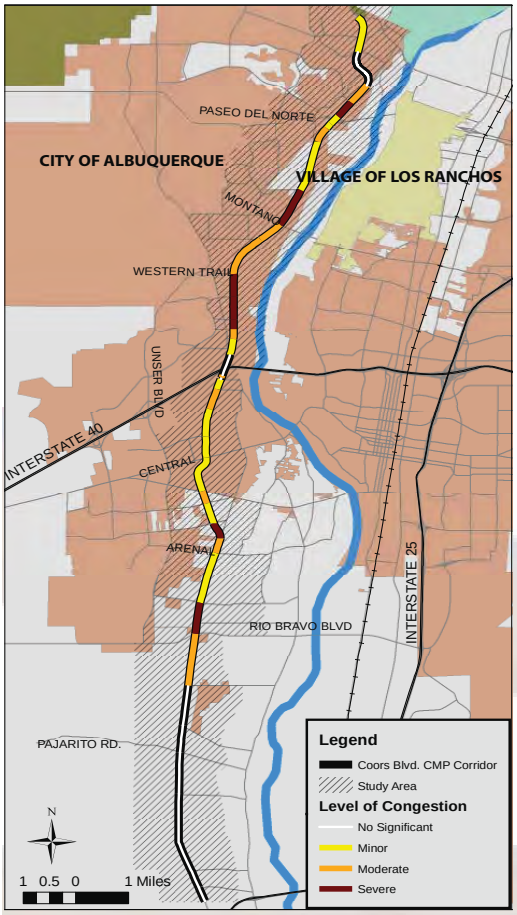
5.2 Average Weekday Traffic Flows 2012

5.3 Maps referenced in Chapter D. Design Overlay Zone [list to be completed]

DRAFT

Coors Blvd

#8



Corridor Notes

- Coors Blvd is the primary north-south facility in the AMPA west of the Rio Grande.
- The Coors CMP corridor extends nearly 20 miles from I-25 to NM 528. The corridor covers parts of unincorporated Bernalillo County and the City of Albuquerque, and provides access to the City of Rio Rancho (via NM 528).
- The most severe congestion occurs between I-40 and the Coors Bypass. Congestion is tied to overall slow speeds across the corridor and particularly high volumes during the peak periods between Montaño and Paseo del Norte. There is very little congestion south of Rio Bravo Blvd.
- Sections of Coors at Paseo del Norte and I-40 have daily **volumes** of more than 60,000 and 80,000 respectively.
- The slowest **speeds** along Coors are found south of Pajarito Rd.
- **Crash rates** across the corridor are significantly above the regional average and a major source of non-recurring congestion. The intersections at Central and Paseo del Norte both have crash rates more than four times the regional average.
- A considerable amount of **growth** and infill development is projected along corridor with more than 13,000 new residents and 12,000 jobs apiece by 2035.

Profile & Statistics

Corridor Profile*			
Study Area	32.5 Sq. Miles		
Length & No. of Segments	19.6 Miles - 42 segments		
Functional Class	Principal Arterial		
Access Control	Limited Access: Rio Bravo to Coors Bypass		
Lanes	4 - 7 lanes		
	Majority of corridor is 6 lanes		
Intelligent Transportation Systems	Designated corridor: Yes		
	ITS deployment: Yes - PF, CCTV, DMS, VDS		
Transit	*ABQ Ride* : 790 (Rapid Ride Blue), 155 (local)		
	Northwest Transit Center at Coors/Ellison		
Bicycle Facilities	Lanes: South of Sage to Central		
	Lanes: Ladera to Paseo del Norte		
Summary Data^			
Daily Volume	5,000 - 80,500		
Average Speeds (PM North)	19 - 56 mph		
Average Speeds (PM South)	19 - 59 mph		
Total Delay (PM North)	404 seconds (21 sec./mile)		
Total Delay (PM South)	529 seconds (27 sec./mile)		
Demographic Trends			
Measure	***2000***	***2008***	***2035***
Population	78,171	95,142	108,417
Employment	20,892	30,467	42,619
Corridor Ranks			
Volume/Capacity Ratio	**14 / 30**		
Speed Differential	**12 / 30**		
Crash Rates	**2 / 30**		
Overall Rank	**8 / 30**		

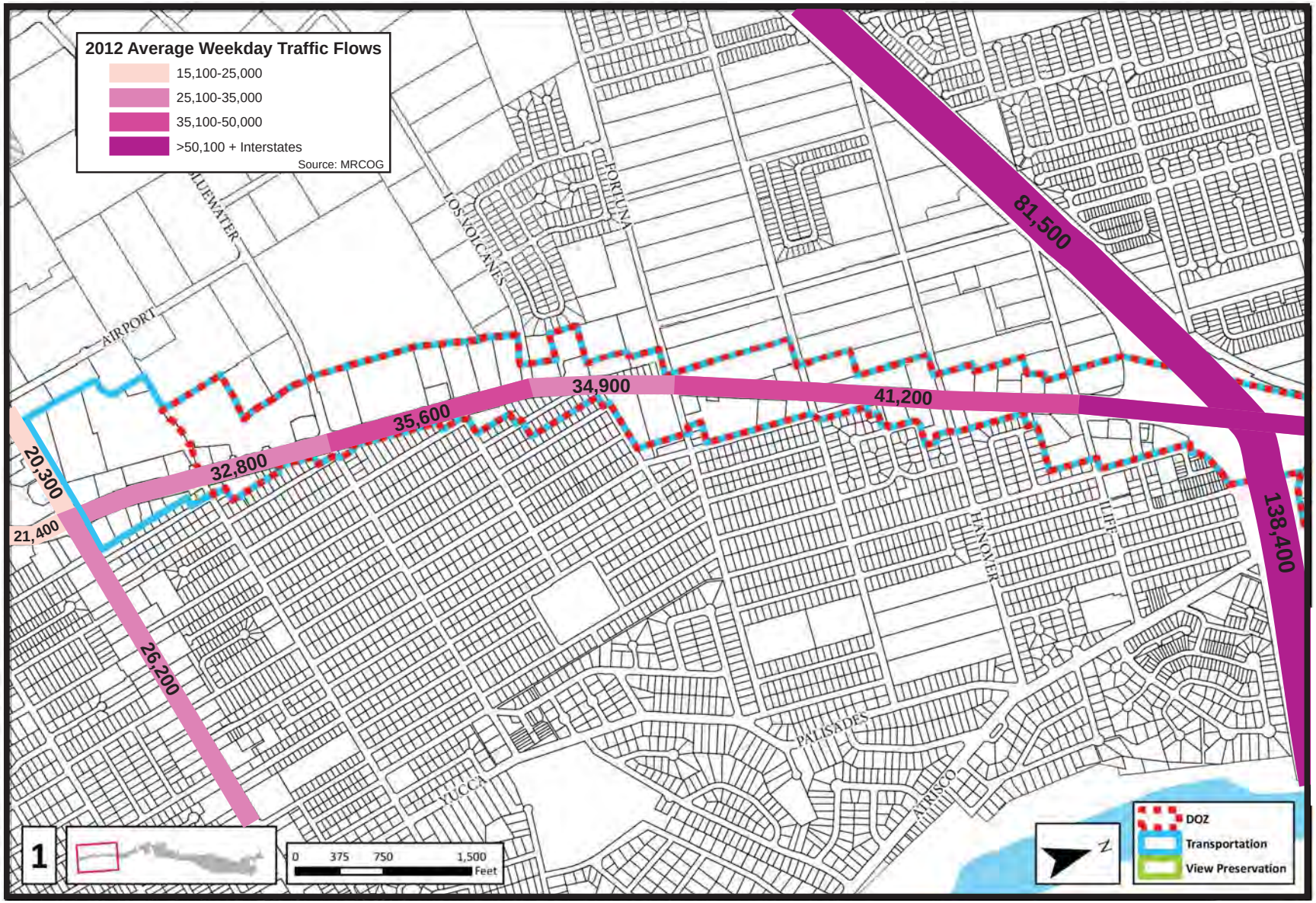
* See the introduction section for further explanation.
^ For more detailed information and segment level data consult the *CMP Atlas* on the MRCOG website.

Transit Characteristics

- ABQ Ride operates two routes along Coors Blvd (additional commuter routes run along small portions of northern Coors).
- The Rapid Ride Blue Line (Route 790) originates at the Northwest Transit Center and runs south on Coors to I-40 before connecting to Downtown and the University of New Mexico. Ridership on the Blue Line surpasses 2,000 on weekdays while UNM is in session. The vast majority of Blue Line riders board at the Northwest Transit Center or at Cottonwood mall and travel to UNM. Route 155 provides north-south local service along the Coors CMP corridor between Rio Bravo and Ellison and averaged more than 1,100 riders per weekday in April 2011.
- The Northwest Transit Center at Coors and Ellison is a major regional transit facility. A total of nine routes, four of which are commuter, operate out of the facility.

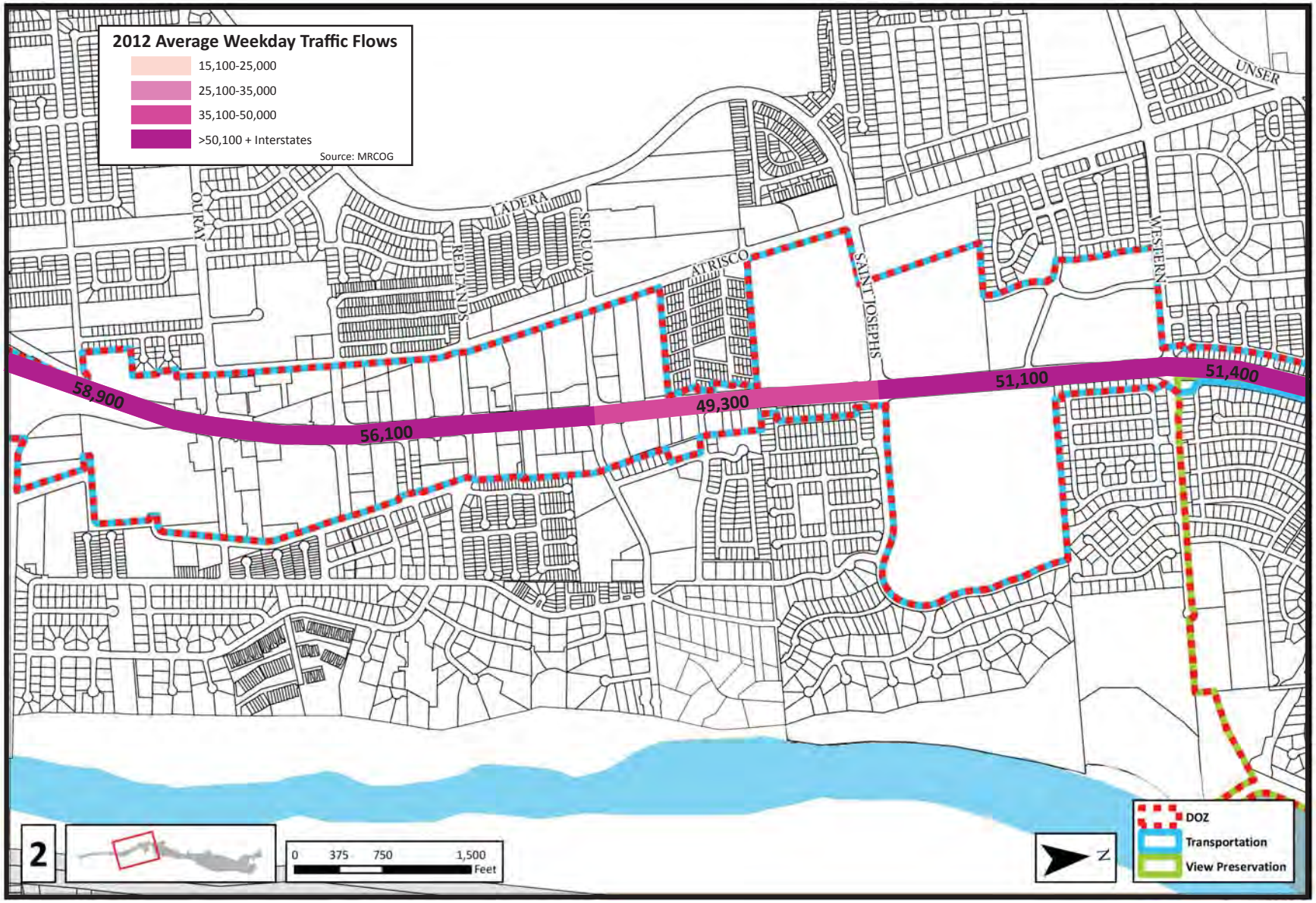
Figure A-5: *Traffic Congestion Profile (2035 MTP)*

