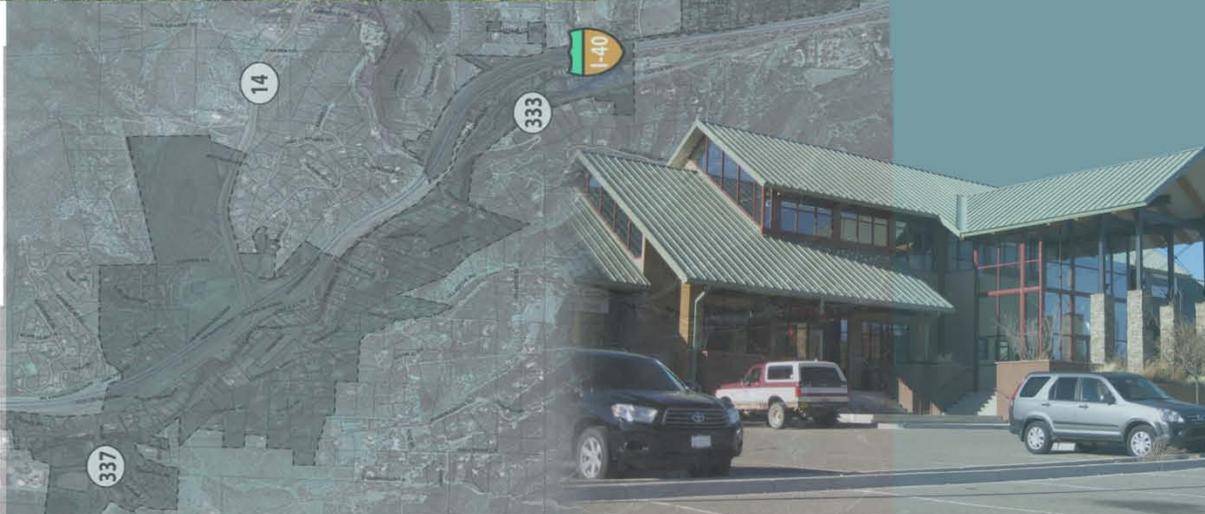




BERNALILLO COUNTY
NEW MEXICO



NORTH HIGHWAY 14 SECTOR DEVELOPMENT PLAN



PREPARED BY:



IN ASSOCIATION
WITH



April 24, 2012

Adopted by the Board of County Commissioners

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Part I:

Sector Development Plan

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Section 1 Introduction

North Highway 14

North Highway 14 (North 14) is a rural state highway that stretches from Interstate 40 on the south through the East Mountain communities of Tijeras, San Antonio, Cedar Crest, Sandia Park, and San Antonito on its way north to Santa Fe. It is the main travel corridor and commercial heart of the rural communities east of the Sandia Mountains in Bernalillo County, New Mexico.

North 14 is flanked on the west by views of the Sandia Mountains and on the east by open pinon-juniper forests, meadows, and rangeland interspersed with stores and businesses. The five-lane portion beginning at Frost Road and running south is the main commuter route to Albuquerque for employees living in primarily bedroom communities to the west and east, including those in Santa Fe County. The highway earns its designation as the Turquoise Trail National Scenic Byway (together with Hwy 536) by offering an alternative scenic route to Santa Fe from the east side of the Sandia Mountains. North 14 forms the commercial spine of the northern East Mountain Area with stores and offices that provide residents and visitors life's daily necessities and services such as groceries, fuel, hardware and building supplies, beauty treatments, gifts, health care and exercise. It is a major route for buses and cars delivering students to high school, elementary school and before- and after-care to the north and to elementary, middle schools and day care to the south. Residents also use it to reach local churches in the area, sports games, restaurants, and entertainment venues. Finally, pedestrians, joggers, equestrians, and bicyclists take advantage of the multi-use asphalt pathway on the east side, the bicycle lanes, and the unpaved horse trail on the west side to exercise, enjoy the outdoors, and access the open space and trail areas of the Sandias, Milne/Gutierrez Canyon Open Space, Ojito Open Space and San Antonito Open Spaces.

The Sector Development Plan

This Sector Development Plan has two main functional components. One is a Design Overlay Zone (DOZ) which promotes the physical elements that define the corridor's unique character through the implementation of design standards. These will apply to new commercial construction and renovation projects on properties that abut Highway North 14, within the sector plan boundary and nodes.

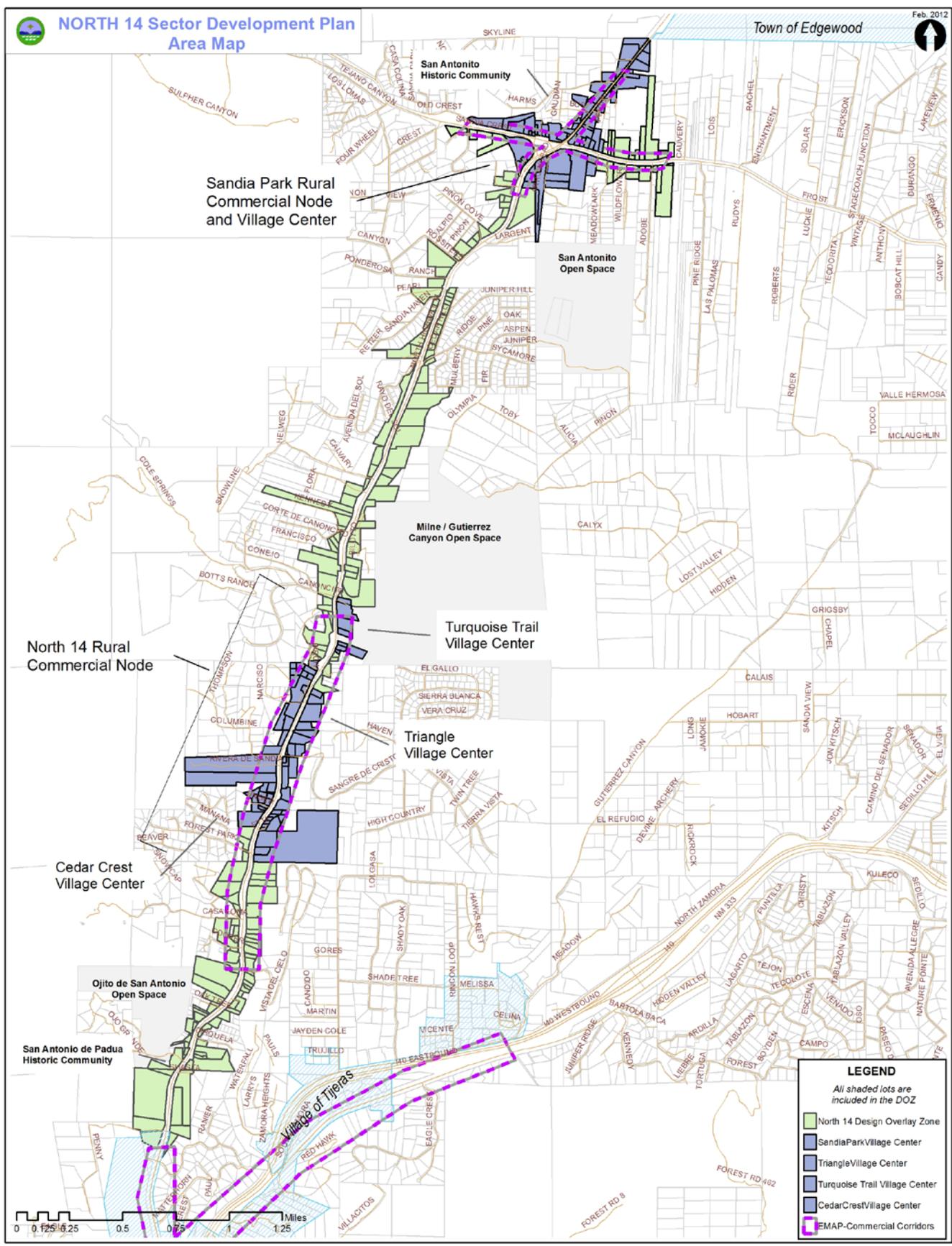


**NORTH 14 Sector Development Plan
Area Map**

Feb. 2012



Town of Edgewood



LEGEND

All shaded lots are included in the DOZ

- North 14 Design Overlay Zone
- Sandia Park Village Center
- Triangle Village Center
- Turquoise Trail Village Center
- Cedar Crest Village Center
- EMAP-Commercial Corridors

Figure 1. Sector Plan Boundary and Nodes

Plan Organization

This report is divided into two parts. Part I presents the Action Plan with its vision for the North 14 corridor, policies, and regulations, while Part II describes background data and trends and provides recommendations.

Under Part I, Section 1 introduces the North 14 area, illustrates the plan boundary and locations of important places, and summarizes ways the surrounding community was involved in creating the plan. It also describes the community's future vision for the corridor. Section 2 presents Sector Plan policies and describes and illustrates the rural commercial nodes and village centers along with ideas or concepts for future infill development within them. Design standards for the corridor that form the Design Overlay Zone are covered in Section 3. Section 4 details new optional zoning for each of the rural commercial nodes.

Within Part II, Section 5 covers the history of the area along with photos of important historical structures. Section 6 discusses the existing conditions and issues along North 14 that gave rise to the plan's inception, particularly the location of future commercial development, preservation of the rural landscape, and the carrying capacity of necessary resources given the expected population growth. Also included here is a summary of the community's concerns and recommendations for other planning elements of the community, outside of the scope of this sector development plan. Recommendations for policies and projects outside the plan's scope also appear at the end of this chapter. More background on transportation conditions recommendations, public concerns, fire-fighting resources, and a glossary appear in Section 7 Appendices.

Purpose and Study Area

The main purpose of the Sector Development Plan is to address current and future commercial needs and activities through the implementation of specific zoning and design standards. This public planning process entailed working with residents, business owners, property owners, and tourism promoters to collaborate on a vision for commercial development on the corridor. The County wanted to better understand the type and location of commercial activity desired by the community. This information contribute to determining the suitability of existing zoning and minimizing the issuance of Special Use Permits.

The boundary for the North 14 Sector Development Plan encompasses properties on both sides of the North 14 corridor (generally one or two parcels deep) from the Tijeras Village limits on the south to the Bernalillo County line on the north, as well as several properties on Sandia Crest and Frost roads, just east and west of Highway North 14. It excludes Paako, a residential community, and land annexed by the Town of Edgewood, specifically the proposed Campbell Ranch development.

Planning Context

The Albuquerque/Bernalillo County Comprehensive Plan and the East Mountain Area Plan, both of which cover a broader land area, provided the policy framework for this Sector Plan.

A selection of relevant goals and policies from the Comprehensive Plan under Section II. B. Land Use include the following:

Goal 3. The Goal is to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.

Policy a. Rural Areas...shall generally retain their rural character with development consisting primarily of ranches, farms, and single-family homes on large lots; higher density development may occur at appropriate locations—within rural villages or planned communities. Overall gross densities shall not exceed one dwelling unit per acre.

- Each higher density area is to be controlled by a site development plan and is to be located well away from other such high density areas.

Policy b. Development in Rural Areas shall be compatible with natural resource capacities, including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.

Policy e. The following policies shall guide development of inhabited rural settlements of a distinctive historic and cultural character:

- Existing buildings and spaces determined to be of significant local, State, and/or National interest should be maintained and integrated as viable elements of the community.
- New rural development shall be sensitive to existing historic, cultural and economic patterns.

Policy f. Development shall be carefully controlled in the East Mountain Area to prevent environmental deterioration, and be compatible with the resource base and natural recreational and scenic assets.

Policy g. The following policies shall guide industrial and commercial development in Rural Areas:

- Small-scale, local industries which employ few people and may sell products on the same premises are the most desirable industrial use.
- Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural or residential areas.
- Neighborhood and/or community-scale rather than regional-scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages.

SECTION 1 INTRODUCTION

There are a number of goals, objectives, policies and potential techniques in the East Mountain Area Plan (EMAP) that give direction to the development of this sector plan. Due to their length, they are summarized here.

