

Alameda Boulevard Design Overlay Zone

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## ***EXECUTIVE SUMMARY***

### **Background, Approach, and Report Organization**

The Alameda Boulevard Design Overlay Zone (DOZ) recommendations are based on the following background information, study approach, and report organization:

- A Rank Three Sector or Neighborhood Development Plan is often in place prior to the application of a Design Overlay Zone. We encourage the development of a Rank Three Plan for the project area within Bernalillo County jurisdiction (Rio Grande to Edith Boulevard). The Rank Three Plan would address land use and zoning issues, which are not a part of the DOZ scope of work. The North 1-25 Sector Development Plan is the Rank Three Plan for the City of Albuquerque jurisdiction (Edith Boulevard through Interstate 25). This plan is currently being amended to prohibit billboards.
- The Alameda Boulevard DOZ boundary was established in coordination with City and County representatives and approved by the City/County Planning Directors.
- Alameda Boulevard is a New Mexico State Highway and Transportation Department roadway. Preparation of a memorandum of understanding is recommended among the City of Albuquerque, County of Bernalillo, the State Highway and Transportation Department, and Middle Rio Grande Council of Governments to coordinate curb cuts, speeds, and maintenance of medians.
- Representative staff from the City and County were responsible for community outreach to facilitate flow of information, responding to questions and comments, and conducting meetings. Consultation with the neighborhood associations affected by this project were conducted by County staff; technical review and input from the Coordination Committee was the responsibility of City staff. Corridor evaluation, design regulations and guidelines, preparation of this booklet, and information to assist in the outreach program were provided by the consultant.
- The DOZ area is divided into four Character Zones -  
**Character Zone 1 - Established Rural Neighborhoods**, Rio Grande to Alameda Elementary School  
**Character Zone 2 - 4<sup>th</sup> Street Village Center**, Alameda Elementary School to 2<sup>nd</sup> Street  
**Character Zone 3 - Eastern Bench Area**, 2<sup>nd</sup> Street to Edith Boulevard  
**Character Zone 4 - Balloon Fiesta Park/Commercial Campus**, Edith Boulevard to Interstate 25
- Recommended design regulations and guidelines are included for the Alameda Boulevard DOZ by Character Zone for: (1) Public Streetscape Improvements; and, (2) Adjacent Private Development.

A summary of the recommended regulations and guidelines for the Public Streetscape and the Adjacent Private Development are provided below. In the body of this document the more specific recommendations are identified for each character zone.

## **Summary of Recommended Regulations and Guidelines for Public Streetscape Improvements**

### **STREETSCAPE: LANDSCAPE AND STREET FURNITURE**

- Maintain and control plant materials in the existing medians (Rio Grande to 2<sup>nd</sup> Street) to maintain clear sight distances for traffic safety.
- Install landscaped medians between the AT&SF railroad and the Balloon Park.
- Landscape medians between Washington Street and Interstate 25.
- Landscape the intersection of Alameda Boulevard and Interstate 25 / Pan American frontage road.
- Install road lighting at intersections along Alameda Boulevard.
- Install 12'-15' pedestrian lighting in the 4<sup>th</sup> Street Village Center to encourage pedestrian circulation and complement the overall design.

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- Install shelter, bench, and trash receptacle at bus stops.
- Install bicycle racks at civic uses.

### **TRAFFIC AND CIRCULATION**

- Provide continuous sidewalks that are ADA accessible throughout the DOZ.
- Provide pedestrian and bike trail connections, both on-street and off-street connections, to neighborhoods, the Rio Grande Riverside Trail, the acequias, and the Balloon Park. Continue the off-street multi-use trail from 2<sup>nd</sup> Street to the Balloon Park.
- Improve the character of the acequias and incorporate trails (including equestrian) along them.
- Install rest areas, including bicycle parking structures, benches, and trash receptacles at intervals of ¼ mile along the public multi-use, off-street trail system. Site these facilities with particular attention to views and shade.

### **SIGNAGE AND SPECIAL FEATURES**

- Provide Alameda “welcome” gateways (signage and artwork) at Rio Grande and at a point just west of Interstate 25 (1% for the Arts).
- Incorporate Historic Interpretive Plaques along Alameda Boulevard (1% for the Arts).

## **Summary of Recommended Regulations and Guidelines Governing Adjacent Private Development**

### **STREETSCAPE: LANDSCAPE AND SITE DESIGN**

- Maintain established rural zoning of (R-1 and A-1) in the County areas; avoid Special Use Permits that are not consistent with these zones.
- Support mixed use pedestrian oriented development, historic landscape and architecture theme, neighborhood support service commercial businesses, and institutional uses in the 4<sup>th</sup> Street Village Center.
- Require landscaping at the edges of the gravel mining areas at Alameda and Edith Boulevards.
- Building setback and height requirements are established for the Character Zones.
- Trees in parking areas shall be installed at 1 tree per 6 parking spaces in Character Zones 1, 2, and 3; and at 1 tree per 10 parking spaces in Character Zone 4.
- Screen parking areas with 4’ walls between the parked cars and the sidewalk.
- Provide a minimum of 20’ landscaped setback throughout the DOZ.

### **TRAFFIC AND CIRCULATION**

- Minimize and consolidate curb cuts on Alameda Boulevard, e.g. curb cuts shared by adjacent businesses.
- New development shall install pedestrian and bicycle trail connections to the public trail system throughout the DOZ.
- New development is responsible for installing bicycle parking structures (at least 6 spaces for each business).
- Parking shall be designed with a maximum of 60’ of parking (2 rows/1 drive aisle) between Alameda Boulevard and the building.
- Encourage parking on the side and rear of lots rather than in the front.

### **SIGNAGE**

- Off-premise and billboard signs, temporary, free standing, revolving, blinking, audible and large inflatable signs shall not be permitted, except traffic and directional signs.

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- Signs shall be limited to monument and building-mounted types.
- Monument signs shall be limited to 4' height limit in Character Zones 1, 2, and 3; 8' height limit in Character Zone 4.
- Building mounted signs are limited to 10% of the wall surface on which applied. One wall sign is permitted per facade per business. One sign only per business.
- Maximum sign size shall be limited to 32 square feet in Character Zones 1, 2, and 3 , and 48 square feet in Character Zone 4.
- All signs shall be integrated with and complement the site plan and architecture.

### **Suggested Future Work Effort**

- Concern for enforcement of traffic speeds was raised by the neighborhoods. Analyze the intersection of Edith Boulevard and Alameda Boulevard for traffic signals, and the use of blinking yellow lights at the Village Center and other areas major pedestrian crossing areas.
- Prepare a Sector Development Plan for the County area. Include land use, specific site design guidelines for the “Village Center” (Character Zone 2), and a landscape design for 2<sup>nd</sup> and 4<sup>th</sup> Streets north and south of Alameda Boulevard.
- Review R/W and funding sources for implementation of bicycle trail connections along Alameda Boulevard, linking the Bosque Trail with the Balloon Park. Design trail connections at the North Diversion Channel crossing of Alameda Boulevard.
- Prepare a trails plan which uses the acequias to link neighborhoods north and south of Alameda Boulevard. Incorporate pedestrian, bicycle and equestrian trails.
- Clarify who has maintenance responsibility for all public right-of-way areas.
- Extend landscape treatment on 2<sup>nd</sup> Street and 4<sup>th</sup> Street to the north and south of Alameda Boulevard
- Prepare detailed site planning at the 4<sup>th</sup> Street Village Center to promote pedestrian connections and neighborhood services.