F. Appendix



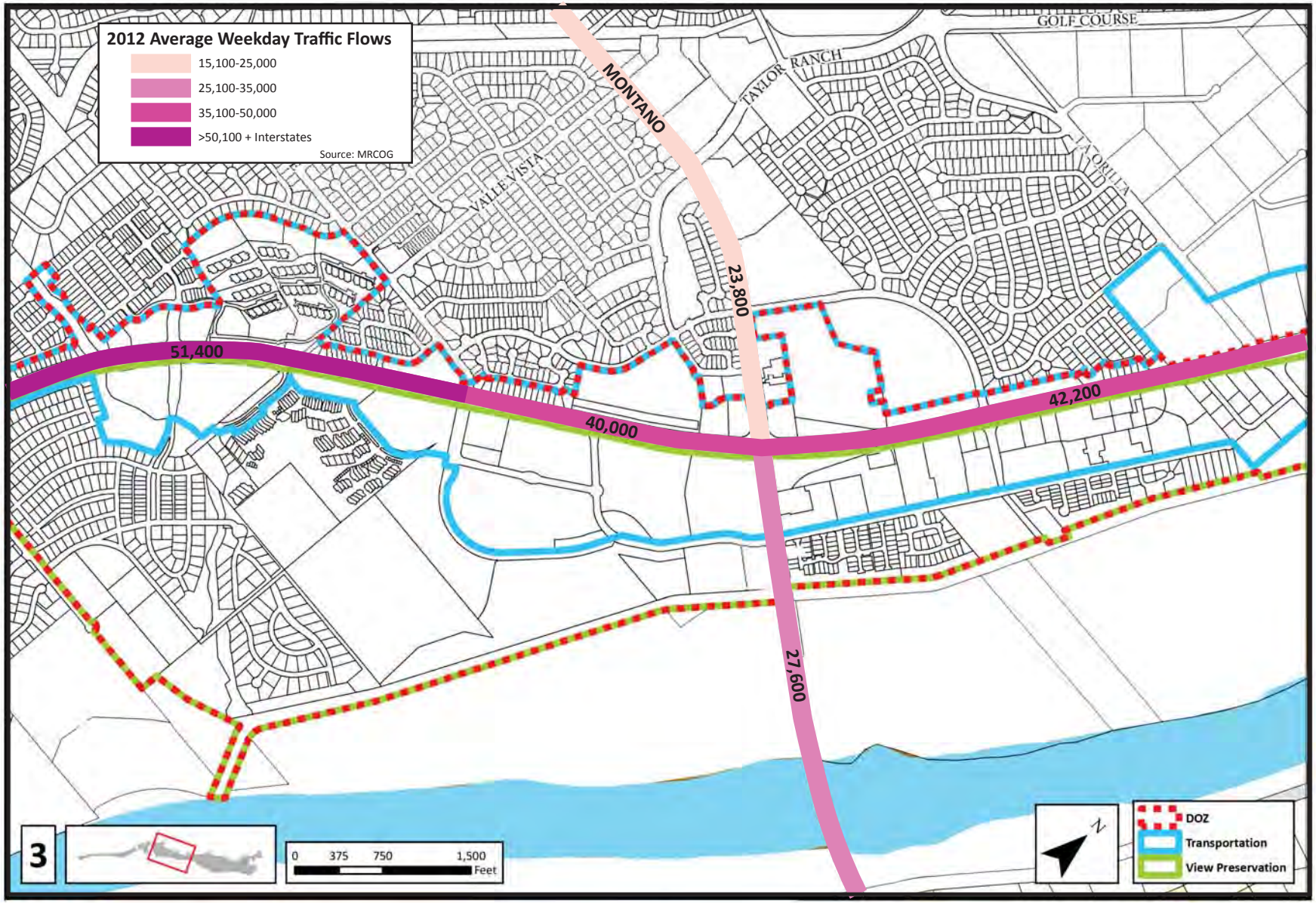
Map A-1: *Average Weekday Traffic Flows*

F. Appendix



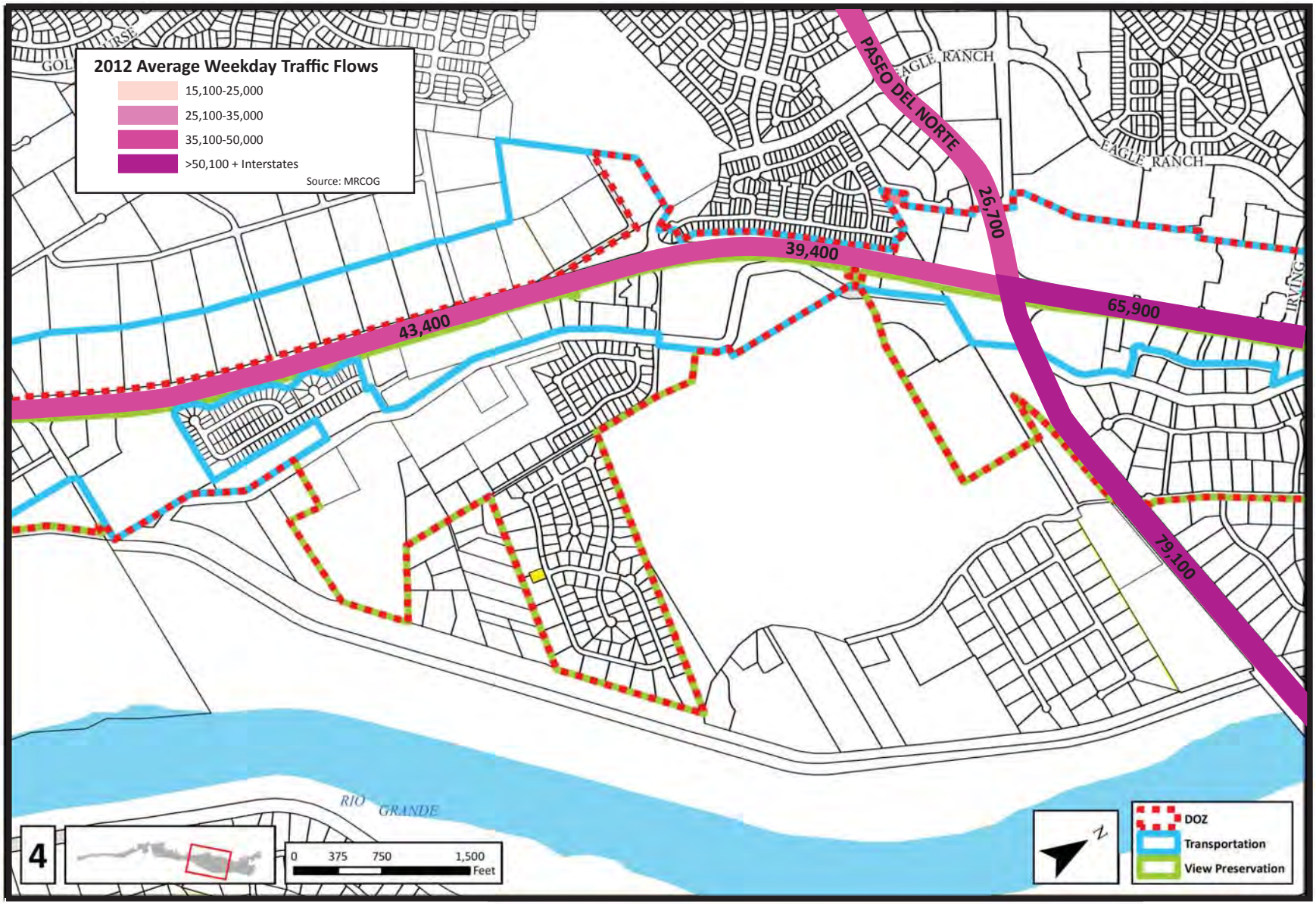
Map A-2: *Average Weekday Traffic Flows*

F. Appendix



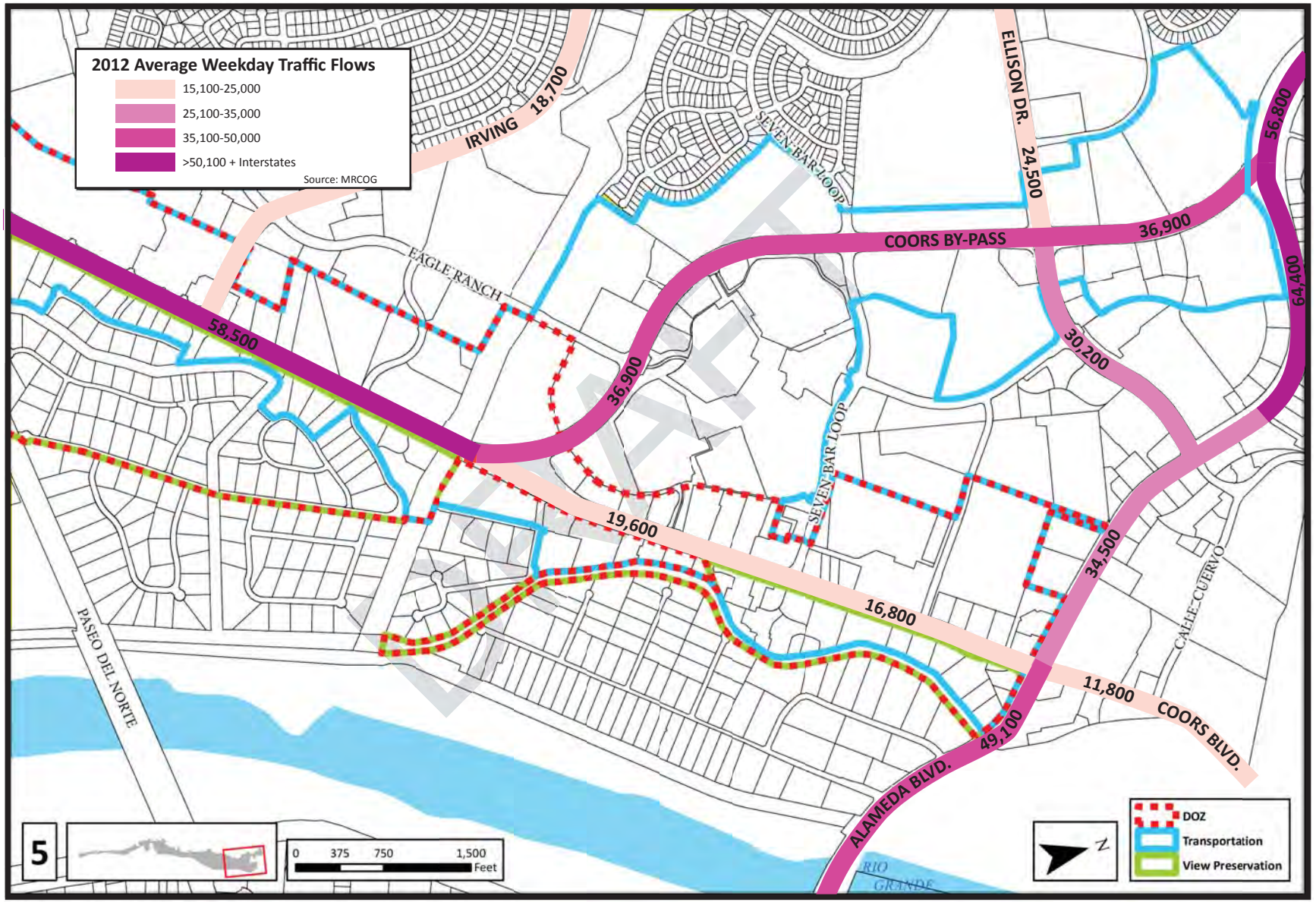
Map A-3: *Average Weekday Traffic Flows*