A clear goal is to promote appropriate development that “retains the unique rural character of the East Mountain Area.” Elements of this rural character include wide open spaces, scenic views, farms and houses spaced far from one another. This rural character is very important to its residents and gives the area its unique identity and “sense of place.” The plan states that historical and cultural character shall be used to guide development of inhabited rural settlements. At the same time, residents respect and seek to protect the rights of property owners while ensuring the health, safety and welfare of all inhabitants.

The EMAP suggests that the County prioritize and prepare specific plans for neighborhoods or other sub-areas within the East Mountain Area. Such sector plans will specify development criteria for the areas they cover and can establish specialized zoning and design guidelines. Each must be presented to the Bernalillo County Commission for approval and adoption. Another option for maintaining rural character of the area would be to select zones along North Highway 14 that could serve as transitions from commercial nodes to residential areas.

A high priority of the public during the development of the EMAP was to limit the amount and intensity of commercial development in the area. The goal was to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals. Several policies are relevant:

9.1 Commercial development shall occur in commercial corridors and nodes identified through an economic development study, sector plan or master plan approved by Bernalillo County.

9.2 Prohibit new Special Use Permits for commercial and manufacturing that would be equivalent to M-2 zoning.

9.3 New commercial development shall be of an appropriate scale to meet the needs of the area residents and not degrade the environment.

9.4 Encourage small-scale businesses to develop with the potential for providing local employment.

Possible techniques mentioned to carry out these policies include a) establishing commercial corridors and nodes to allow for the location of neighborhood-scale businesses that generate jobs and provide needed goods and services to East Mountain residents while maintaining rural character, and b) focusing light industrial and commercial development in selected areas with adequate utilities and transportation access and set apart from any existing or future residential neighborhoods or other incompatible land uses and c) reserving portions of the community strictly for commercial activity to accommodate a variety of wholesale, retail, services and office uses where the highest traffic volumes and greatest utility demands can be served and more extensive signage and outdoor display of materials will be expected and permitted.



Public Participation

The planning process began with three public meetings in November and December 2009 and January 2010. Planners explained the purpose and scope of the project at the first meeting. The second meeting was a community workshop in which participants rotated through three stations to express their future vision for North 14 and to define issues and potential solutions for land use, transportation, aesthetics and design. At the subsequent open house in January, participants selected preferred design options for architecture, fencing, signage, lighting and other elements, based on existing features in the community.

Following these meetings was a series of core workgroup meetings that focused on specific topics: Water, Wastewater and Fire Protection, Transportation, Land Use and Zoning (2 meetings), and Design, Aesthetics, and Historic Preservation. The workgroup meetings—open to everyone— frequently featured government experts in the particular area, such as New Mexico Department of Transportation (NMDOT) and Bernalillo County Water Resources, to discuss issues and answer questions. Approximately 140 people attended at least one meeting and many attended the entire series of meetings. Summaries, hand-outs, maps and other relevant information about the project were posted on the Bernalillo County website. After this, the plan was drafted, presented to the public and circulated in the community.

Vision

Through numerous public meetings, the future vision developed is that North Highway 14 be -

- A safe, efficient, multi-modal route to travel to work, school, local businesses, entertainment and recreation.
- A rural Main Street for the East Mountain Area, offering pedestrian, bicycle, equestrian and vehicle access to needed goods and services within defined mixed-use commercial nodes.
- A National Scenic Byway that preserves the views of the mountains, topography, and other important natural and historic features.
- A travel corridor in which the type of development is based on the carrying capacity of the land and infrastructure.

SECTION 1 INTRODUCTION

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Section 2 Policies and Boundaries

POLICIES

A. Land Use

1. The designated Rural Commercial Nodes and Village Centers shall provide sufficient land for mixed use commercial, office, institutional and light industrial and residential development to serve the East Mountain population into 2020. If additional land is needed, parcels adjacent to the nodes should have first priority.
2. Properties outside of these new designated nodes, but within the existing East Mountain Area Plan (2006) commercial corridor, shall be allowed to change to O-1 or C-N zoning (as defined in the Bernalillo County Zoning Ordinance) upon the filing of a Zone Map amendment by the property owner and subsequent approval by the Board of County Commissioners.

B. Economic Development

3. The designated Rural Commercial Nodes shall allow a mix of commercial, office, institutional, light industrial and residential uses to provide goods and services to East Mountain residents, employees and visitors.
4. New optional zoning categories shall encourage small-scale business to develop with the potential for providing local employment.

C. Corridor Design

5. New mixed-use and commercial development shall occur within the designated rural commercial nodes and village centers rather than spot zones in the rural residential areas. This will help preserve the roadway's scenic views and facilitate the flow of traffic along North 14.
6. The Design Overlay Zone shall serve to enhance the appearance of North 14 while preserving residential neighborhoods, Open Space, and historically significant sites. Low-impact tourism shall be promoted along the North 14 corridor in keeping with its designation as the Turquoise Trail National Scenic Byway. New streetscape design shall strive to be compatible with the East Mountain Trails and Bikeways Master Plan (2005).

SECTION 2 POLICIES AND BOUNDARIES

To accomplish the Vision and Policies, the plan locates future commercial, institutional and higher density residential uses in defined Rural Commercial Nodes and Village Centers.

This leaves the remaining land (zoned A-2 for single-family residential and agriculture) between the nodes as low-density residential, agricultural or open space set in the existing meadows and forests that define North 14 as a rural corridor. It preserves the existing landscape and views cherished by residents and tourists alike. The plan provides sufficient land for these purposes to accommodate the growth in the East Mountain Area through 2020, with the intent of curtailing the need for future special use permits. Parcels within the designated commercial node boundaries are eligible to request either of the two new mixed-use commercial zones created for the particular area in the plan or retain their existing zoning.

The plan seeks to avoid the typical “strip commercial” development characterized by a proliferation of signs and generic franchise architecture apparent along many suburban roadways. Such development is typically a linear pattern of retail businesses along a major roadway dominated by box-like buildings with large surface parking lots fronting the street and visible from the roadway. Other hallmarks are multiple driveways, large signs, and a dependency on automobiles for access and circulation. There typically is no defined pedestrian pathway system or connection to other stores, making it difficult for patrons to park once and shop in several stores.



Along with rural commercial nodes, the Sector Plan also proposes a Design Overlay Zone to protect and continue to foster the small town, rural atmosphere and scenic beauty of the North 14 corridor. It prefers smaller-scale one- and two-story buildings to blend big-box retail stores and the unique mountain architecture that gives the North 14 corridor a sense of place as opposed to the typical franchise architecture that could be located in Anywhere, USA.

This plan encourages entrances into commercial centers to be consolidated where feasible, and connections and crossings ensured for both pedestrians and vehicles within centers. Landscaped medians can be designed and constructed for portions of the roadway adjacent to centers to cue drivers to slow down, making it easier for vehicles, pedestrians and bicyclists to enter and exit. (These decisions involve various administration jurisdictions, such as the NM Department of Transportation, and cannot be achieved by Bernalillo County alone.)

"The effect of (commercial strips) is to create "roadtowns" instead of centers—to make a row of buildings...with no beginning and no ending, instead of a group of buildings around a common center or purpose..." Benton MacKaye, 1930

Rural Commercial Nodes and Village Centers

The Sector Plan designates two rural commercial nodes, each containing one or more village centers. The North 14 Rural Commercial Node encompasses Cedar Crest Village Center, Triangle Village Center, and the Turquoise Trail Village Center. Sandia Park Rural Commercial Node contains the village center of the same name.

The node boundaries embrace the existing commercial zoning and uses with the addition of more acreage where it seemed feasible to deepen the node to allow for the type of mixed-used desired by the community.

The following section describes and maps the rural commercial nodes as well as the village centers within them. It notes the current uses within those nodes and indicates the existing zoning and parcel sizes.

How Nodes Were Identified

In identifying the rural commercial nodes, planners selected areas along North 14 where there were substantial clusters of land already zoned commercial. The boundaries also encompass land currently zoned for other uses that would form a contiguous commercial cluster. Where physically feasible, the commercial clusters were deepened to enable development more creative than a narrow, commercial strip. This sector plan also recognizes commercial corridors as presented in the East Mountain Area Plan. Where these do not run concurrent with the new sector plan commercial nodes, the properties may still be eligible to apply for a zone change to the O-1 or C-N zones.

The nodes embrace the majority of parcels zoned commercial within the Sector Plan Boundary. There remain some parcels zoned commercial or office that are not within a rural commercial node boundary. These are located chiefly at the southern end of the Sector Plan Boundary, near the Tijeras Village limits, where poor roadway visibility due to curves constrains higher density commercial uses.

There are also a few spot zones of commercial zoning or special use permits allowing these uses along the North 14 corridor. Existing zoning will not be changed by the adoption of this plan; those special use permits already in place will remain according to the conditions of their permits. Properties that are located within the East Mountain Area Plan commercial nodes or corridors are eligible to be rezoned to O-1 or C-N via the Zone Change application process.

SECTION 2 POLICIES AND BOUNDARIES

The following chart illustrates the amount of acreage within the commercial nodes available now and in the future for commercial uses.

Table 1. Land Acreage by Zoning Category within Sector Plan Boundary

Node Area "Villages"	Lots	Total Acreage	A-1	A-2	M-H	O-1	C-N	C-1	C-2	Existing Commercial Acreage	Potential Additional Commercial Acreage
Sandia Park*	48	83.86		29.66	16.07			38.13		38.13	45.73
Triangle	24	35.76			1.81		2.01	30.78	1.16	33.95	1.81
Turquoise	8	12.28		3.62		1.03		7.63		8.66	3.62
Cedar Crest*	31	112.44		64.40			1.82	46.22		48.04	64.40
										128.77	113.81

* Sandia Park Village has 5 split zoned lots. Cedar Crest Village has 2 split zoned lots.

Source: Bernalillo County Assessor Data; acreage is approximate

The table below shows lots that are within the existing EMAP Commercial Corridors and abutting either North 14, Frost Rd, or NM 536. but **are not** included in the new identified Nodes. These are eligible for a zone change to O-1 or C-N.

EMAP Commercial Corridors	Lots	Acreage	Potential Additional Commercial Acreage
<i>Corresponding Area</i>			
North 14			
	A-2 20	51.56	76.52
	M-H 17	24.96	
	C-N 3	2.94	
Frost/Sandia Crest and North 14			
	A-1 2	2.37	56.03
	A-2 20	42.44	
	M-H 8	11.21	
	C-1 1	0.41	

Source: Bernalillo County Assessor Data; acreage is approximate

North 14 Rural Commercial Node

This node comprises three village centers that cluster close together in the middle of the North 14 corridor portion that runs from I-40 to Frost Road. Besides having different characters, they have separate entrances/exits and are separated by several parcels of non-commercial or vacant land.

Turquoise Trail Village Center

Boundary: Parcels on the east side of North 14 starting on the south with property that houses Mountain Gardens and ending with the northernmost property zoned O-1 for office. The land is mostly flat, in some places sloping gently east toward the Milne/Gutierrez Canyon Open Space. (See illustration next page.)

Existing Character and Uses: The smallest of the three village centers, the Turquoise Trail Village Center comprises a total of almost 14 acres. Approximately 8.66 acres are zoned for commercial use (this amount includes parcels zoned C-1 and O-1). The remaining 5.13 acres are zoned A-2 with 1.51 set aside as permanent City open space. Therefore, an additional 3.62 acres could be rezoned for commercial or office uses bringing the total to just over 12 acres. Adjacent to the Turquoise Trail Center is the City of Albuquerque’s Milne/Gutierrez Canyon Open Space, which has an area of approximately 647 acres.