F. Appendix



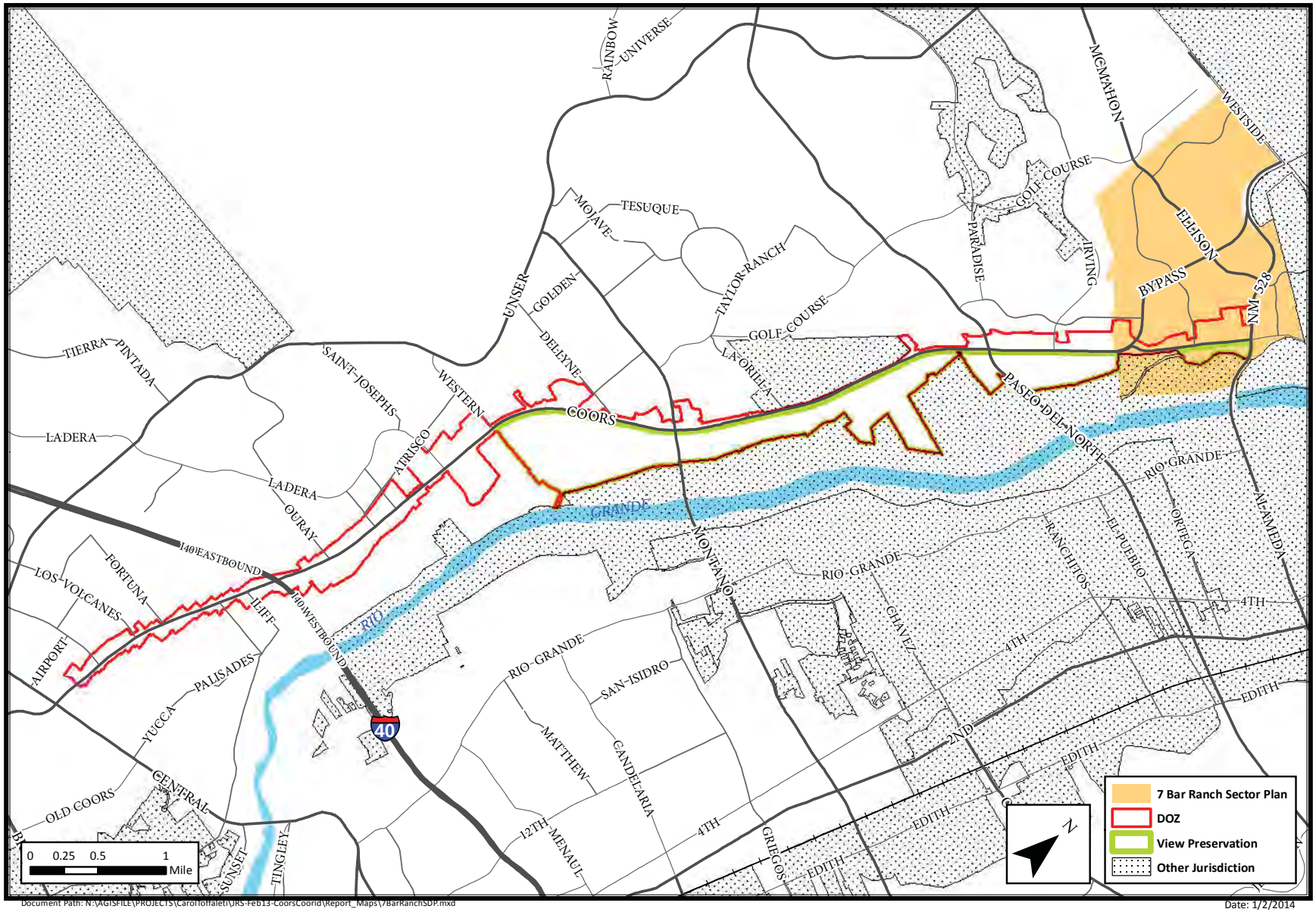
Map A-4: *Average Weekday Traffic Flows*

F. Appendix

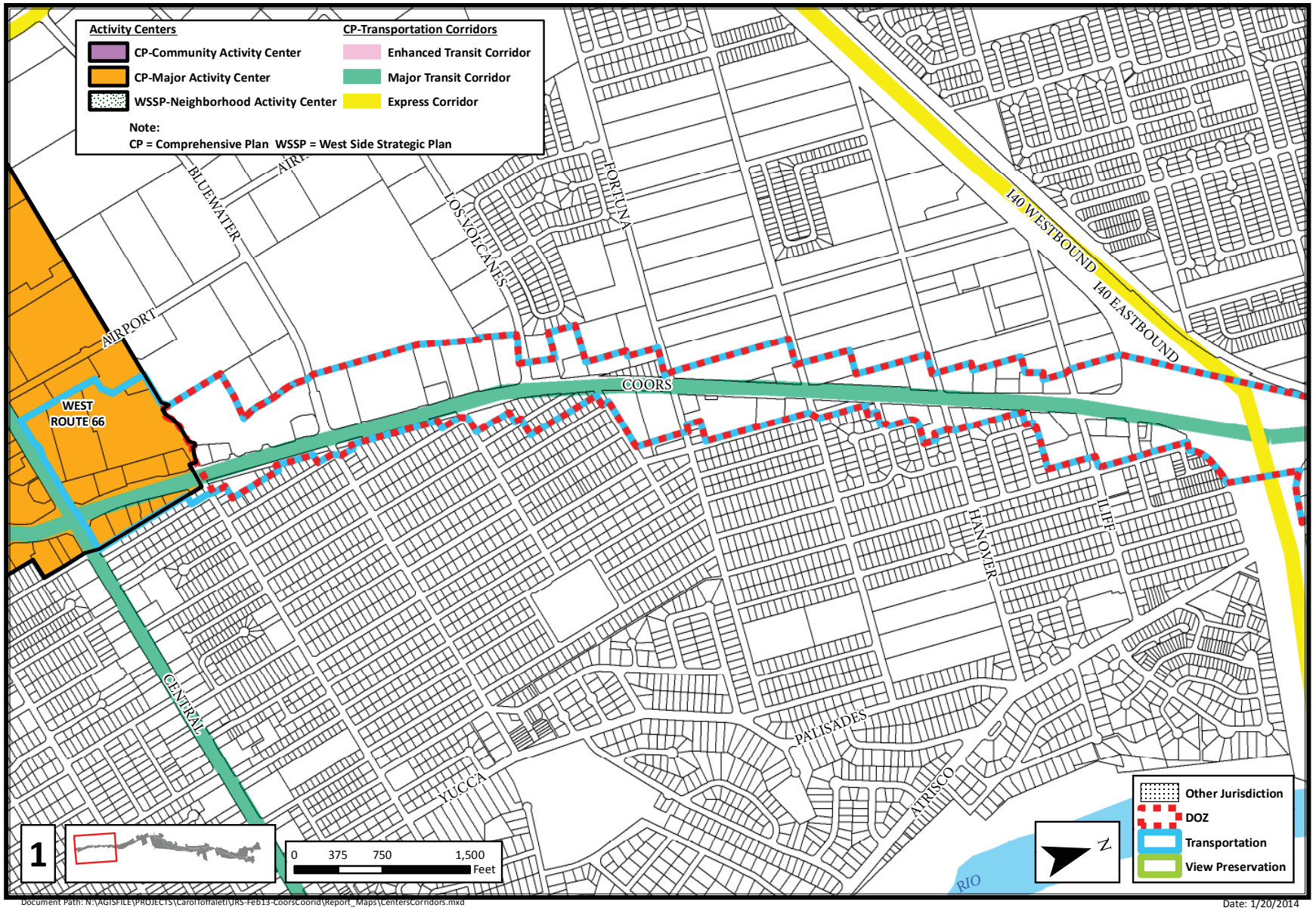


Map A-5: *Average Weekday Traffic Flows*

F. Appendix

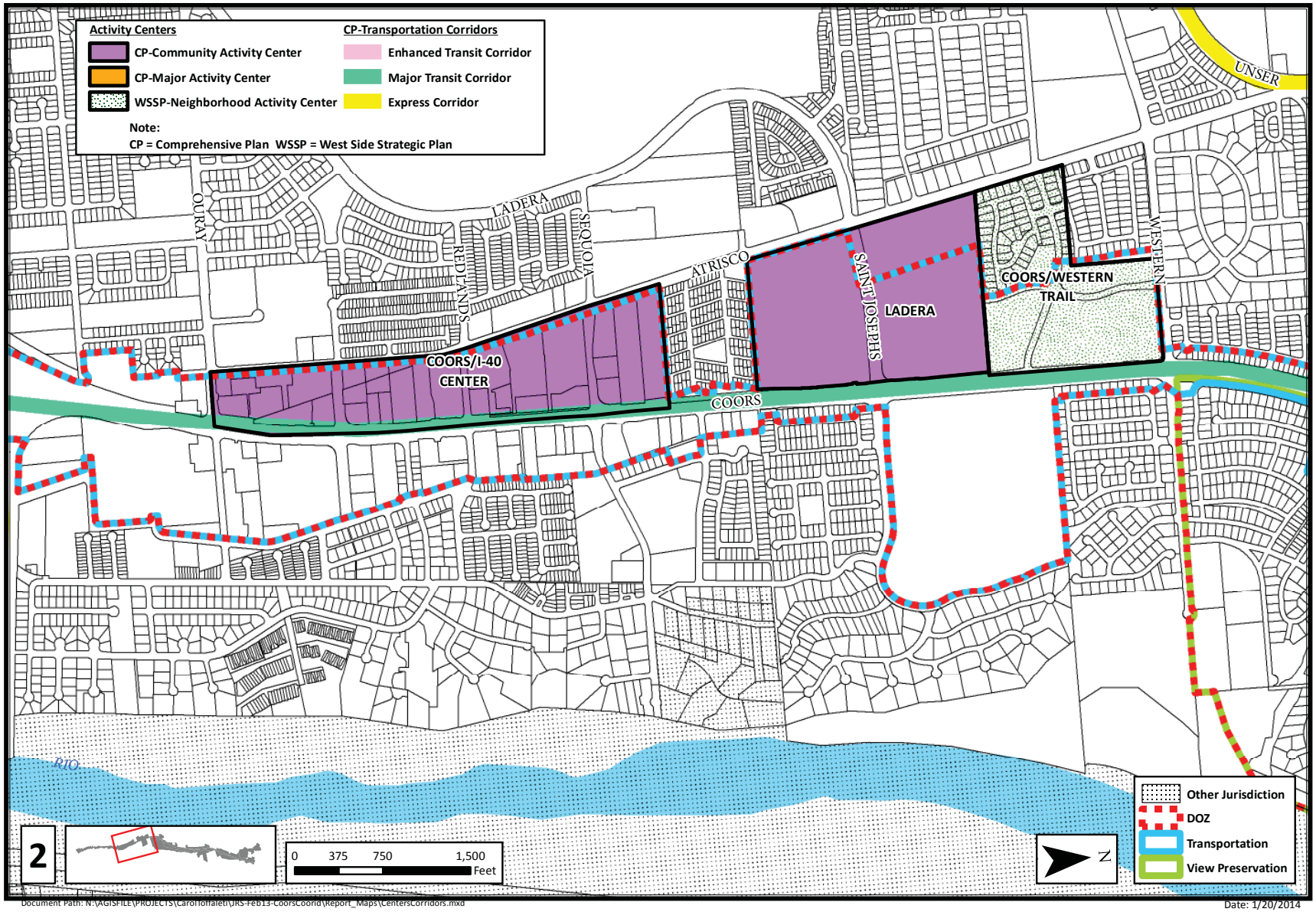


Map A-6: *Overlap with Seven Bar Ranch Sector Development Plan*

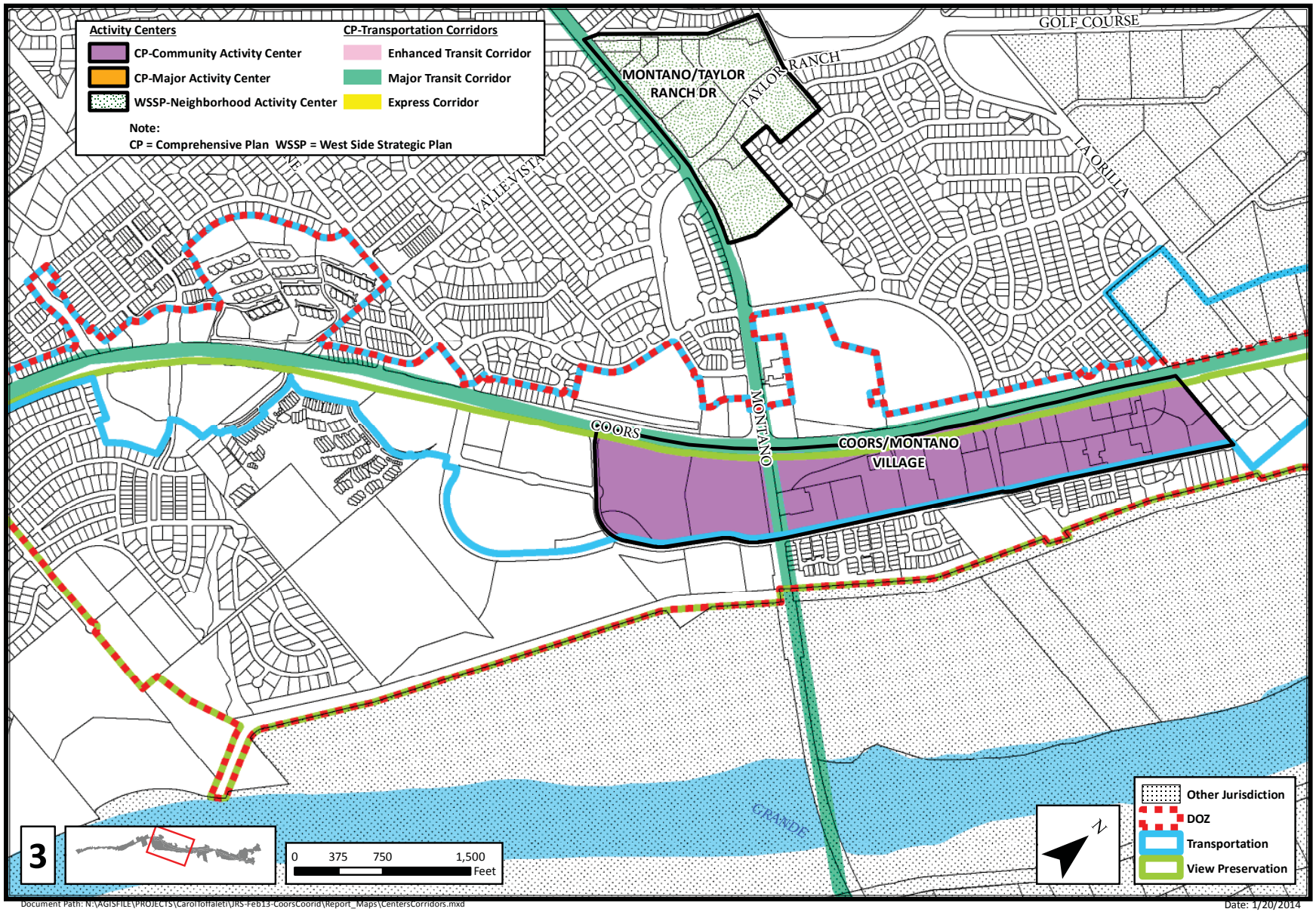


Map A-7: *Activity Centers and Transportation Corridors*

F. Appendix

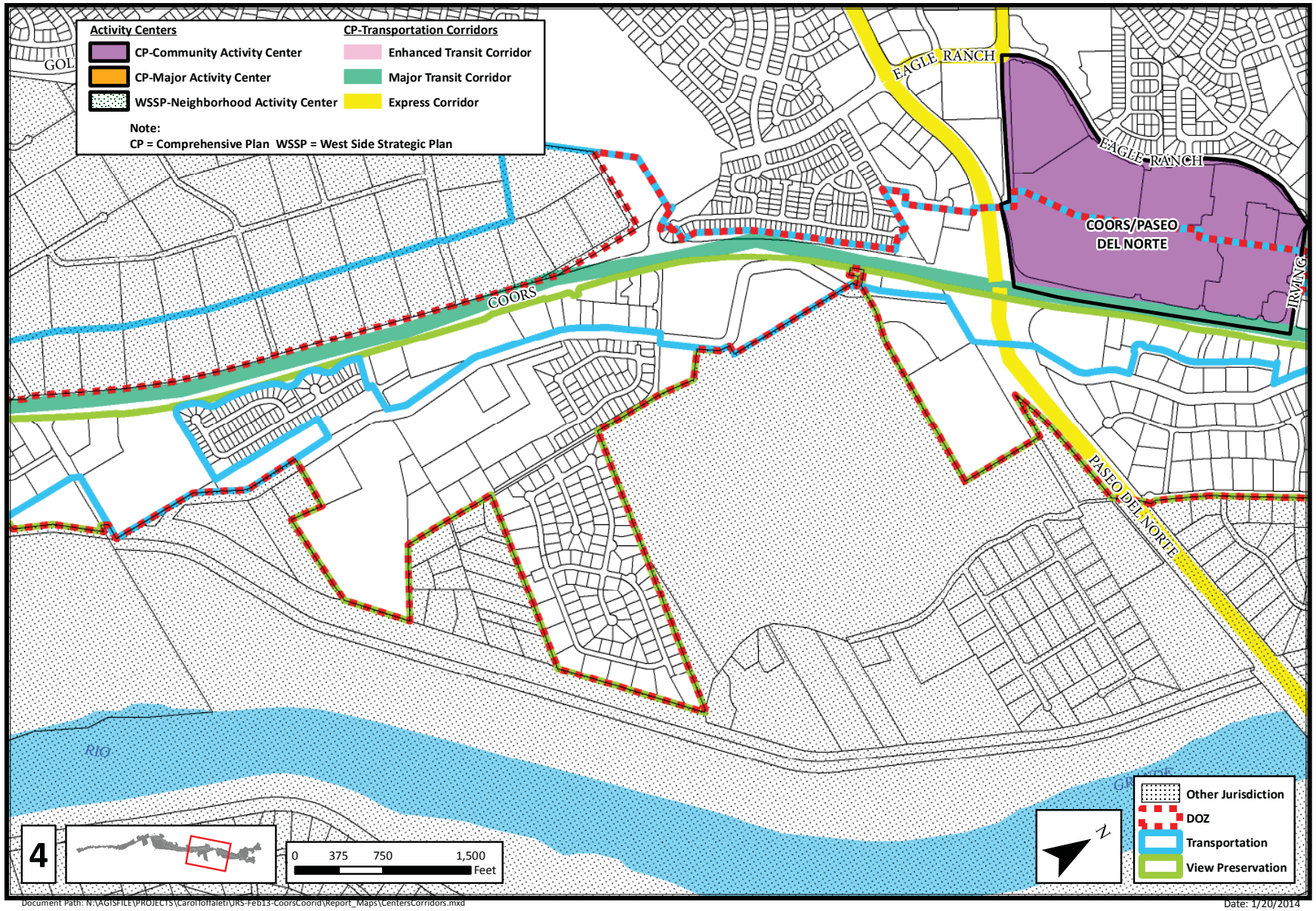


Map A-8: *Activity Centers and Transportation Corridors*