The character ranges from the older buildings on the south to the relatively new Turquoise Trail Shopping Center on the north. The latter is design in an updated New Mexico vernacular architectural style with porticoes and outside seating. It offers a fitness center, a restaurant, two gift shops, a café, the Cedar Crest post office, a guitar store, and a beauty and nail salon. The two strip centers are oriented perpendicular to the highway to face each other, with parking in between. In contrast, the buildings to the south are of older style wood-frame construction and house a beauty salon, small offices, and music shop while a long-standing manufactured home on the front of the property has served as various types of restaurants over the years. In between the two centers is the city-owned parcel that serves as a trailhead and parking area for the open space area. North of the Turquoise Trail Village Center are two parcels zoned A-2 and one zoned O-1.

Floor Plate Sizes:

Turquoise Trail Center Ph. I: 16,000 SF



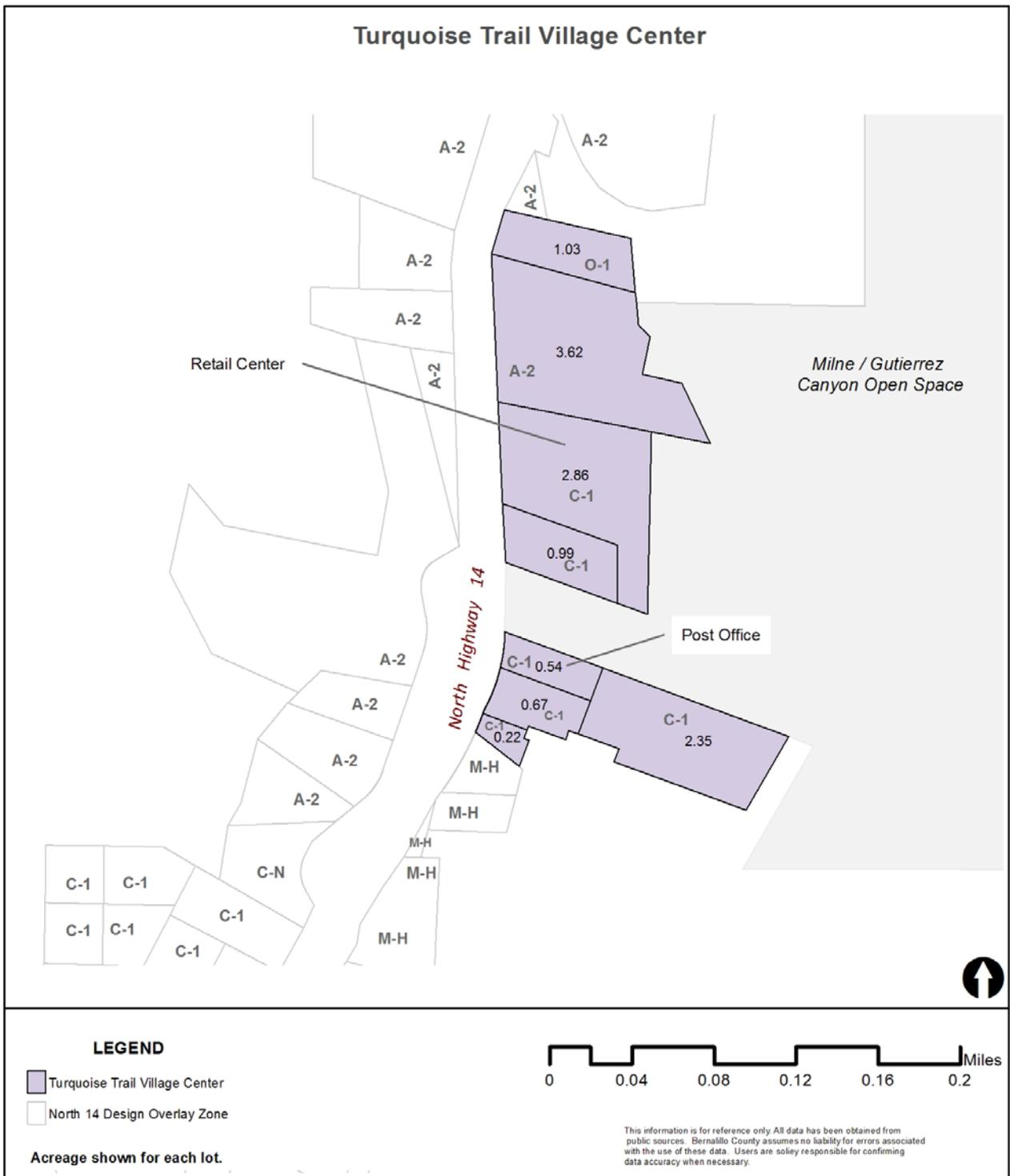


Figure 2. Turquoise Trail Village Center Schematic Map

Triangle Village Center

Boundary: Properties zoned commercial on both sides of North 14, ranging from the northern boundary of the mobile home park on the south to properties zoned C-N neighborhood commercial on the north. (See illustration next page.)

Existing Character and Uses: The Triangle Village Center comprises a total of approximately 35.76 acres. Approximately 34 acres are zoned for varying intensities of commercial use ranging from neighborhood commercial to community commercial (parcels zoned C-1, C-2, and C-N). The remaining 1.81 acres are zoned M-H for mobile home and single-family residential use.

The western portion contains the largest new commercial development in the area—the expanded Triangle Grocery and an adjacent twin building with a café/restaurant, women’s fitness center, Chinese restaurant and office space. While each is only one story, both rise above the highway and have ceiling heights of approximately 26 ft. They echo the New Mexican Vernacular style of the Turquoise Trail Center, but face the highway and provide parking in front, divided by a shared two-lane entrance road. Farther south are smaller, older wooden buildings housing a coffee shop, home consignment store, and a free-standing thrift shop. Large vacant parcels to the north formerly featured a long-standing restaurant, the Bella Vista, which is now demolished. Across the highway to the east lie a hardware store, DVD store and residential properties.

Floor Plate Sizes:

Triangle Grocery: 30,000 SF

Village at Bella Vista: 16,000 SF



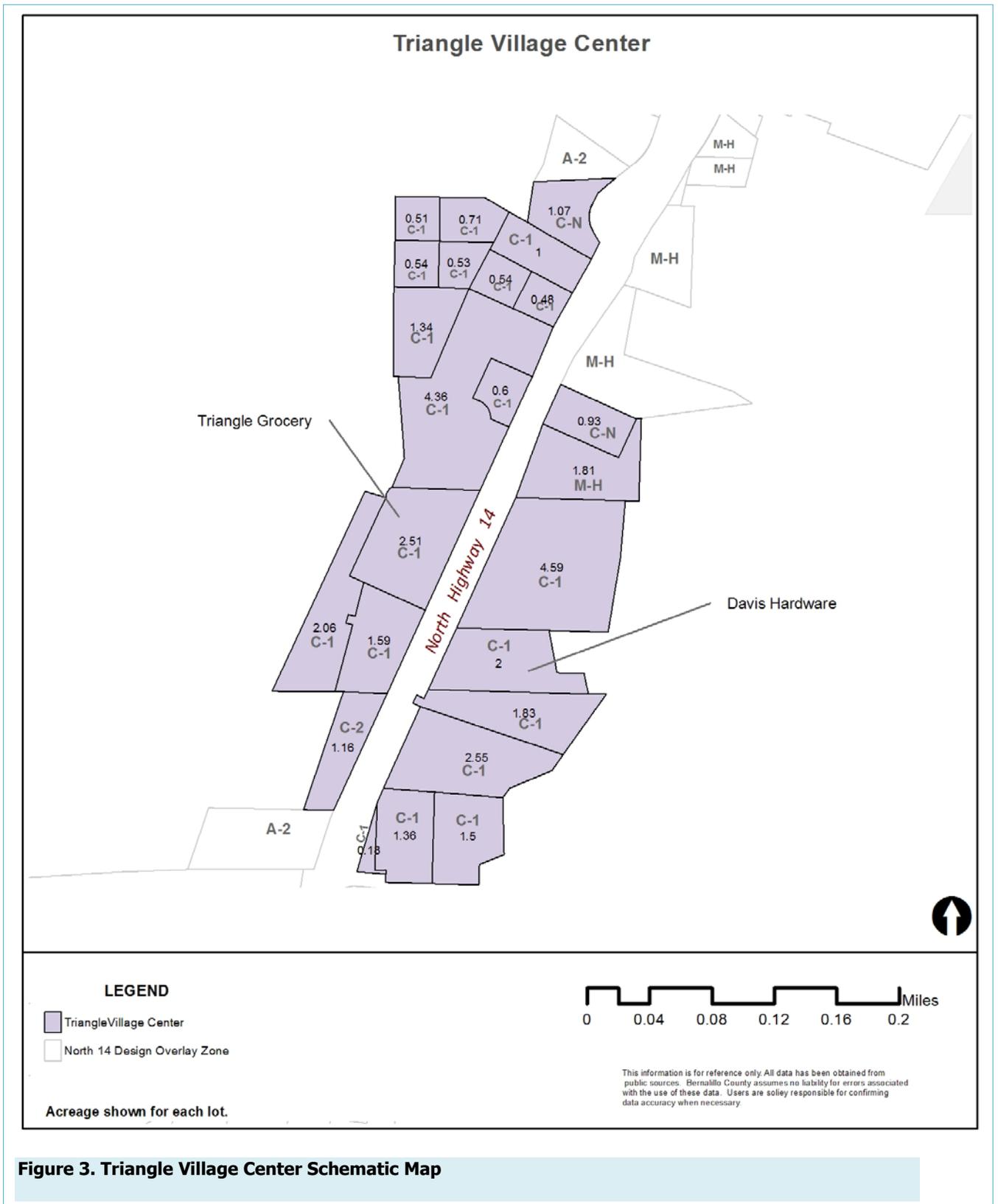


Figure 3. Triangle Village Center Schematic Map

Cedar Crest Village Center

Boundary: On the west side of N 14, commercially-zoned properties starting with the Prince of Peace Church and ending on the border of the Riviera de Sandia manufactured home park at Columbine Lane. On the east side, commercially-zoned property north of Forest Park Road, extending to the Sangre de Cristo Drive. This village center is separated from the Triangle Village Center only by the mobile home park and several A-2 properties on the western side and Sangre de Cristo Drive on the eastern side. (See illustration next page.)

Existing Character and Uses: The Cedar Crest Village Center comprises a total of approximately 112.43 acres. Nearly 48 acres are zoned for commercial use (this amount includes parcels zoned C-1 and C-N). The remaining approximately 64 acres are zoned A-2 for residential use.

A long-standing shopping center in the area, the one-story stucco structure is L-shaped with a flat roof and set back from the highway on the west side of North 14. It has several rows of parking in front and a drive-in bank and medical clinic on its southern flank. Its distance back from the roadway has at times made it difficult for passing motorists to know what businesses are there and likely has contributed to the turnover in businesses. Throughout the late 1990’s and into its current incarnation it is has served as a medical office plaza, with professional medical offices; a pharmacy; studios for physical therapy, acupuncture, yoga and Pilates; an urgent care office, and an insurance office. It also has a small café and a computer business. Nearby uses include (to the south) a church and related school with a large parking lot. Other C-1 properties to the north are undeveloped. Across the highway on the east are two restaurants, a tire repair shop with offices on the second floor, an office building (the “Buffalo” building), and a gas station.

Approximate Floor Plate Size:

Office/Commercial buildings (excluding bank): 18,900 SF



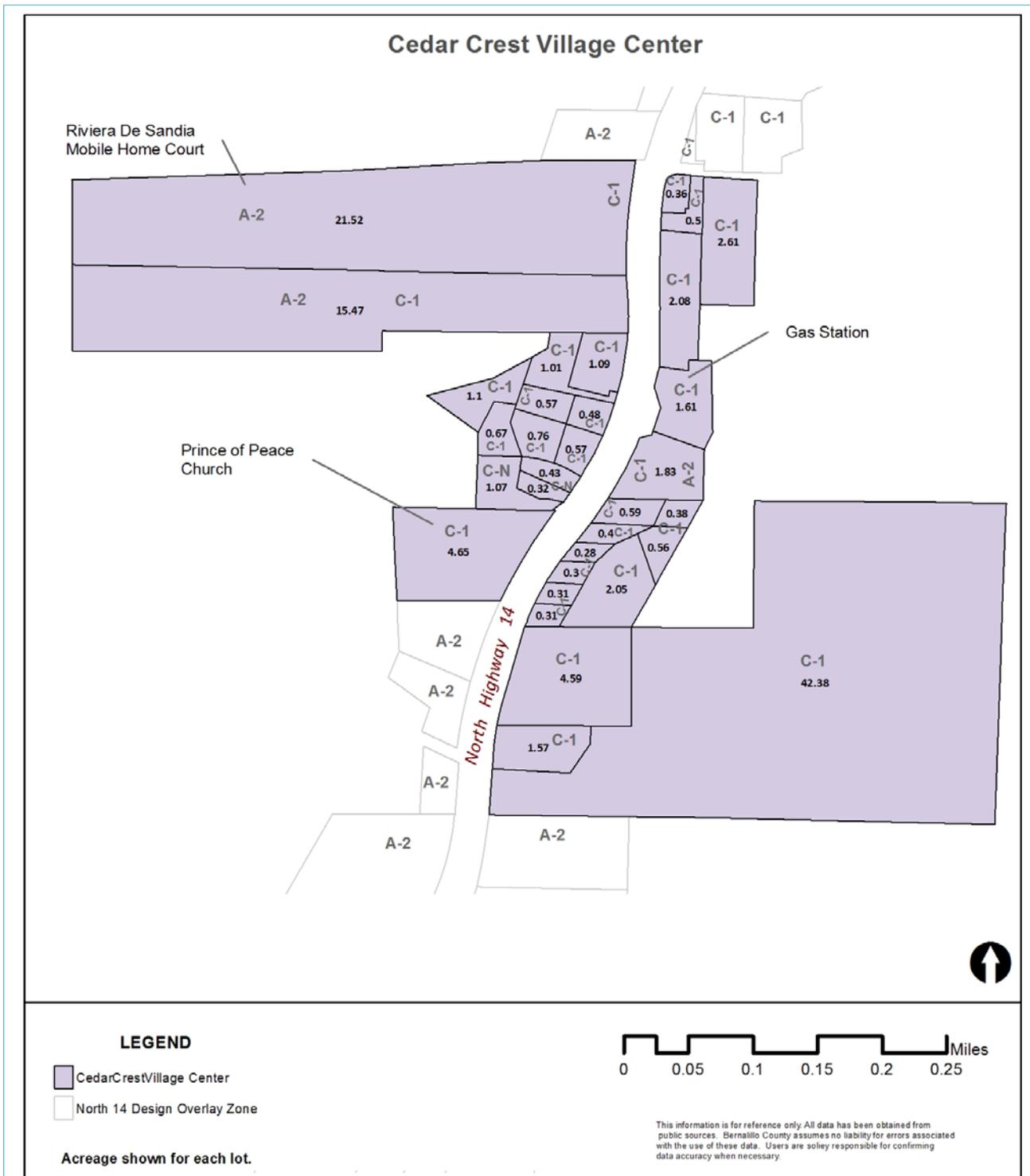


Figure 4. Cedar Crest Village Center Schematic Map

Sandia Park Rural Commercial Node and Village Center (Frost Road & NM 536 at North 14)

Boundary: Land currently zoned commercial (C-1) on all four sides of this intersection and parcels originally included in the EMAP commercial corridor. In addition, the southeast corner of the node is proposed to be deepened by adding several parcels zoned A-2 (rural agricultural) and the northwestern side deepened by including several parcels zoned M-H (mobile home). (See illustration next page.)

Existing Character and Uses: The area marks the crossroads of Frost Road, which heads east toward residential areas in the foothills and plains, and the Crest Highway, which carries tourists, hikers, skiers and other visitors west up a winding two-lane road to Sandia Peak. It is the northernmost of the four village centers, comprising almost 84 acres on all four corners. Approximately 38 acres are currently zoned for commercial use. The remaining approximately 46 acres are zoned for low-density residential and agricultural uses (A-2 or M-H), although several have special use permits for commercial uses.

In 2010, these crossroads were anchored by a service station and convenience store, a small commercial center with a restaurant/pub, flower shop, and other retail spaces, and an auto repair and lube center. Across the highway are two more buildings, one in use as a pizza restaurant and one as an ale house. The remaining corner boasts a large parking lot and small grocery store. Farther east on Frost Road is the Sandia Park post office followed by a County Fire Station, which has a special use permit.

Approximate Floor Plate Sizes:

- Shell Station: 4,044 SF
- Lazy Lizard Plaza: 6,639 SF
- Turquoise Trail Mart: 9,564 SF



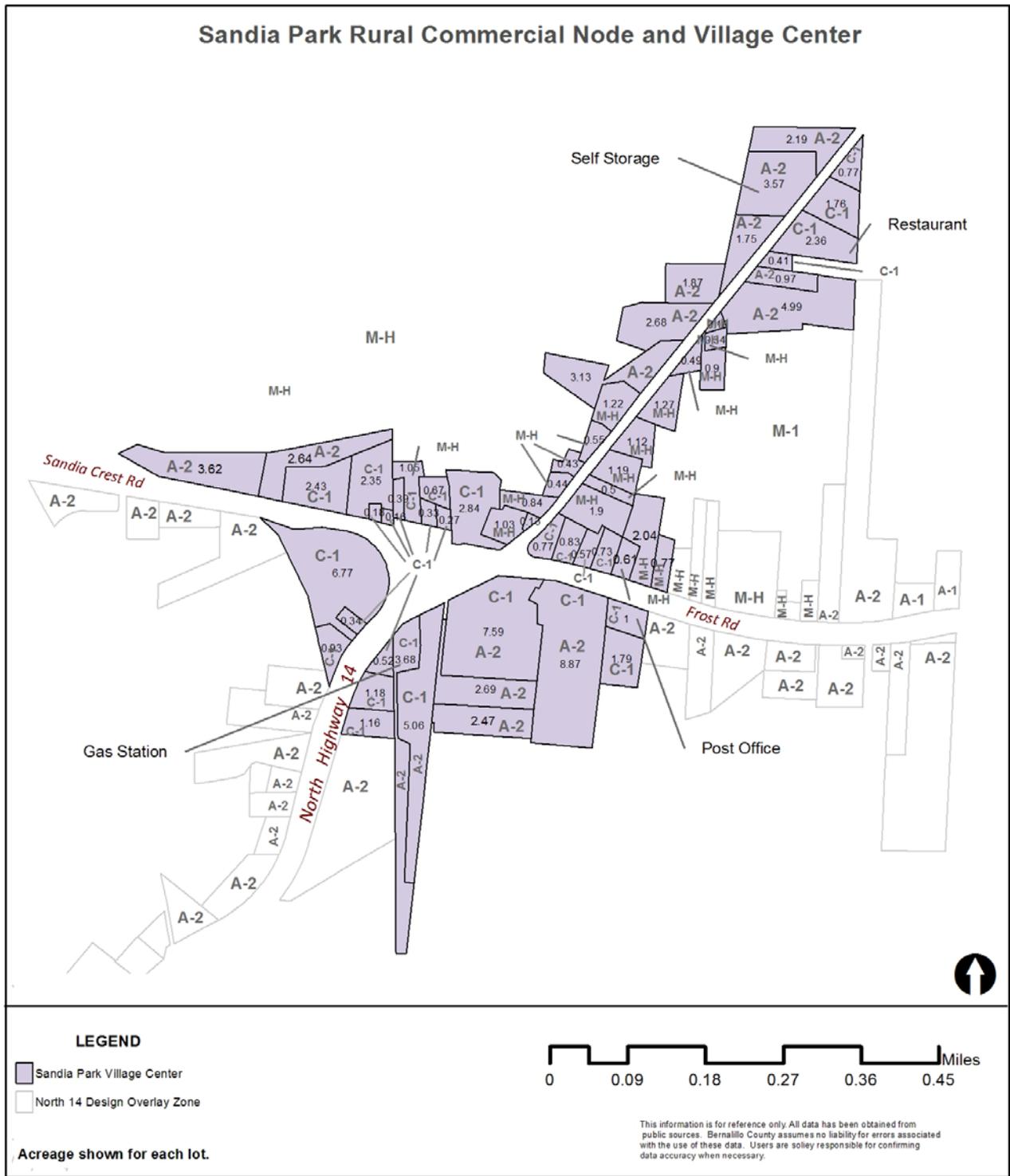


Figure 5. Sandia Park Commercial Node and Village Center Schematic Map

Section 3 North 14 Design Overlay Zone

Design Overlay Zone

Intent –

The intent of these design standards is to enhance and protect the character of North Highway 14 (North 14), encourage well designed development that is compatible with the East Mountain rural context, and protect public health, safety, and welfare, while allowing for flexibility in design.

Authority –

Comprehensive Zoning Ordinance of Bernalillo County 20.5.

The North 14 Sector Development Plan Overlay Zone (DOZ) is consistent with the requirement of the Zone Code as the corridor has highly significant views and the DOZ will have a strong role in addressing development in an area that runs along a main right-of-way, including activity centers that abut historically residential neighborhoods.

Applicability –

The design standards, defined below, apply to new commercial (and multi-family) construction, including expansion (over 200 sq. ft.) of existing structures on parcels within the North Highway 14 Sector Development Plan boundary abutting North 14 (Refer to map, pages 23-24) . The boundary is generally one parcel deep on both sides of North 14, except where it was deepened to include existing commercial property or to expand a rural commercial node. It extends from the Village of Tijeras limits on the south to the Bernalillo County line on the north, excluding land annexed by other jurisdictions. Existing development that remains unaltered will not need to implement the design standards herein.

Non-conforming commercial structures.

Where a lawful structure exists at the effective date of adoption or amendment of this Design Overlay Zone that is not consistent with the terms of this Article by reason of restrictions on area, lot coverage, height, yards, setbacks or other characteristics of the structure or its location on the lot, such structures may be continued so long as they remain otherwise lawful, subject to the following provisions:

- a. Such structures may be enlarged or altered provided the enlargement and alteration is under 200 square feet, meets the requirements of this Code and does not increase the nonconformity.
- b. Such structures existing as of the adoption of this Code, shall be permitted to be rebuilt and repaired in the event of destruction or damage by accident, fire, flood, explosion, collapse, wind,

DESIGN OVERLAY ZONE

war or other catastrophe, provided the reconstruction meets the requirements of this Code and does not increase the non-conformity.

- c. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the Zoning Classification and DOZ in which it is located after it is moved.

Design Standard Alternative

A property owner who wishes to deviate from the architectural design standards of section A.2.a through e and A.2.g through h may submit a written request for a design alternative to the Zoning Administrator. The request shall be reviewed based on the following criteria:

1. The proposed design alternative will not diminish the design intent of the sector plan;
2. The majority of the property owners, excluding the applicant, within 300 feet of the property line, excluding right-of-way of the subject property, have signed the proposed design drawing recommending the variance from the design standards; and
3. The applicant /owner has made reasonable effort to meet the intent of the design standards. Regardless of the distance from subject property, the applicant shall provide signatures of at least four (4) of the nearest affected property owners excluding property where the property owners hold ownership attesting to the acceptance of the proposed design alternative. If the Zoning Administrator determines that all three criteria have been met he/she shall grant the alternative proposed design. If the Zoning Administrator determines that any of the criteria are not met he/she shall deny the application. The decision is subject to appeal. The Zoning Administrator shall give notice of decision as provided by County ordinance.