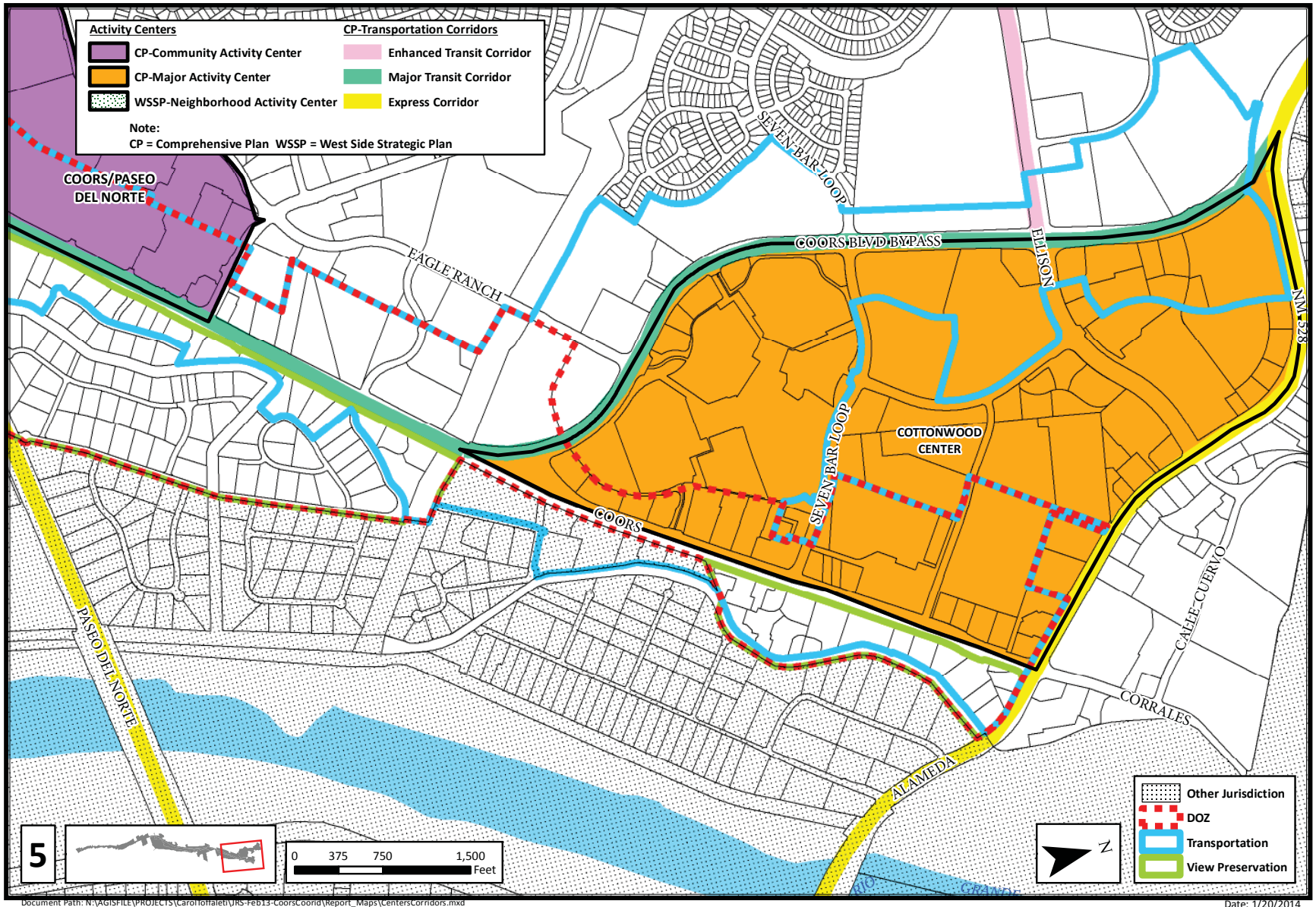


Map A-9: *Activity Centers and Transportation Corridors*

F. Appendix

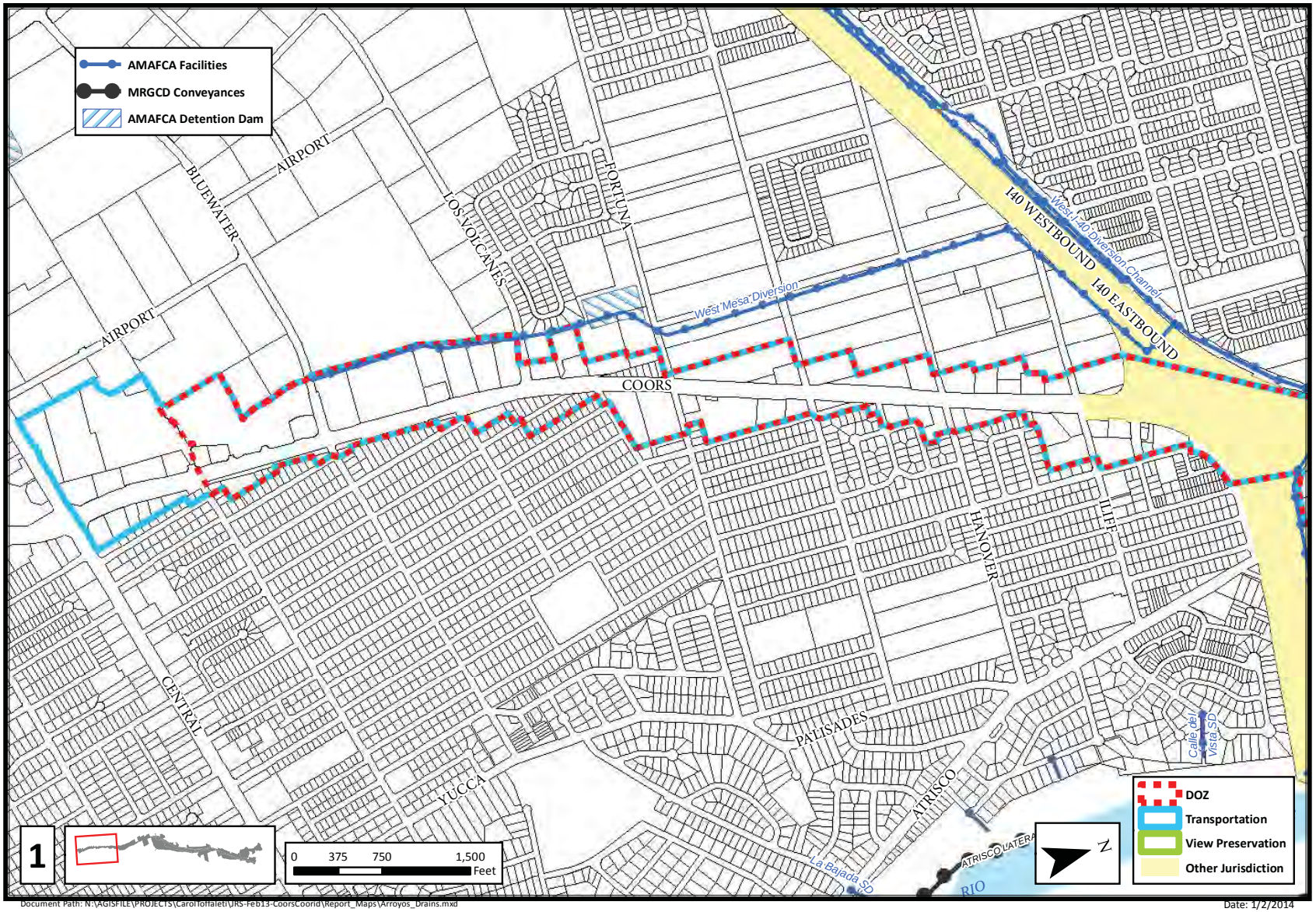


Map A-10: *Activity Centers and Transportation Corridors*

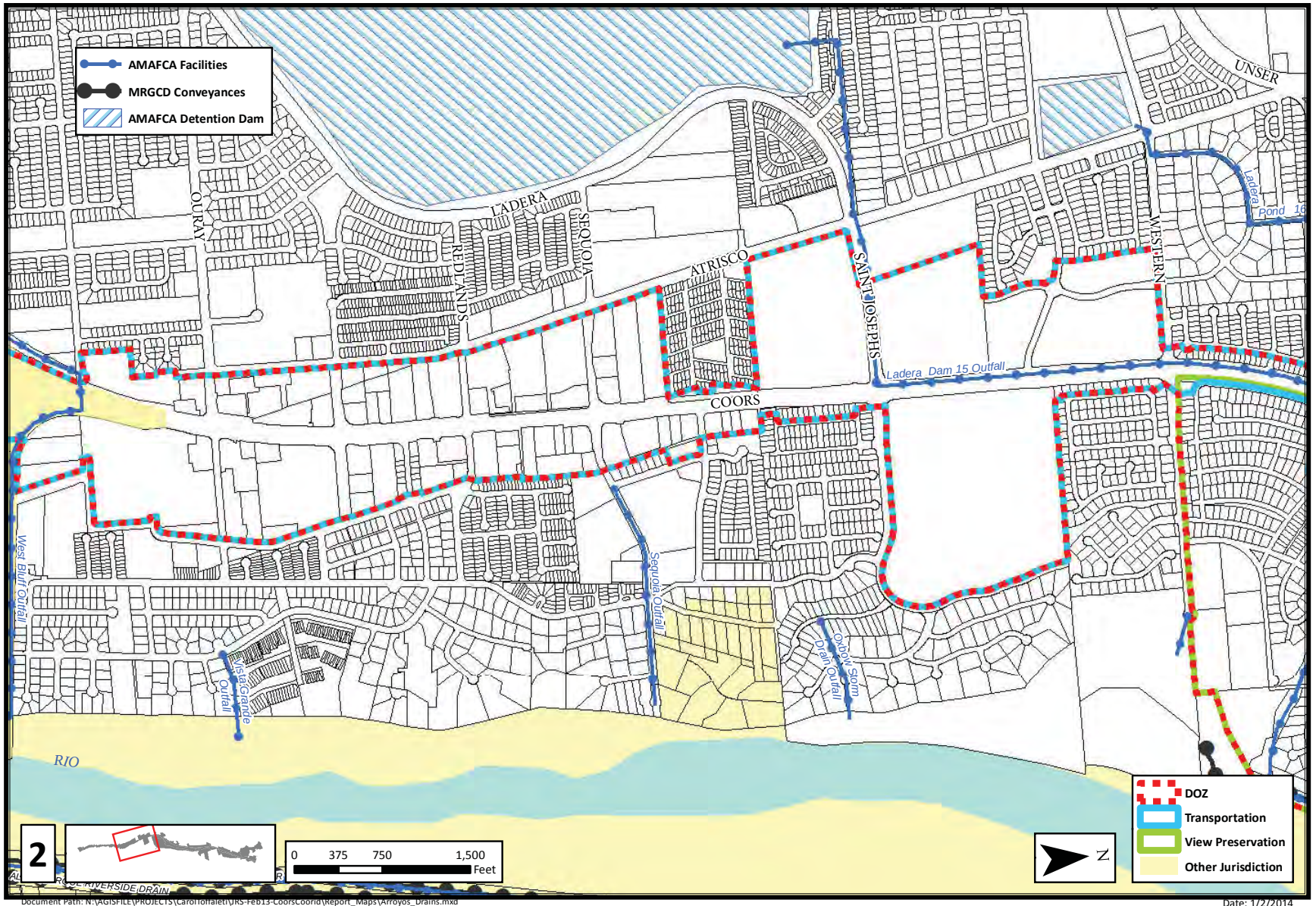


Map A-11: *Activity Centers and Transportation Corridors*

F. Appendix



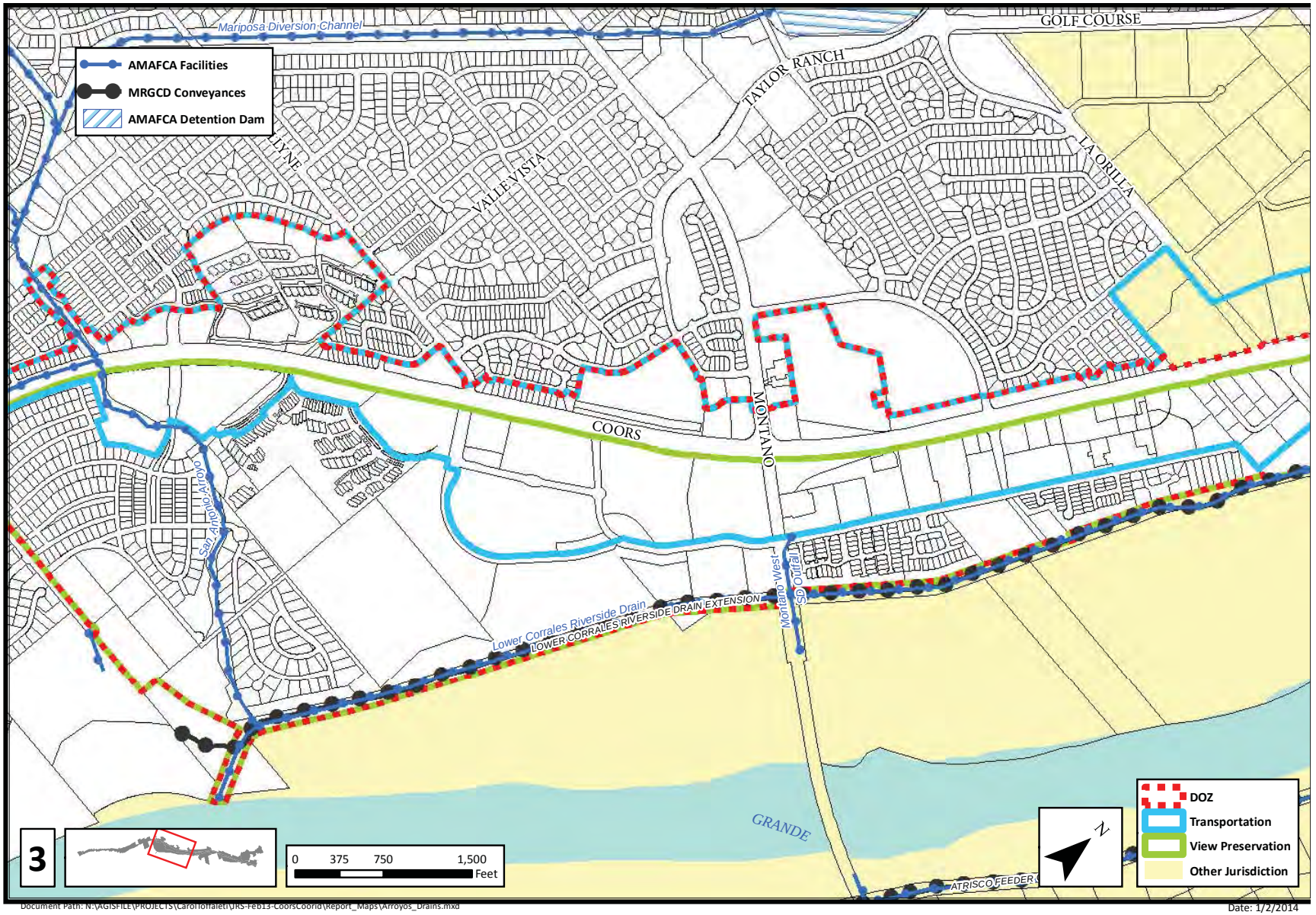
Map A-12: *AMAFCA & MRGCD Facilities*