Administration –

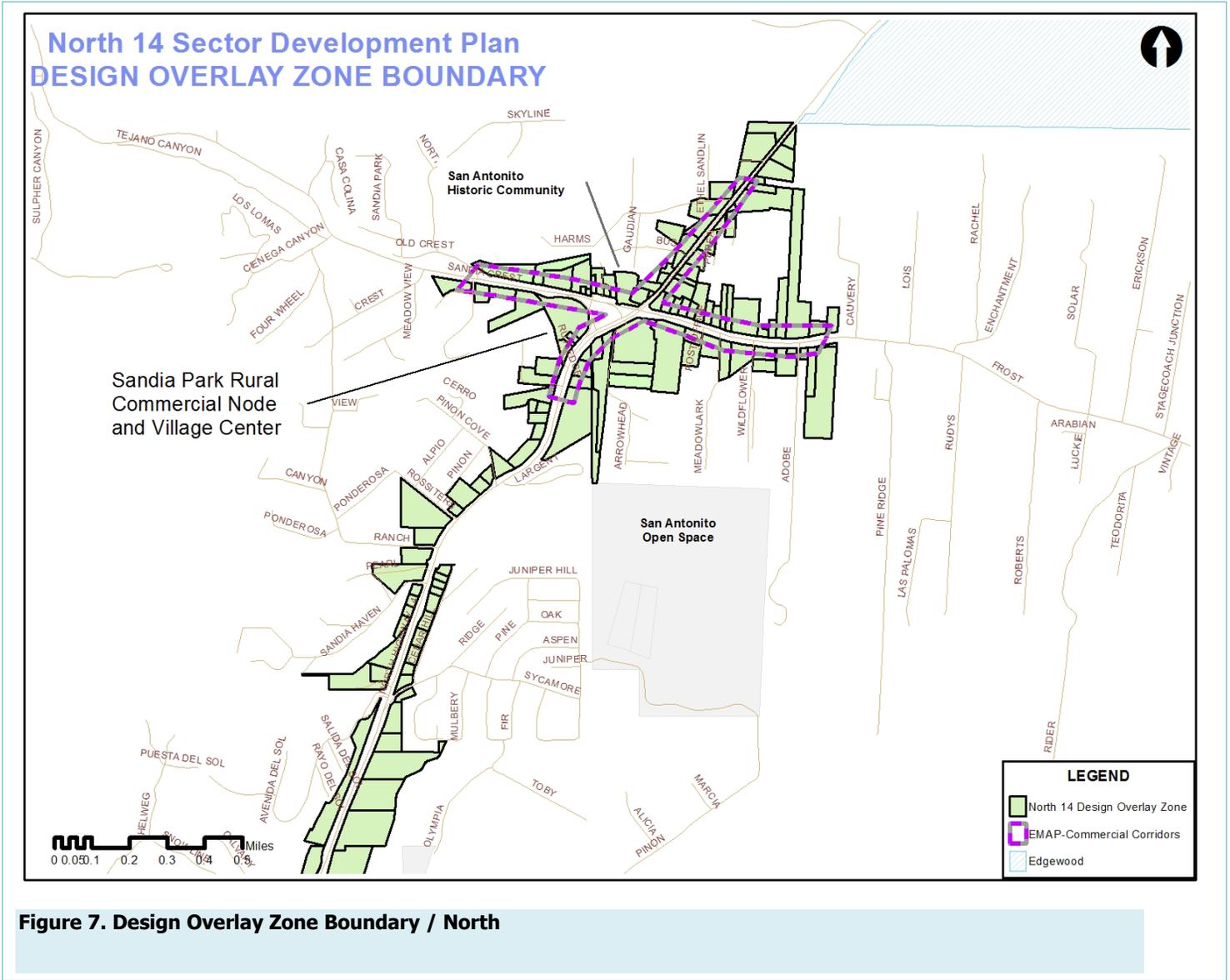
Conformity with the Design Overlay Zone will be reviewed at time of building permit request.

DOZ Transition Period – A property owner submitting a Building Permit request within 12 months of Board of County Commissioners approval of the North 14 Sector Development Plan, may be exempt from the Design Overlay Zone.

Standards -

The standards address the following elements:

- Architecture
- Landscaping and Buffering
- Parking
- Walls/Fences
- Signage
- Lighting



A. Architectural Design

1. The purpose of this section is to create a coherent architectural style throughout the North 14 area, and ensure that new architecture draws on existing East Mountain designs to create and maintain a sense of place. These standards prohibit generic franchise exterior design. Building design shall follow one of the architectural styles specified in A-2.



2. New commercial buildings within the Design Overlay Zone shall incorporate one of the following architectural styles or a combination thereof:
 - a. **Modern Pueblo Revival:** Common throughout New Mexico. Characterized by a flat roof (with or without rounded parapets) and earthtone sloping walls. Buildings are generally one to two stories in height, with upper story set back. Portales have rounded viga posts or beams. Details also include vigas, canales and exposed wood lintels above windows.



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- b. **New Mexico Vernacular (also known as Northern New Mexico):** Common throughout New Mexico and southern Colorado. Pitched or hipped roof (usually corrugated metal with a slope of 45 degrees). Building materials are adobe block or stud frame construction with stucco or mud plaster. Façade colors are generally earth toned. Details include porches with deep portales, decorative woodwork and posts and corbels.



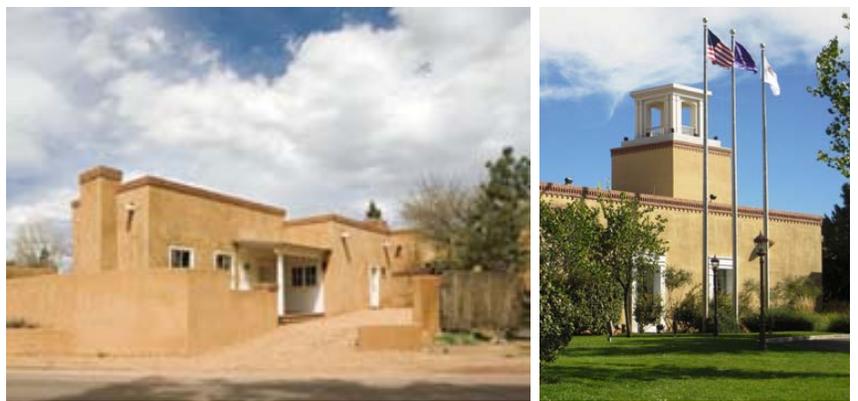
Northern New Mexico Style
(Photo from Anthony Anella Architect AIA, <http://www.anella.com/>)

- c. **Spanish Colonial:** Flat-roofed with low rounded parapets; some variations have a pitched roof with red or brown Spanish tile. Building material is block adobe or stud frame construction with stucco or mud plaster. Wood details include projecting vigas, canales, and portales.



Spanish Colonial Style

- d. **Territorial:** Characterized by a flat roof, sometimes with brick coping atop the parapet. Details include ample multi-paned windows. Main entries feature sidelights and a top light. Other design elements include white wood detailing, pedimented lintels over windows and doors, and portales with squared posts.



Territorial Style

- e. **Mountain Vernacular Architecture:** Mountain vernacular design takes advantage of surrounding trees, boulders and other landforms by incorporating them into the home design. Roofs generally have a 4:12 to 12:12 pitch and large overhangs using posts, steel beams or logs. Bulging material can be rock, wood or composite siding, or split-faced CMU block. Details include little ornamentation, ample amounts of glazing and natural materials. Decks, terraces and other exterior areas are also common design elements.



Mountain Vernacular Style

(Photo from Hendricks Architecture, www.hendricksarch.com)

- f. **Façades.** All walls of buildings facing North 14, Frost Rd., NM 536 (Sandia Crest Rd), or pedestrian walkways shall be articulated with consistent style and materials. Exterior walls shall contain the following or a combination thereof: 30-60 percent glazing (windows), punched openings, and a change in height of plane, awnings or vertical posts every 20 feet. In no case shall any façade consist of non-articulated blank walls.

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- g. Architectural materials used in construction shall be the following:
 - i. Stucco/plaster
 - ii. Split-face CMU block
 - iii. Adobe or Compacted Earth block
 - iv. Poured Concrete
 - v. Corrugated steel roofing
 - vi. Spanish Tile roofing
 - vii. Fire-resistant shingles
- h. Colors. Applicants will be required to provide color samples at the time of application for building permits.
 - i. The following earthtone colors are permissive: browns, greys, greens, beiges, terra cotta, turquoise, and deep reds.
 - ii. Highly saturated colors shall only be used as accent and/or trim colors.

B. Landscaping and Buffering

1. The purpose of this section:
 - a. to help protect views of the mountains from North 14 and screen parking areas;
 - b. to ensure that landscaping and buffering sufficiently buffers single family residential uses from more intense commercial and industrial uses;
 - c. to stem soil erosion from development; and
 - d. to meet the requirements of the Bernalillo County Water Conservation Ordinance.
2. Landscaping and buffering landscaping standards are the same as Section 19 of the Bernalillo County Zoning Code with the following exceptions:
 - a. All non-residential development must follow the front yard buffer landscaping requirements.
 - b. Where a solid wall or fence is required along the side yard, landscaping must be placed on the side of the wall facing the adjacent property.
 - c. The landscaped setback shall contain wide walkways in front of buildings, low walls, pedestrian-scale lighting, benches for outdoor seating, or landscaping or a combination thereof.
 - d. Three-foot high solid walls, fences, or landscaping (hedges, shrubs) shall be required on the North 14, Sandia Crest Rd, and Frost Rd. sides of off-street parking areas with five or more parking spaces.
 - e. New landscaping must comply with the Bernalillo County Water Conservation Ordinance. Plants shall be rated as precipitation-only, rainwater, low-water-use, medium and medium + rated trees and/or plants as defined by the Water Conservation Ordinance plant list.
 - f. Wherever possible, rainwater harvesting designs to supply buffer plantings shall be implemented.
3. Utilities
 - a. Screening is to be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.
 - b. Tree species, tree placement and height at maturity, sign location and height, and lighting height are to be considered in order to ensure sufficient safety clearances and to avoid interference with existing utility facilities. PNM's standard is for trees to be planted outside

the PNM easement. The standard for electric distribution public utility easements is 10 feet in width to ensure adequate, safe clearances.

- c. Conflicts may occur with proposed large trees within identified electric utility easements. The larger the tree, the further it should be from an overhead power line. Typically, small variety trees – those under 25 feet high at maturity – should be 15 feet from overhead power lines. Medium variety trees should be at least 30 feet away and large trees should be 40 feet from power lines. Trees that grow into or near electric utility lines will be trimmed back to prevent any growth into the lines for a minimum of three years.

C. Parking

- 1. The purpose of this section is to allow sufficient and accessible parking to meet the needs of users without becoming the dominant characteristic of the site.

Off-street surface parking shall incorporate walkway infrastructure as an integral element of the design to safely separate pedestrians and vehicle movements. This will allow pedestrians to park their car in one lot and make several trips on foot as well as enable safe and direct pedestrian movement between buildings and parking areas.

Unless otherwise specified below, parking requirements shall be consistent with the Bernalillo County Zoning Ordinance.

- 2. Parking ratios permissive in the DOZ are as described

Parking Space Requirements for Retail Uses (#s do not include employee or handicapped spaces)
Buildings less than 2,000 square feet in area, at least one parking space for each 200 square feet of floor area shall be provided. However, any additional off-street parking spaces provided including of the total number of required spaces shall not exceed 10 percent of the number required.
Buildings between 2,000-5,000 square feet in area, at least one parking space for each 300 square feet of floor area shall be provided. However, any additional off-street parking spaces provided including of the total number of required spaces shall not exceed 10 percent of the number required.
Buildings over 5,000 square feet in area, at least one parking space for each 400 square feet of floor area shall be provided. However, any additional off-street parking spaces provided including of the total number of required spaces shall not exceed 10 percent of the number required.
Restaurant, bar, nightclub, café, dance hall, skating rink or similar recreation or amusement establishment, or an assembly or exhibition hall without fixed seats shall provide one parking space for each 100 square feet of floor area with fixed seats; one parking space for each four seats.

- 3. Impervious paving is optional. An asphalt apron will be required.
- 4. Required Off-Street parking spaces shall be primarily located at the rear and sides of the building relative to North 14.

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5. Any parking areas at the front of the building, facing North 14, Frost Rd. or NM 536, shall not constitute more than 40% of the street frontage.
6. Parking areas at the side of the building shall not constitute more than 75% of the street frontage and should be screened from view from the public right-of-way.
7. Parking areas over 150 stalls shall be divided into smaller sub-areas by a building, internal landscaped street or shaded landscaped pedestrian way with trees.
8. Loading areas shall be separated from automobile parking and screened from view from the North 14 right of way by solid fencing, wall, landscaping, or combination thereof.

D. Walls/Fences

1. The purpose of this component is to ensure that walls and fences along North Highway 14 draw on existing designs that enhance the area's sense of place and maintain vehicular and pedestrian safety.
2. Prohibited Materials. The following shall not be visible from the North Highway 14, Sandia Crest Rd., or Frost Rd. rights-of-way:
 - a. Razor Wire
 - b. Concertina Wire
 - c. Chain Link
3. New fencing along North 14 shall draw on designs made from the following materials:
 - a. Wood or wood composite,
 - b. Latillas (Coyote fencing)
 - c. Stabilized adobe,
 - d. Split-faced CMU block
 - e. Plastered concrete block or straw bale
 - f. Stone
 - g. Wrought iron
 - h. Tubular Bars
 - i. Vinyl
 - j. or a combination of these materials



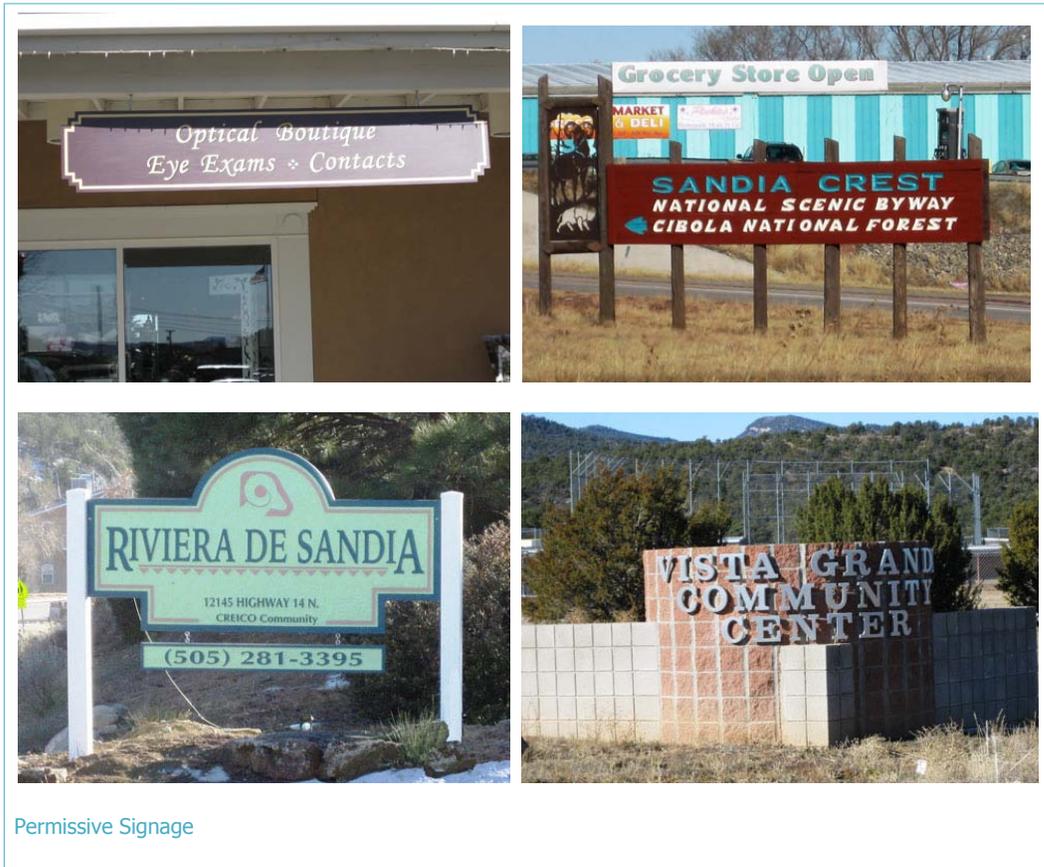
E. Signage

1. The purpose of this section is to protect the character and enhance the physical appearance of the North 14 corridor while allowing for businesses, individuals, and institutions to use signs as an effective means of communication. These signage standards are developed to:
 - a. Enhance and protect the physical appearance of North 14 and the Rural Commercial Nodes, and minimize disruption of scenic views;
 - b. Protect property values of both businesses and residences;
 - c. Promote and maintain visually attractive residential, retail, and village centers within Rural Commercial Nodes;
 - d. Provide an effective means of advertising and promoting products and services, as well as way-finding in the community;
 - e. Reduce sign clutter and the distractions and confusion that may be contributing factors in traffic congestion and accidents;
 - f. Maintain a safe and orderly pedestrian and vehicular environment.
2. Prohibited Signage:
 - a. Neon Signs
 - b. Oscillating/flashing signs
 - c. Back-lit signs
 - d. Audible sign



3. Permissive Signs:
 - a. Building-mounted signs
 - b. Monument signs
 - c. Low-profile signs
 - d. Joint premises stacked signs

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Permissive Signage

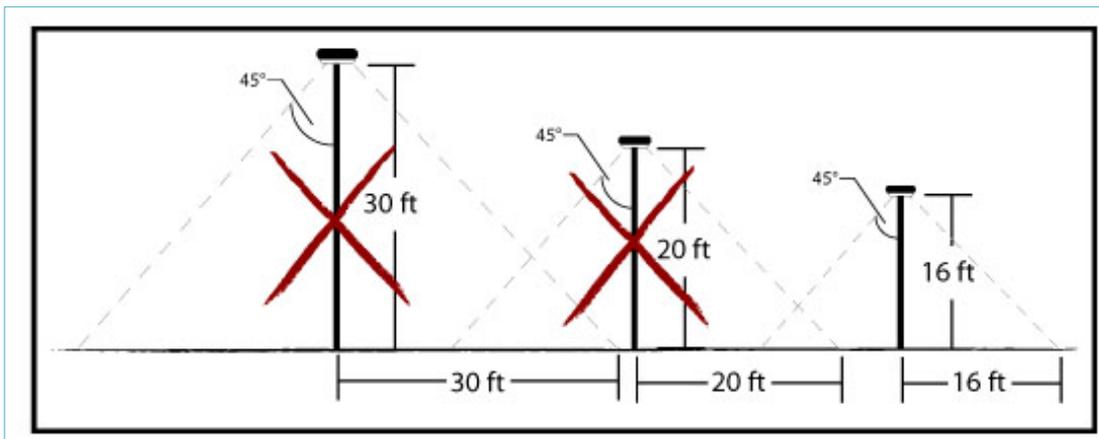
F. Lighting

1. The intent of this section is to ensure that lighting preserves dark skies while providing sufficient illumination of businesses and safety for the community. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.
2. Prohibited Lighting:
 - a. Up lighting
 - b. Free-standing light fixtures above 16 feet in height.
3. Permissive Lighting:
 - a. All outdoor lighting fixtures shall be consistent with the NM Dark Skies Legislation & East Mountain Light Pollution Ordinance.
 - b. Lighting shall be designed and located so that light does not trespass on to other properties or public spaces.

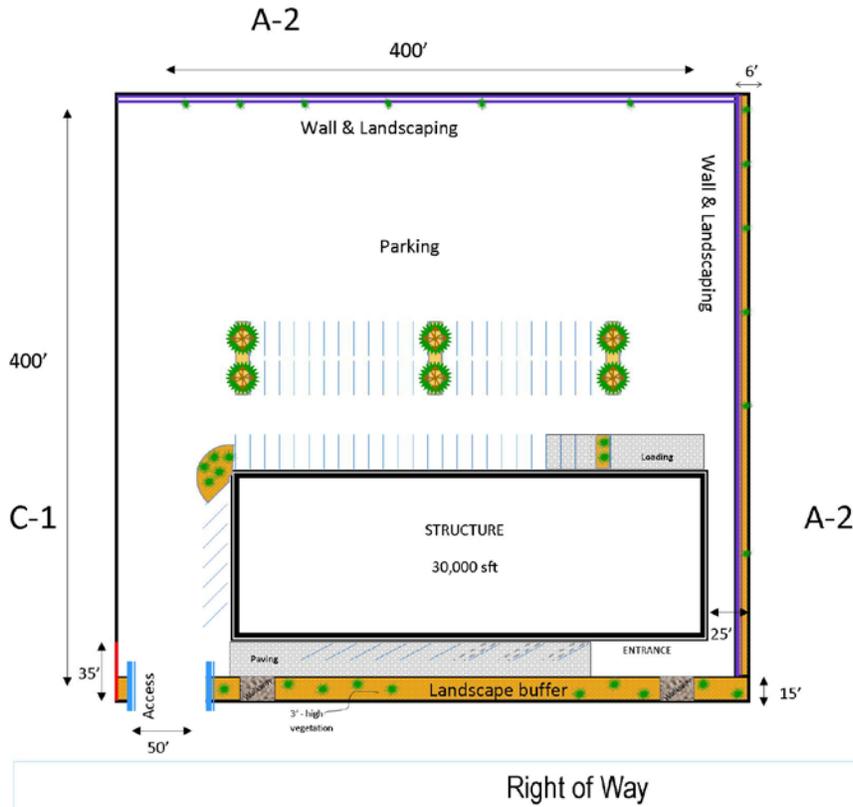
- c. Outdoor light fixtures exceeding 12 feet in height shall be shielded so that light is directed downward.



- d. On the street front elevation, exterior building lights shall be mounted between 6 feet and 16 feet above the adjacent grade.
- e. Flood lights or directional lights may be used to illuminate areas and working (maintenance) areas, but shall be shielded or aimed in such a way that they do not shine into other lots or the street. Bollards are acceptable.



DESIGN OVERLAY ZONE



Sample Diagram

Lots of 1-5 acres
Meeting requirements of the N14RC and the DOZ .

This is a possible site layout for a sample property and is not representative of every property or every requirement that must be complied with.

Scenario

Site ~3.67 acres (160,000sf)

Use Gift Shop (25000sf) and Diner (5000sf)

Setbacks

Front— Min 25', Max 35'

Rear—Min 25' (10' if adjacent to commercial)

Side— 0' where adjacent to commercial; 15' where adjacent to residential

Landscaping & Buffering

Front— Min 15' - wide landscape buffer

- 3'-high solid wall, fence, or landscaping or combination (more than 5 parking spaces in front yard setback)

Rear—Min 6' -wide landscape buffer

- 6'-high solid wall or fence (adjacent to residential)

Side— No wall where adjacent to commercial

- 6'-wide landscape buffer with 6'-high wall where adjacent to residential

DOZ Parking

Required

Gift Shop

$25000sf/400sf = 62.5$

+ 3ADA = 66 spaces

Diner

15 Tables @4 chairs each = 15

+ 1ADA = 16 spaces

Total = 82

Permissive Distribution

Front— 40% of Frontage

$400sf \times 40\% = 160$

$160/80 = 20$

Side—75% of Frontage

$400sf \times 75\% = 300$

$300/8 = 37.5$

Rear- (Remainder) = 24

Section 4 North 14 Rural Commercial Zone Zoning

Zoning

Purpose

- To protect and enhance the rural qualities of the corridor and the existing streetscape through appropriate design while provided adequate zoning to meet the community's needs for the goods and services.
- To connect the variety of desired activities with the rural quality of the corridor;
- To maintain pedestrian safety and access to local business; and,
- To promote compatibility between land uses and stimulate economic development.

Application

The adoption of the North 14 Sector Development Plan allows the owners of properties within the designated Nodes and Centers to apply for a zone change to the new zone. Specifically, properties (as identified in Figures 8, 9, 10, and 11) in the Commercial Nodes on North 14 may change to the North 14 Rural Commercial (N14RC) Zone.

These regulations are hereby adopted as the zoning regulations that apply to the lots zoned N14RC. All other properties within the existing Commercial Corridor or Node areas as identified in the East Mountain Area Plan (2006) may request a zone change to O-1 or C-N. Refer to the Bernalillo County Zoning Ordinance for the description and permissive and conditional uses of the O-1 and C-N zones.