Map A-13: *AMAFCA & MRGCD Facilities*

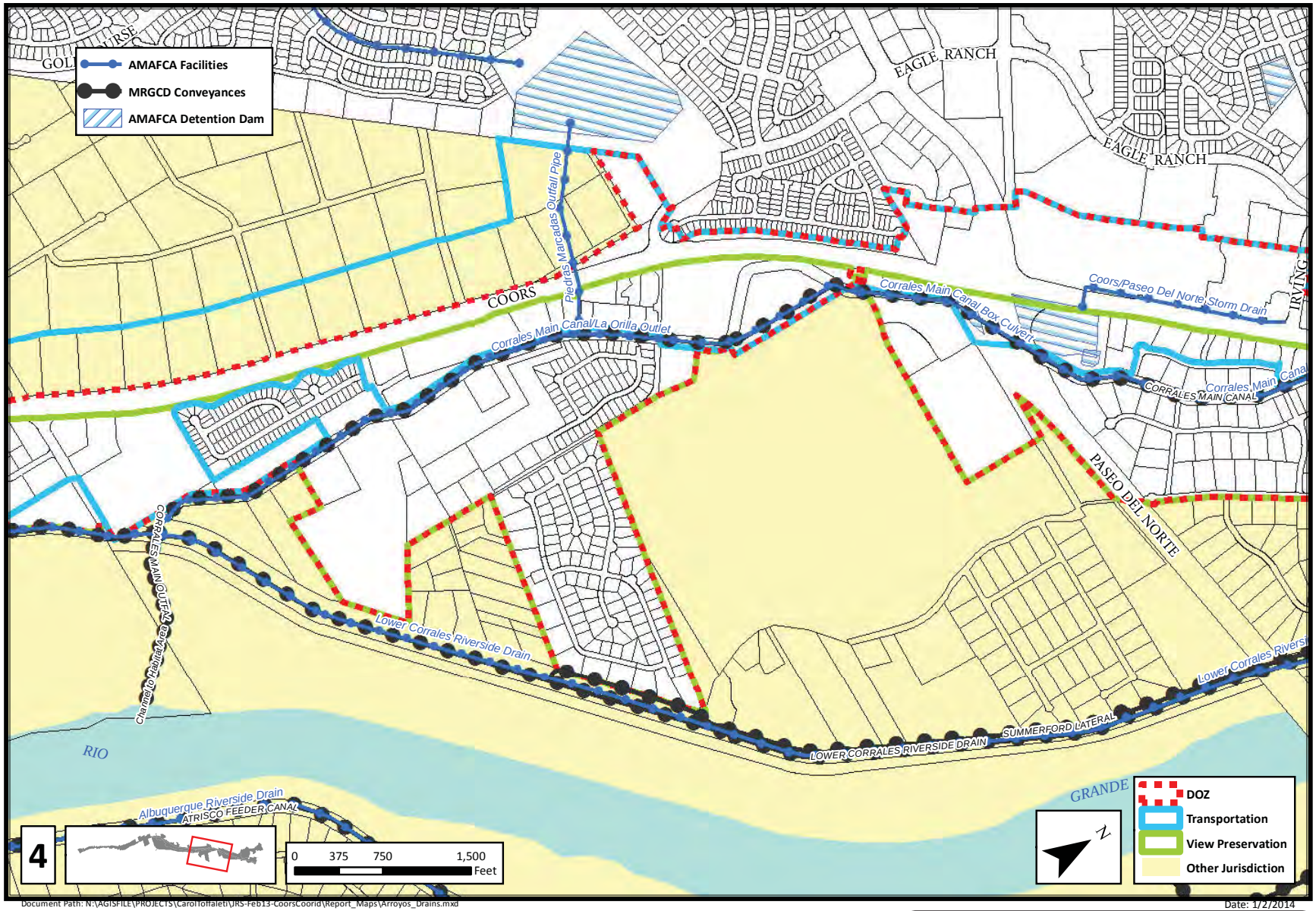
COORS CORRIDOR PLAN

F. Appendix



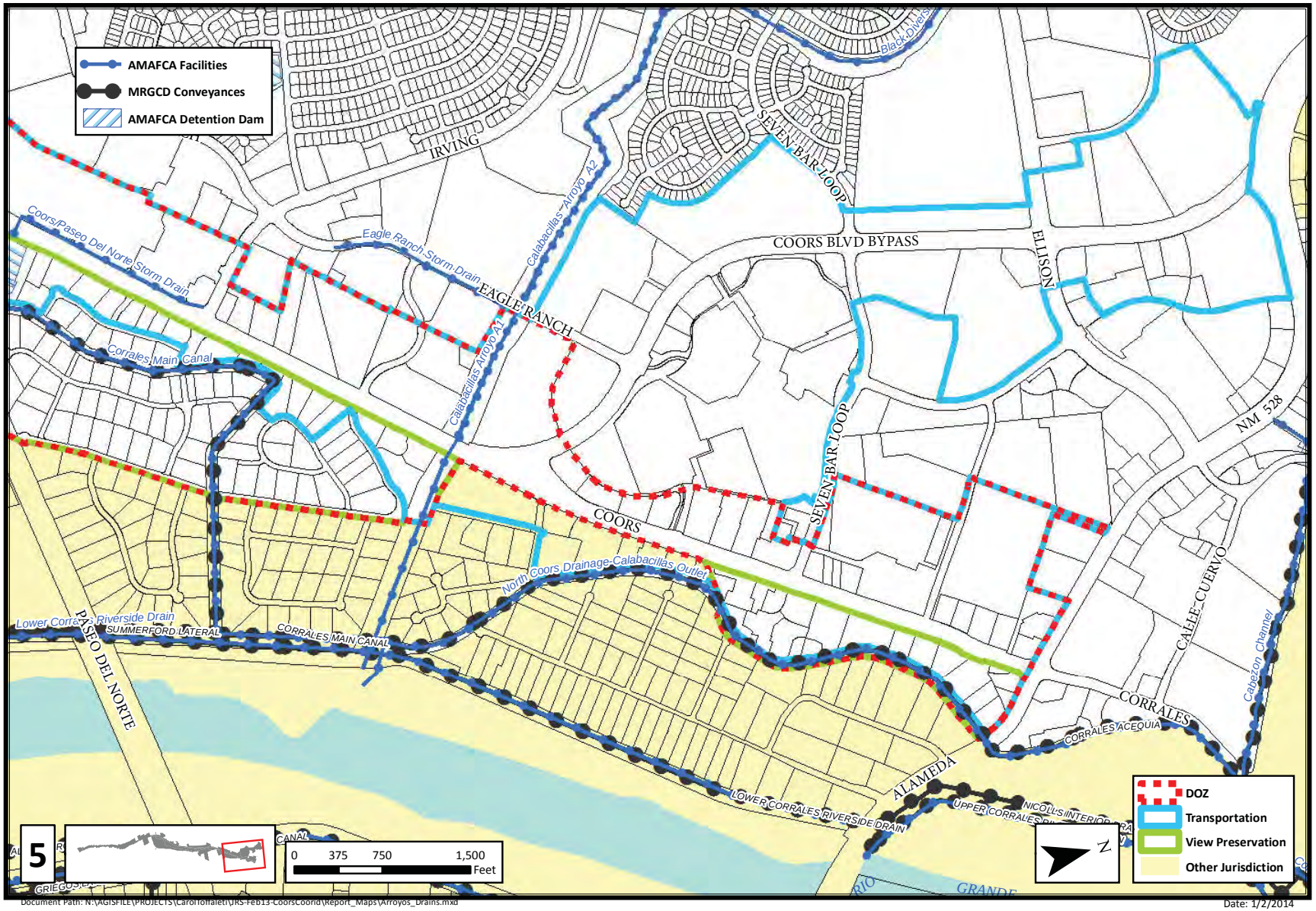
Map A-14: *AMAFCA & MRGCD Facilities*

F. Appendix

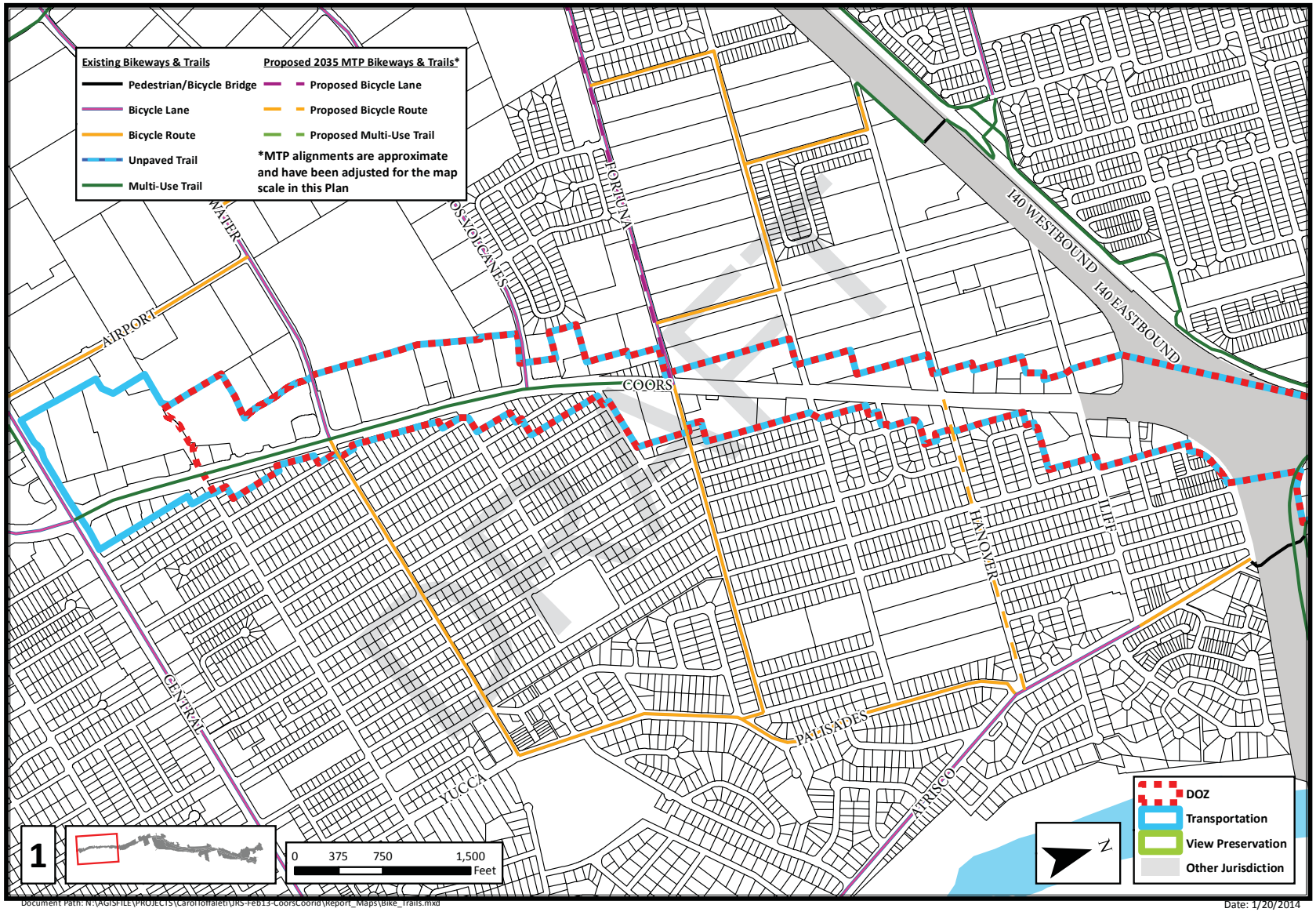


Map A-15: *AMAFCA & MRGCD Facilities*

F. Appendix

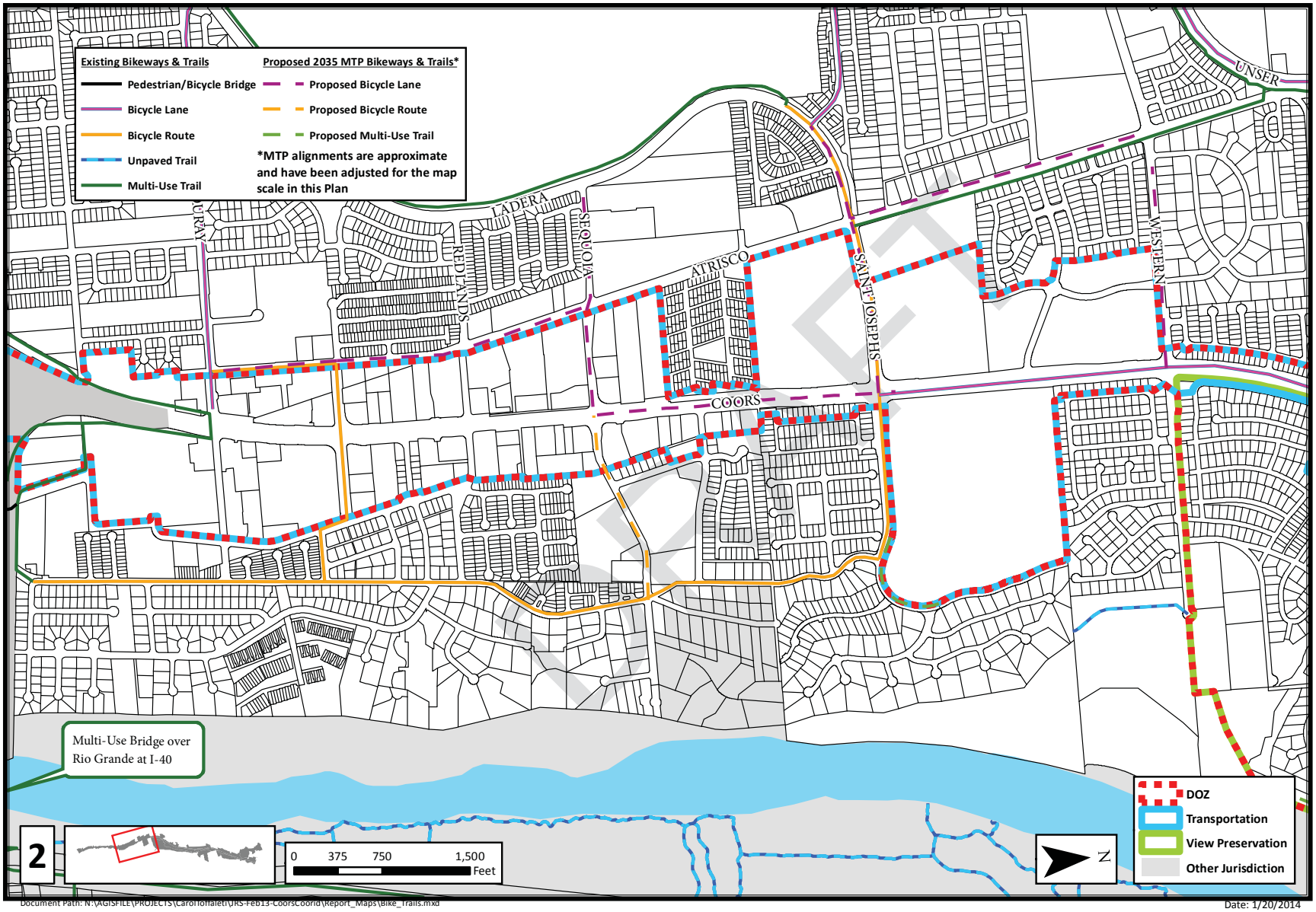


Map A-16: *AMAFCA & MRGCD Facilities*

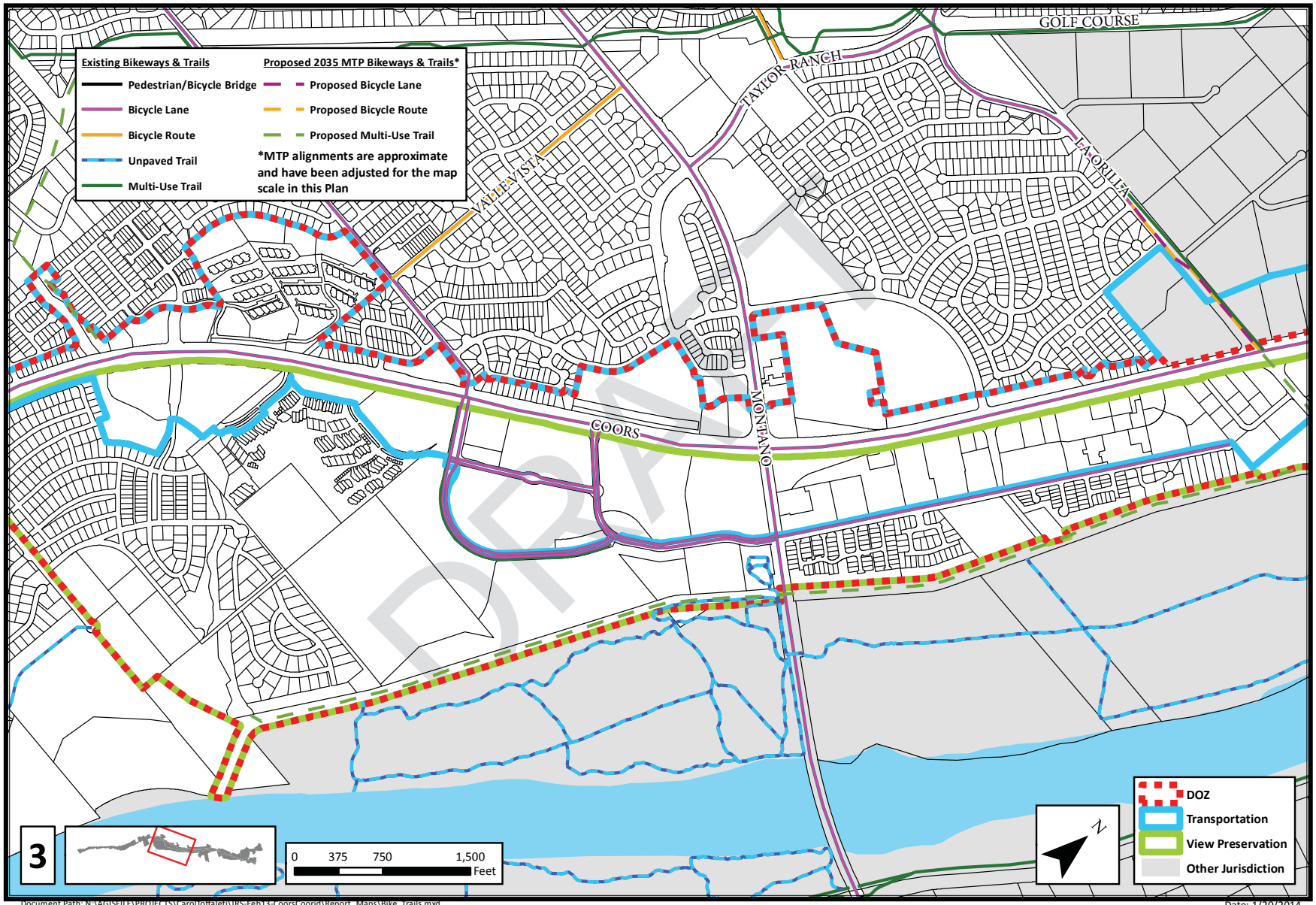