Summary

The predominant commercial zoning in the East Mountain Area is C-1. The new N14RC zone seeks to be more compatible with the local community than the C-1 zone. It encourages retailing of goods and some services needed by the local community as well as particular uses permissive in the C-N and CLI zone that promote business development. Additionally, the N14RC zone allows for uses that support the local tourism industry. Some of the more intense uses found in the C-1, C-2, and CLI zones have been made conditional, requiring the owner to submit an application, including a site plan, for review and approval by the Zoning Administrator.

Designated Nodes and Centers

Sandia Park Rural Commercial Node and Village Center (Frost Road & NM 536 at North 14)

Boundary: Land currently zoned commercial (C-1) on all four sides of this intersection and parcels originally included in the EMAP commercial corridor. In addition, the southeast corner of the node is deepened by including several parcels zoned A-2 (rural agricultural) and the northwestern side deepened by including several parcels zoned M-H (mobile home).

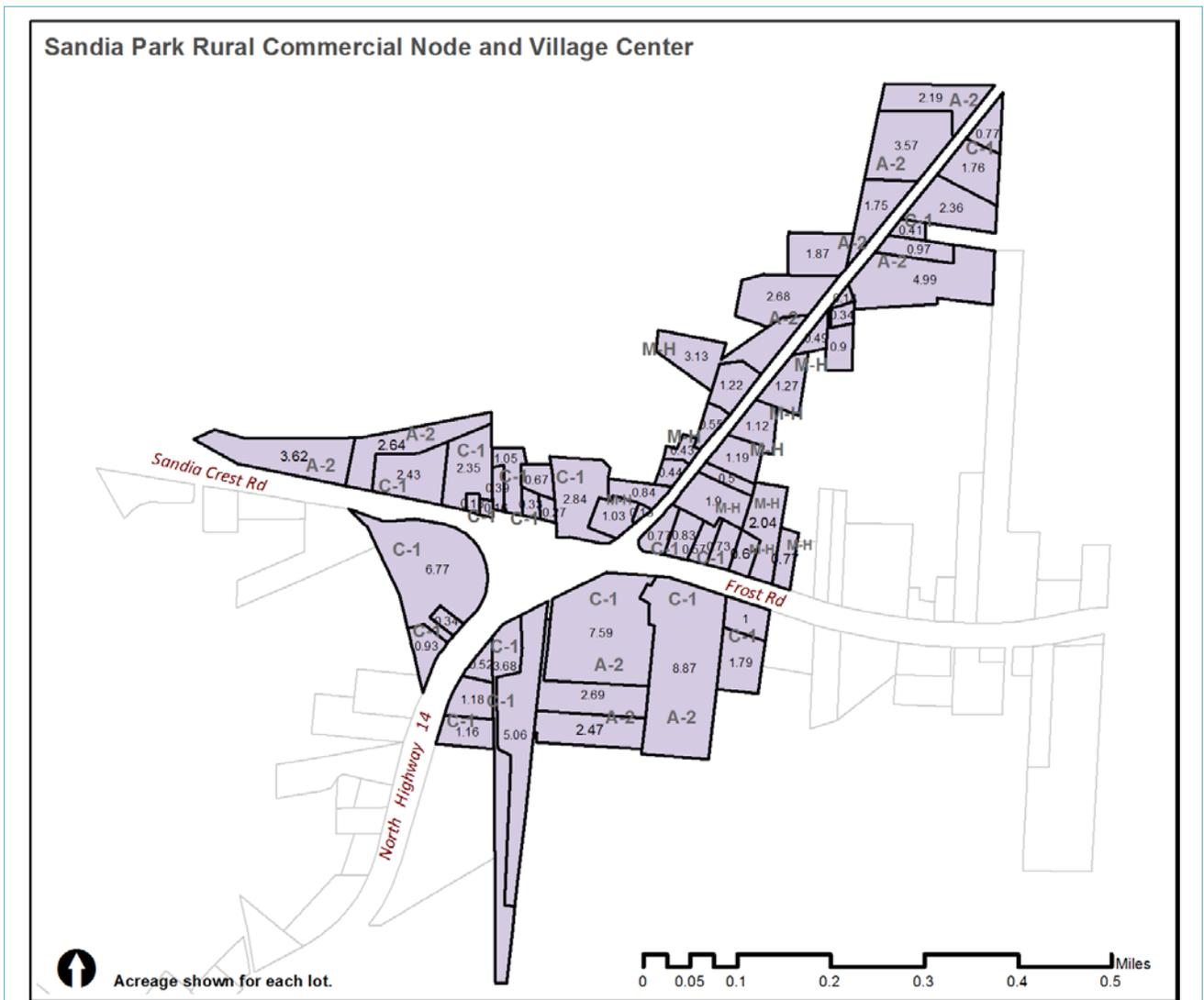


Figure 8. Sandia Park Commercial Node and Village Center – Eligibility Area

Turquoise Trail Village Center

Boundary: Parcels on the east side of North 14 starting on the south with property that houses *Mountain Gardens* and ending with the northernmost property zoned O-1 for office.

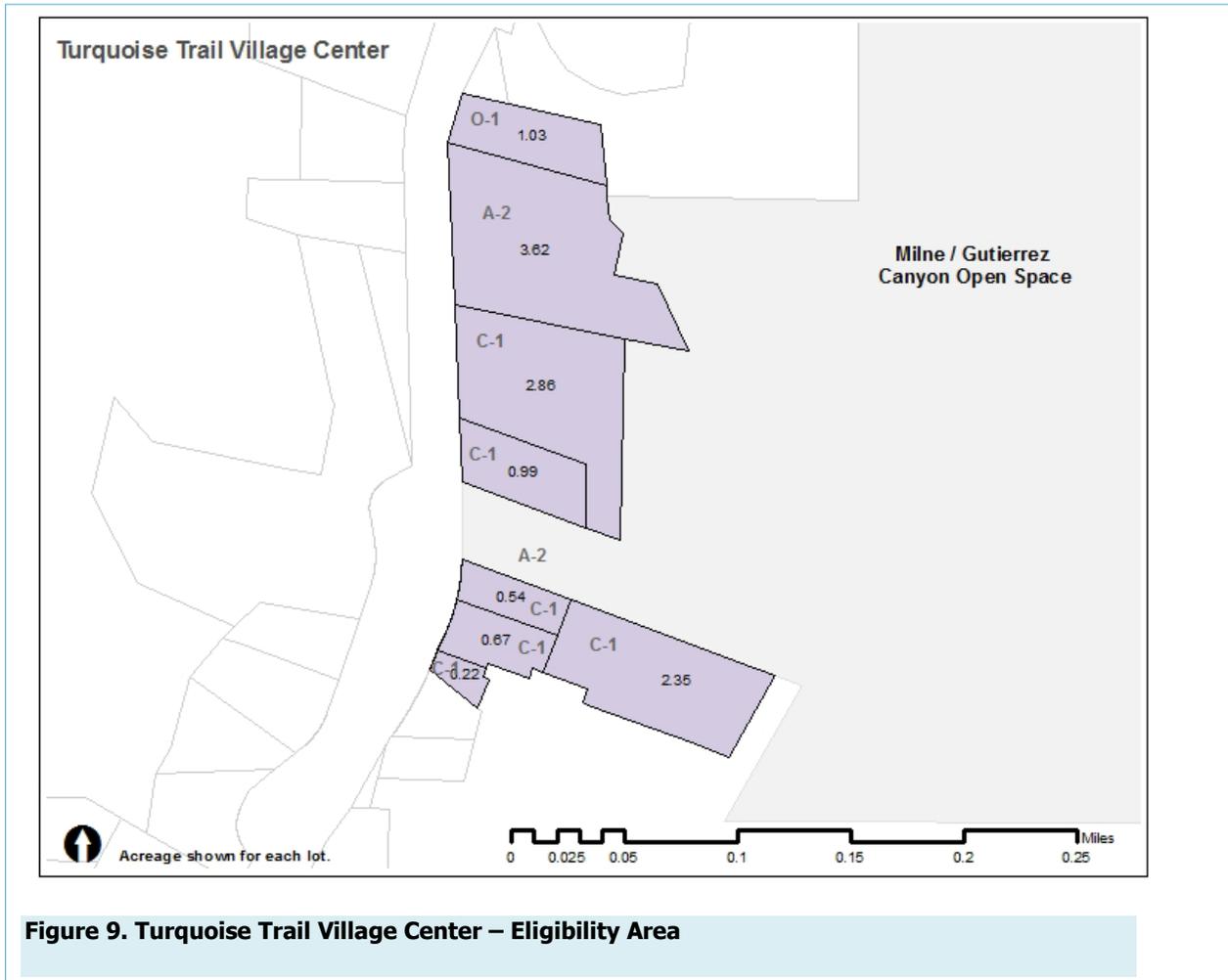


Figure 9. Turquoise Trail Village Center – Eligibility Area

Triangle Village Center

Boundary: Properties zoned commercial on both sides of North 14, ranging from the northern boundary of the mobile home park on the south to properties zoned C-N neighborhood commercial on the north.

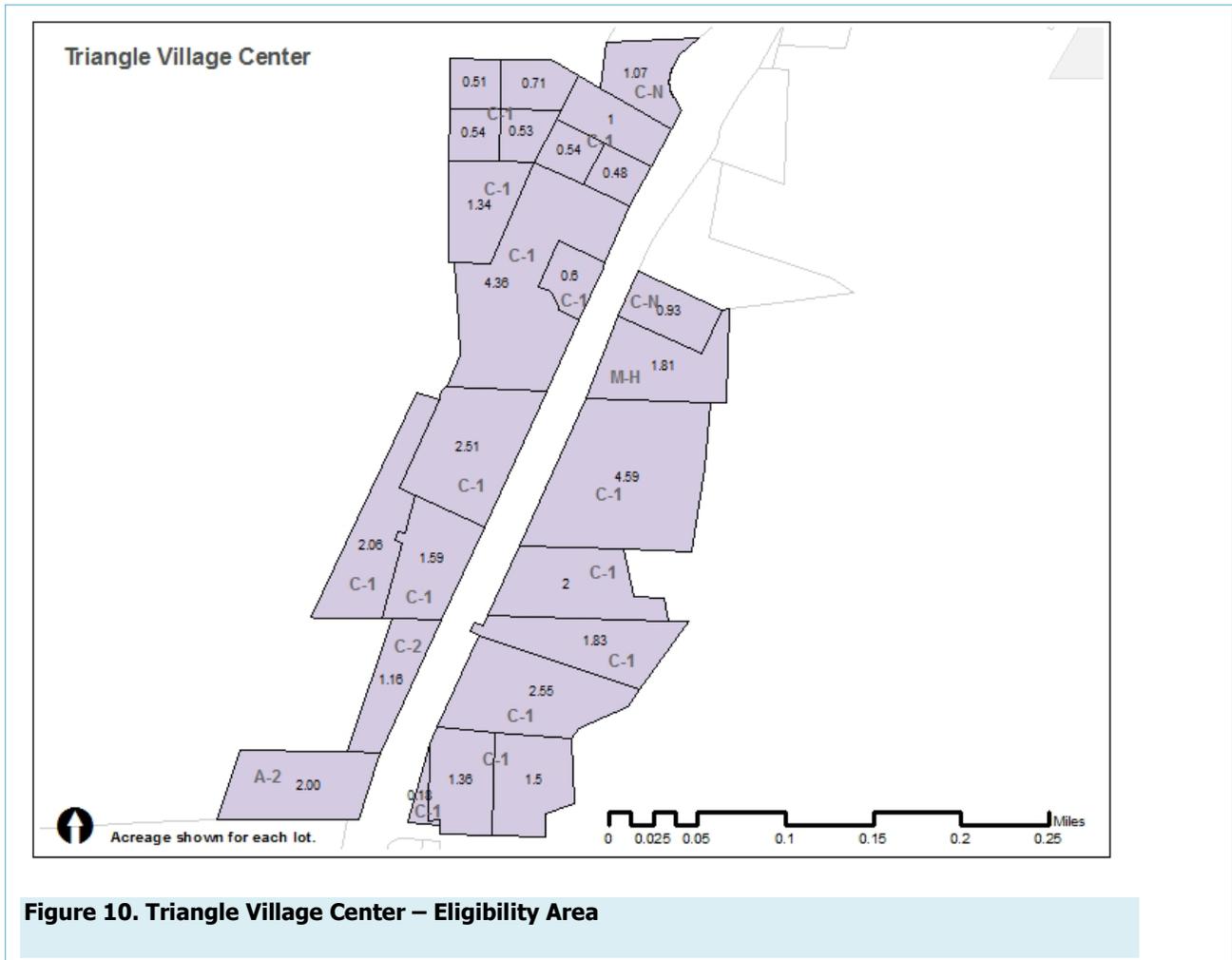


Figure 10. Triangle Village Center – Eligibility Area

Cedar Crest Village Center

Boundary: Commercially-zoned properties on the west side of North 14 starting with the Prince of Peace Church and ending at Columbine Lane. On the east side, commercially-zoned property to the north of Forest Park Road, extending north to Sangre de Cristo Drive. This village center is separated from the Triangle Village Center only by the mobile home park and several A-2 and commercial properties on the western side and by Columbine Road on the eastern side.