Map A-17: *Existing and Proposed Bikeways and Multi-Use Trails*

F. Appendix

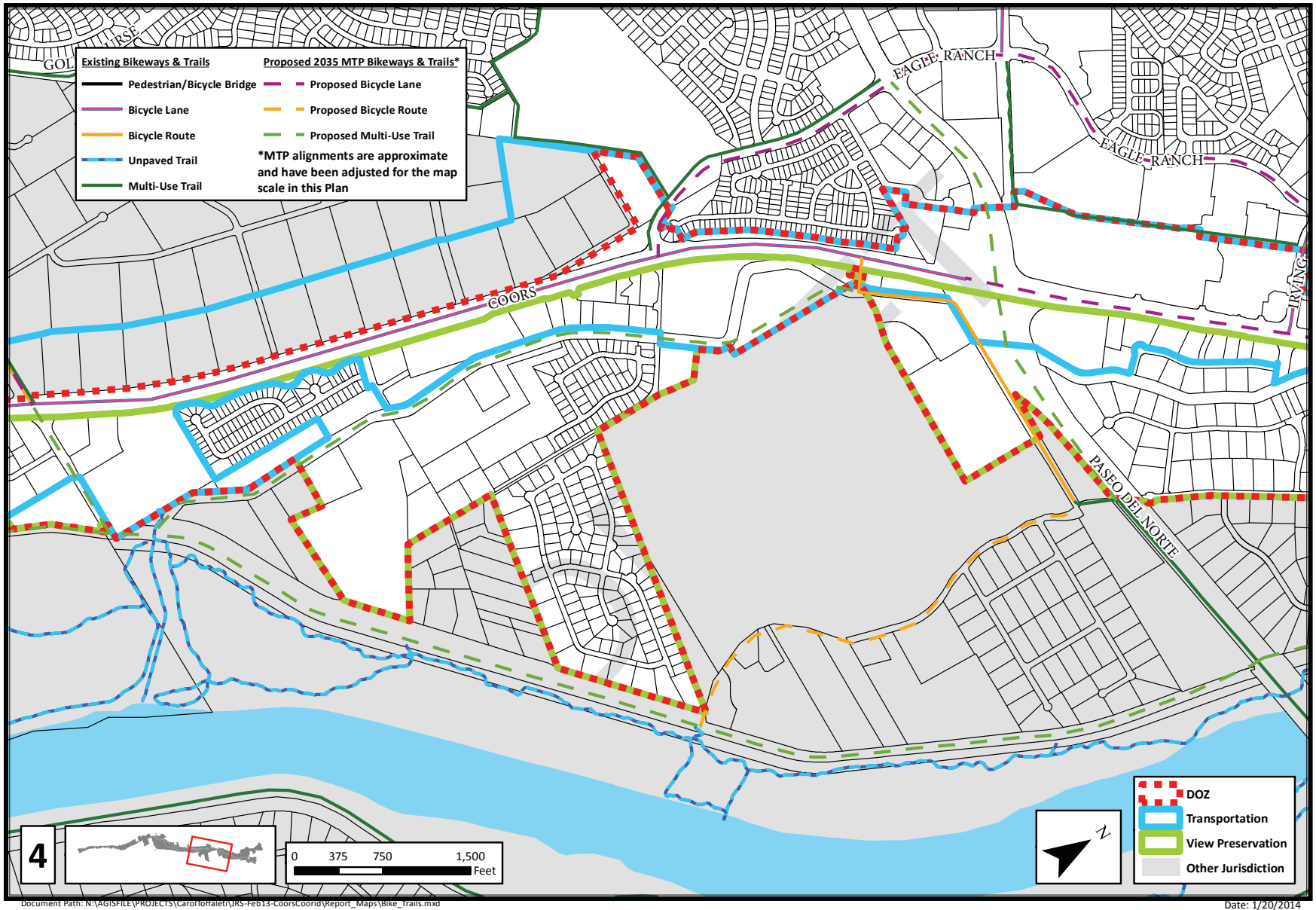


Map A-18: *Existing and Proposed Bikeways and Multi-Use Trails*

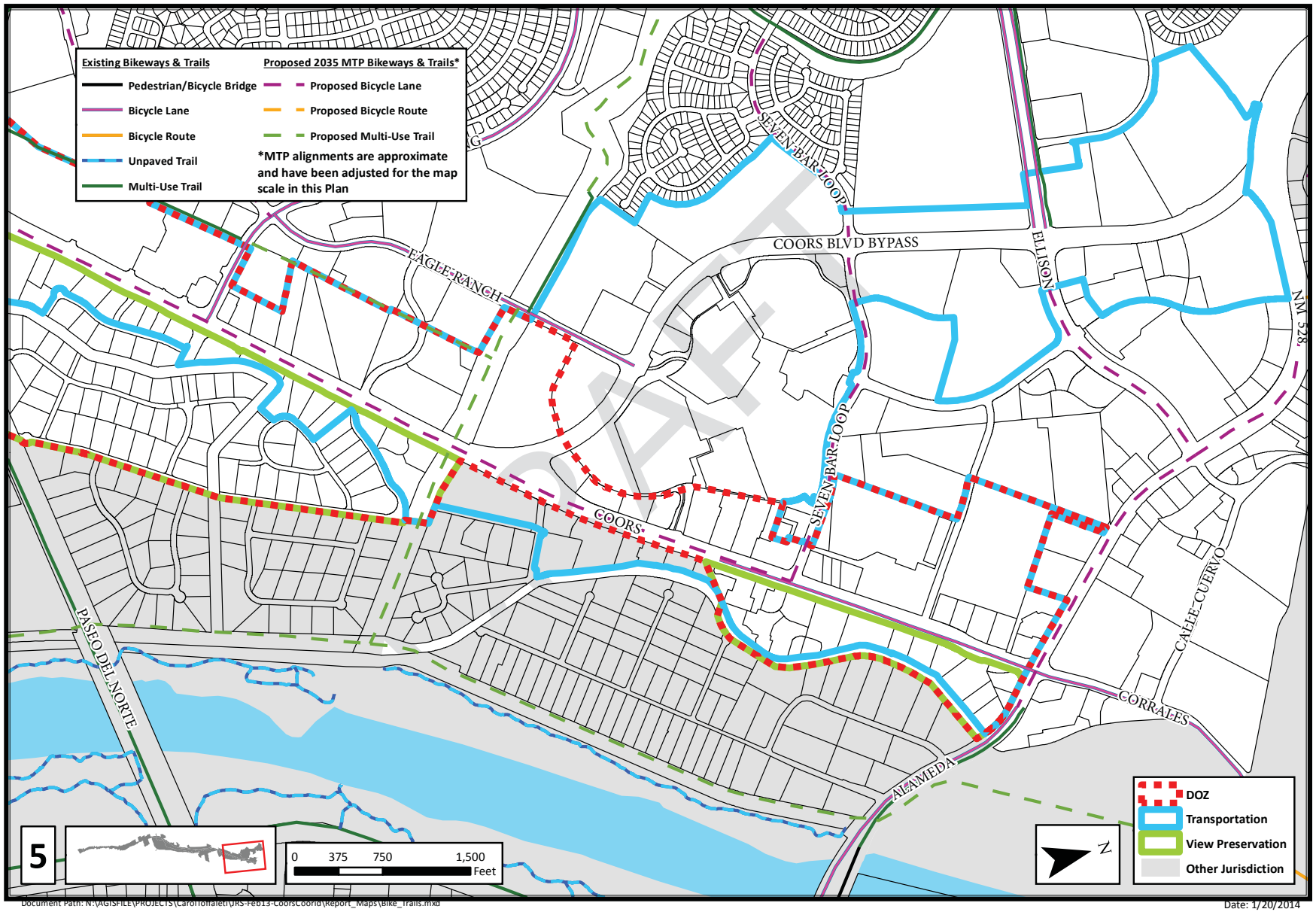


Map A-19: *Existing and Proposed Bikeways and Multi-Use Trails*

F. Appendix

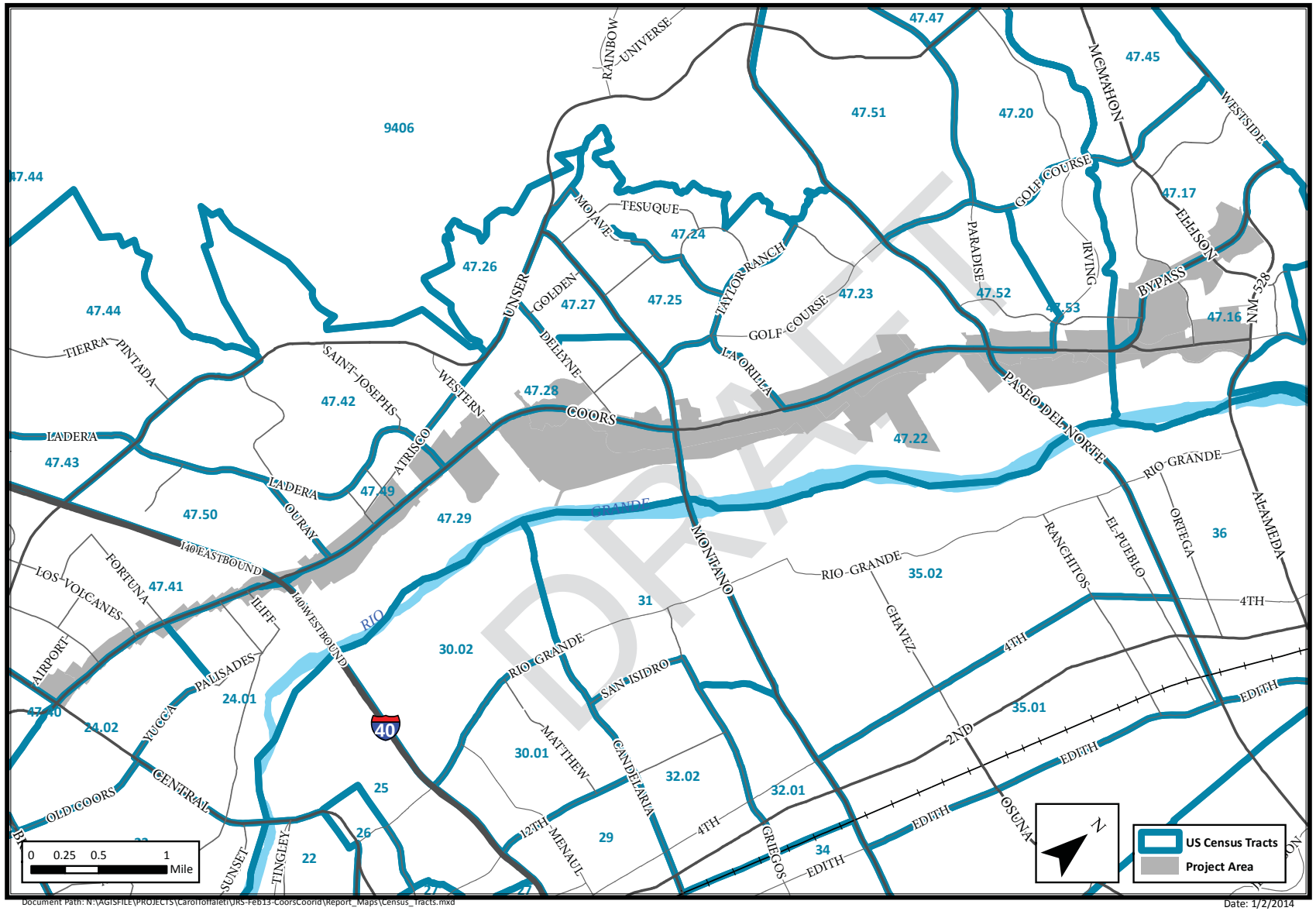


Map A-20: *Existing and Proposed Bikeways and Multi-Use Trails*

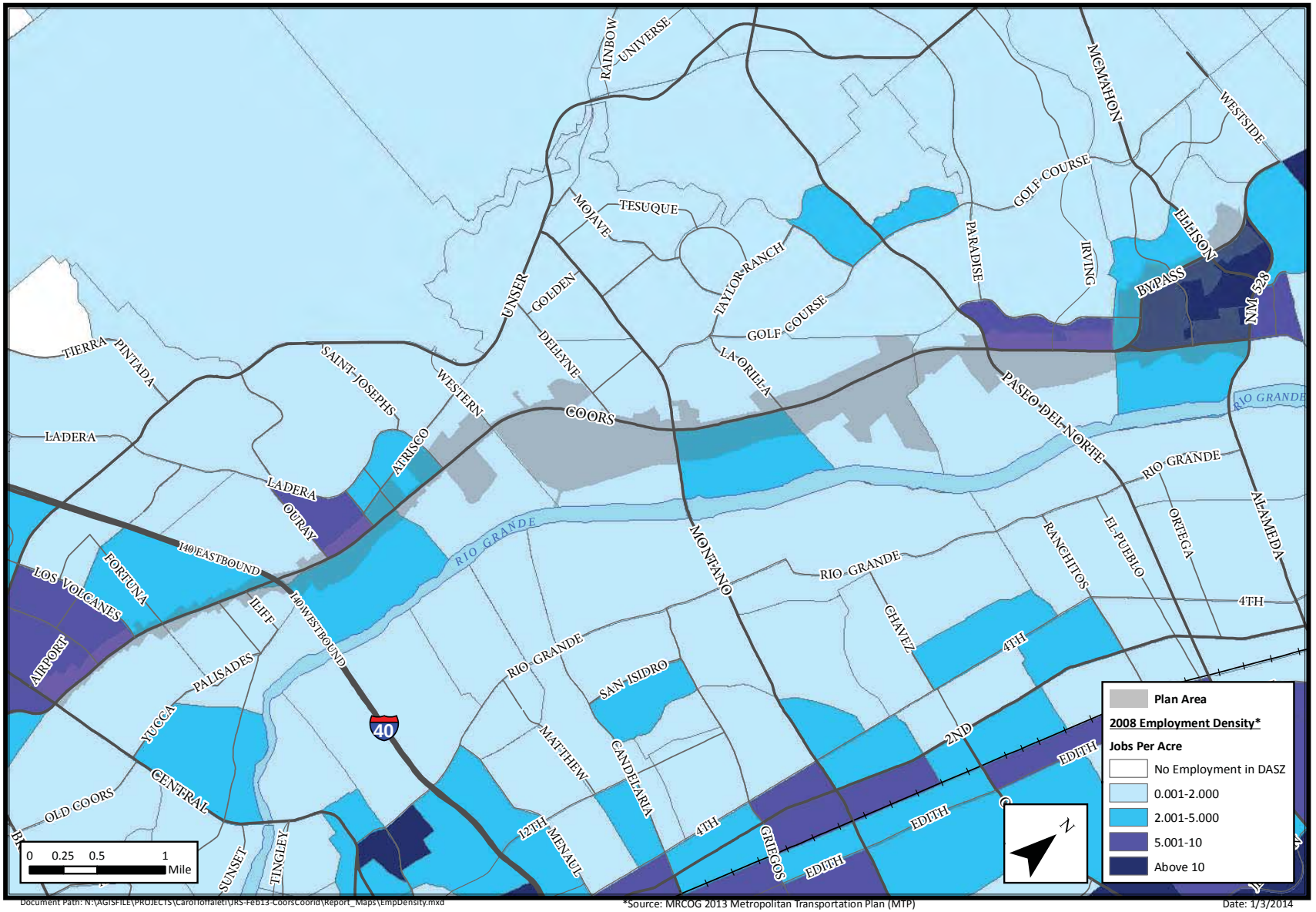


Map A-21: *Existing and Proposed Bikeways and Multi-Use Trails*

F. Appendix

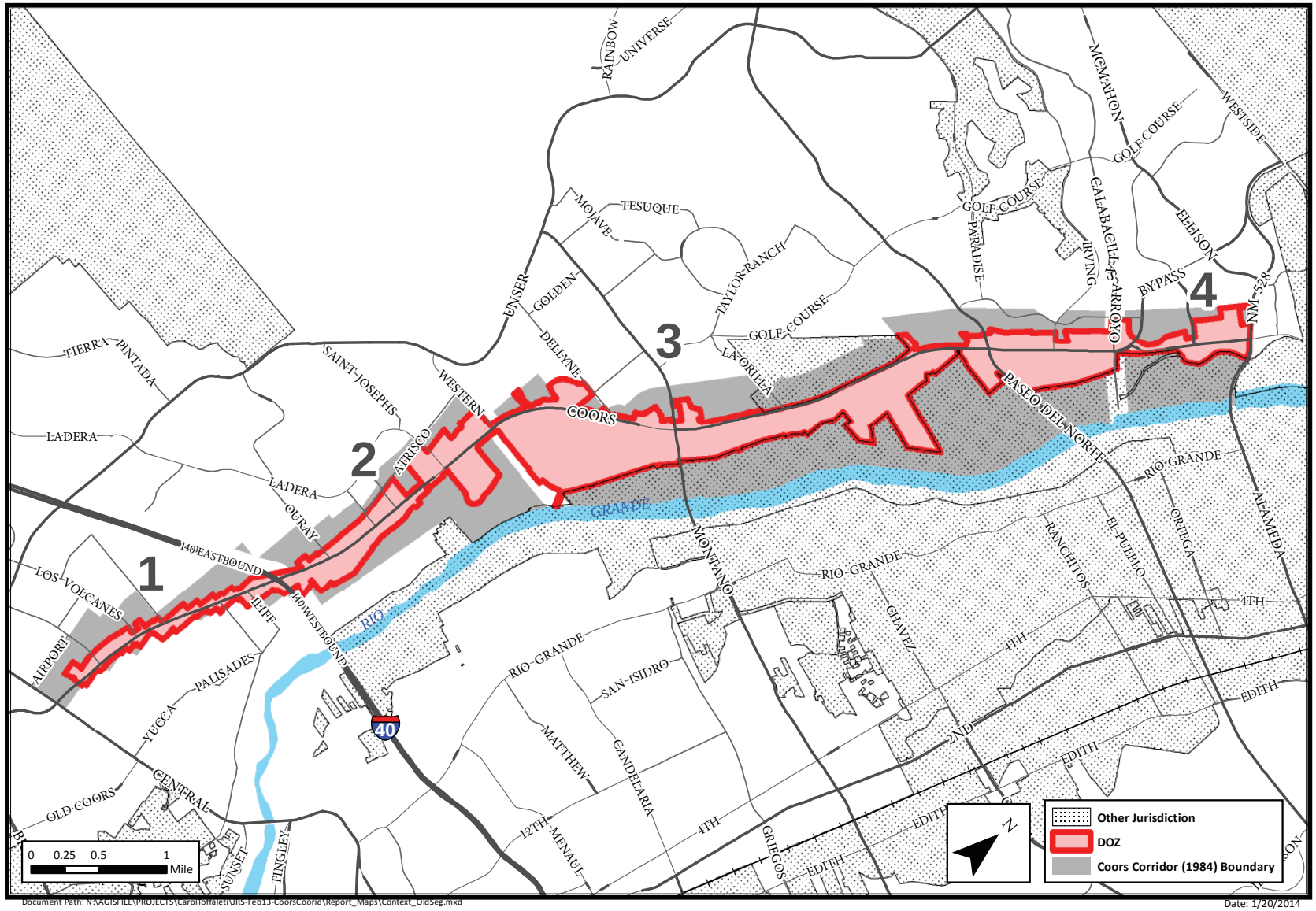


Map A-22: *Census Tracts*

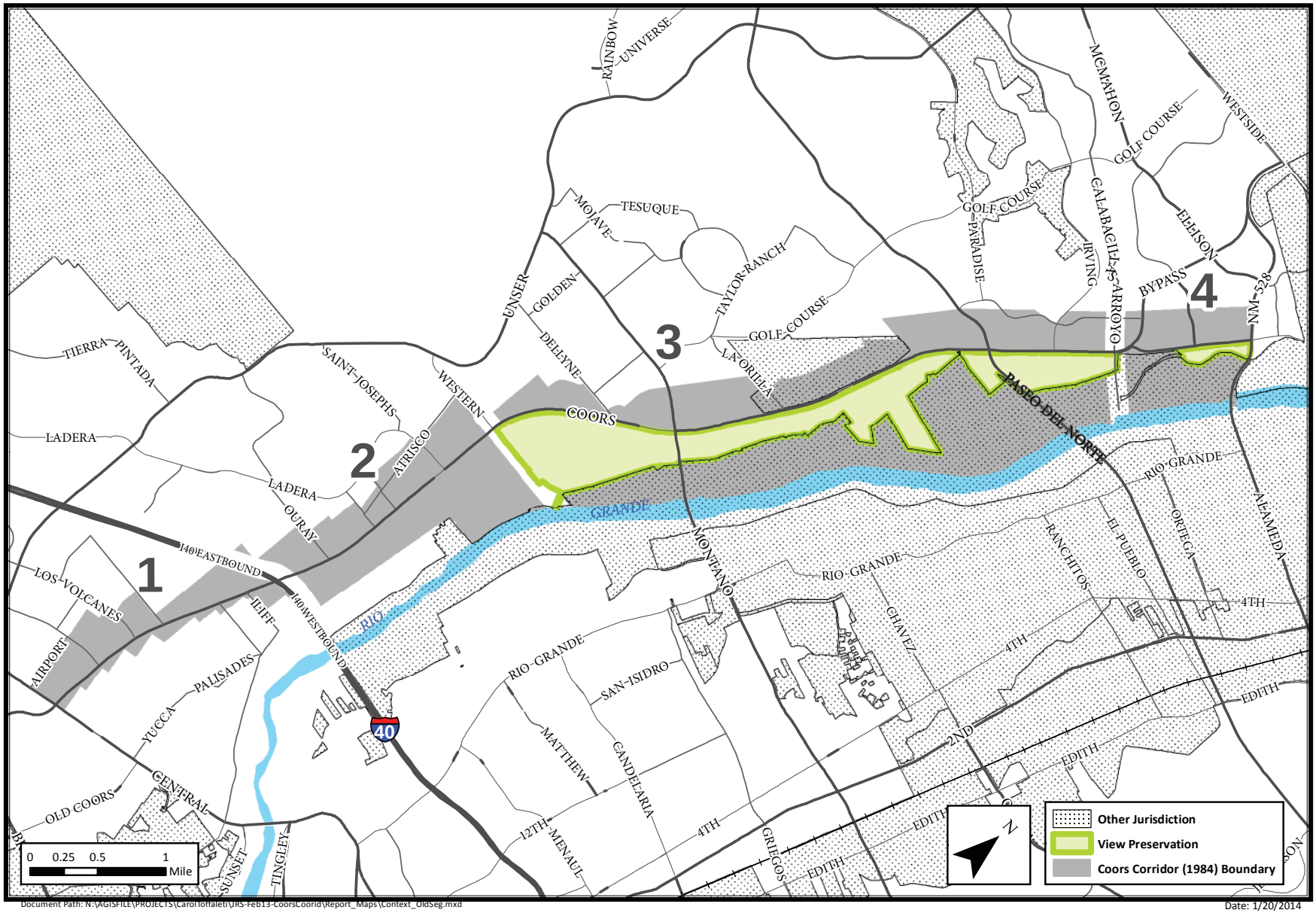


Map A-23: *Employment Density*

F. Appendix



Map A-24: *1984 Plan Area & Segments compared to Design Overlay Zone*



Map A-25: *1984 Plan Area & Segments compared to View Preservation Sub-Area*

This Page Left Intentionally Blank

DRAFT