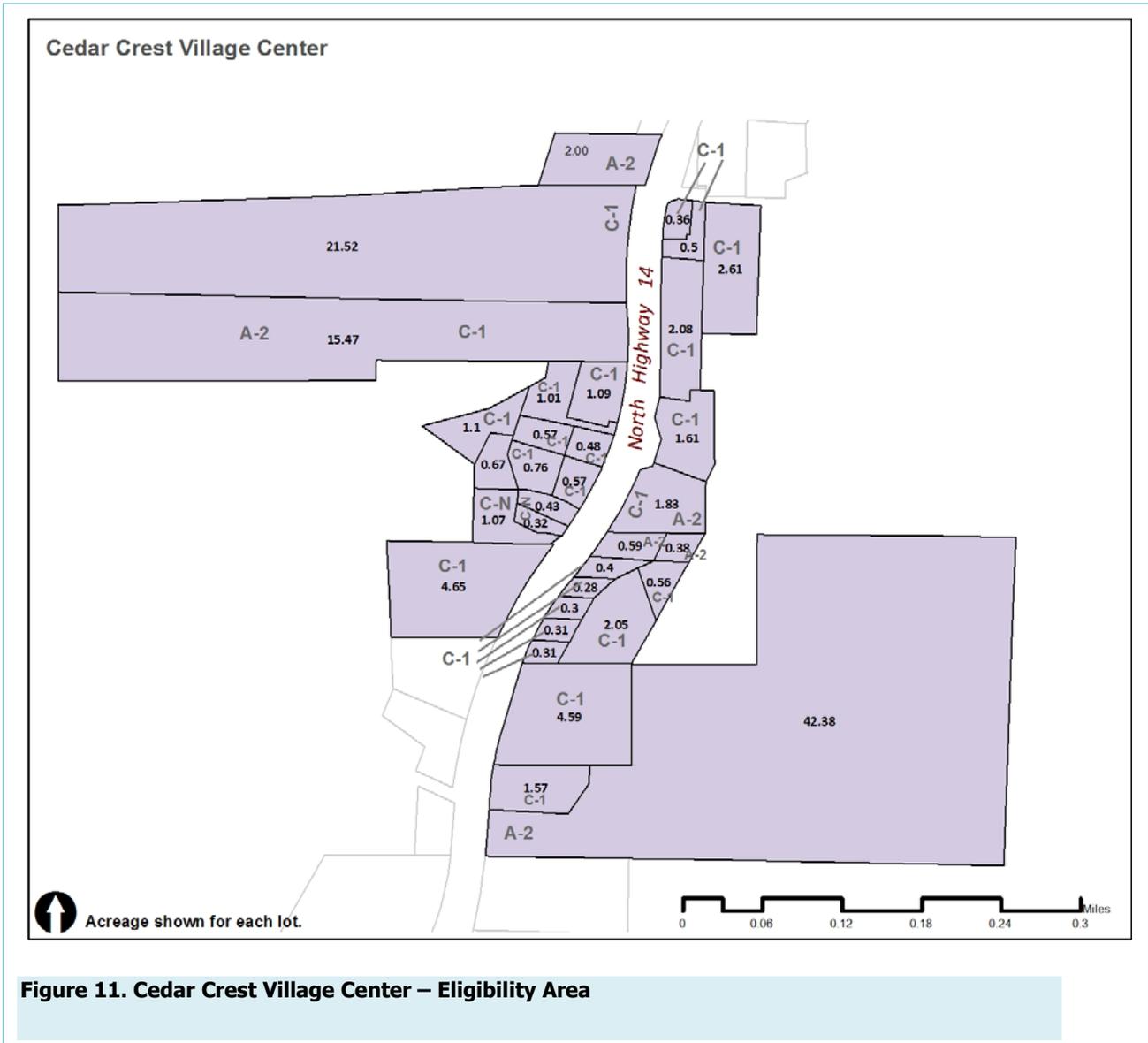


Figure 11. Cedar Crest Village Center – Eligibility Area

N14RC ZONE (Rural Commercial)

- A. The regulations set forth in this section or set forth elsewhere in this ordinance, when making reference to this section, are the regulations in the North 14 Rural Commercial Zone (N14RC). The purpose of this zone is to provide suitable sites for services and limited commercial uses to satisfy the day-to-day needs of nearby residential areas as well as visitors to the area and to minimize any adverse effect on nearby residential development.
- B. Use Regulations
1. Prohibited Uses. The following uses are prohibited in this zone unless otherwise described in this section:
 - a. The open storage of inoperative vehicles or auto parts;
 - b. The open storage of trash or junk;
 - c. The open storage of large appliances;
 - d. Contractor's Yard
 - e. Any use not designated a permissive use or conditional use in this zone.
 2. Permissive Uses.
 - a. Any uses listed as being permissive in the A-2 Rural Agricultural Zone of the Comprehensive Zoning Ordinance of Bernalillo County.
 - b. Bank.
 - c. Bed and Breakfast House.
 - d. Beauty and barber shop.
 - e. Boardinghouse or Lodging house (for five or more persons, but not exceeding twenty persons).
 - f. Day care center, and family day care center.
 - g. Day Spa
 - h. Delivery service.
 - i. Drive-thru located at rear or side of establishment such as a bank, drugstore, restaurant, food store, refreshment stand, provided that a solid wall or fence at least six feet high is erected along the side of all areas abutting or contiguous to any A-1, A-2, R-1, R-2, or M-H zone or any conforming residential use and further provided that there is adequate on-site space for vehicle queuing and the vehicle movement plan is approved by the County.
 - j. Drugstore.
 - k. Dry cleaning, laundry, clothes pressing, provided:
 - (1) Only nonflammable or noncombustible materials are used in the cleaning process.
 - (2) The number of persons employed in the establishment is limited to three, excluding pressers, office, clerical, or delivery personnel.
 - (3) That portion of the structure in which any cleaning process is done is at least 50 feet from A-1, A-2, R-1, R-2, or M-H zone.
 - l. Firewood sales, provided it complies with the following:
 - (1) All outside storage of fire wood must be enclosed by a solid wall or fence at least six feet high on all sides abutting any A-1, A-2, R-1, R-2 or M-H zone, and further provided that wood may not be stacked above the plane established by the top of the surrounding wall when a wall is required.

- (2) No wood may be stored closer than ten feet to any property line or within ten feet of any structure.
- (3) Any driveway or area accessible to motor vehicles shall be surfaced with gravel, oil, or other higher-type paving.

m. Health gymnasiums.

- n. Incidental uses within a building, most of which is occupied by offices and/or dwelling units, such as news, cigar or candy stand, restaurant, personal service shop, and the like, provided the incidental uses comply with the following:

The use is intended primarily for the use of the occupants of the structure.

At least 10,000 square feet of floor area are contained in the structure.

The use is limited to a maximum of ten percent of the total floor area.

The use is so situated within the structure that it is not directly accessible from a public right-of-way.

o. Indoor Amusement Enterprise.

- Billiard or pool hall, bowling alley, theater, skating rink,
- Swimming pool operated as a commercial enterprise including commercial activities specifically related to such use, such as the sale or rental of swimming equipment and the usual concession stands, provided any such use shall be enclosed by a wall or fence at least eight feet high. The hours of operation shall be limited to 6:00 a.m. to 11:00 p.m.

p. Institution, including library, museum.

q. Laundromat

r. Light Manufacturing/Fabricating Uses

The following uses must be conducted within a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high, which must be solid along the sides of the site facing or abutting land zoned A-1, A-2, R-1, R-2 or M-H, and provided further that products, items or materials stored on the site are not stacked to a height above the height of the required wall or fence. The footprint of such a building or enclosure or combination thereof, shall not exceed a total of 10,000 square feet for any one business. In no case shall the total footprint size exceed **60%** of the lot area:

Area Regulations specific to this use:

Non-Residential Building Setback shall be the following:

Front – 50 feet (including 20' landscaped buffer)

Rear – 20 feet

Sides – 15feet

Non-Residential uses adjacent to single family residential-

Front – 50 feet

Rear – 40 feet

Sides – 40 feet

- (1) Building material storage and sales.
- (2) Contractor's equipment rental, or sale.
- (3) Machine shop, blacksmith shop, ornamental iron shop, welding shop.
- (4) Manufacturing, compounding, assembling, or treatment of articles made from the following materials: Bone, shell, cellophane, cork, fibre, fur, glass, horn, leather, precious

or semiprecious metals or gems, paint (not involving a boiling process), paper, plastics, textiles, yarn, tobacco, or wood.

(5) Manufacturing, compounding, processing, packaging, treating, assembling, maintaining, repairing, overhauling, or rebuilding of the following products: bakery goods, candy, cosmetic goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, mechanical devices, electronic instruments and devices, radios or phonographs, musical instruments, pottery, figurines, ceramics provided only previously pulverized clay and kilns fired by electricity or gas shall be used, signs, including electric or neon, billboards, commercial advertising structures, toys, and novelties.

(6) Sheet metal working (light), including the making of heating or ventilating products or equipment, cornices, and eaves.

(7) Warehouse.

(8) Food and beverage processing.

r. Medical clinic.

s. Medical supplies and services, such as drug prescription and supply shop, physical therapy office, or shop for fabricating and fitting prosthetic or correction devices, or medical or dental laboratory.

t. Mixed-use development with residential and nonresidential uses combined in the same building or buildings. The nonresidential uses are limited to those allowed as permissive or conditional in this zone, excluding Light Manufacturing/Fabricating Use. Rear set back must be 50 feet from occupied residential uses. Mobile homes may not be included as part of a mixed-use development.

u. Office.

v. Printing, publishing, and photocopy services.

w. Restaurant provided: (1) There shall be no drive-in restaurant; and (2) Alcoholic drink may be sold only under restaurant license for sale of beer and wine, as provided by NMSA 1978, § 60-6A-4.

x. Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided it is not listed as a conditional use in this zone, and with the following limitations:

(1) Antiques and Gift Shop.

(2) Art Gallery, Arts and crafts objects retail sales, supplies plus their incidental creation, provided there is little or no reproduction of substantially identical objects. Including artisanal iron and wood work.

(3) Auto parts and supply retail sales.

(4) Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail costs.

(5) Bicycle and motorized bicycle (moped) sales and rental, provided that outdoor display is permitted only 50 feet or more from any residential zone.

(6) Books, magazines, newspapers, stationery for retail sales, but not an adult bookstore.

(7) Clothing, shoes, drygoods for retail sales.

(8) Cosmetics, notions, hobby supplies for retail sales.

(9) Feed store (retail) provided all outside storage is enclosed by a solid wall or fence six feet high on all sides abutting A-1, A-2, R-1, R-2, or M-H property.

- (10) Grocery store.
- (11) Hardware store.
- (12) Jewelry shop.
- (13) Musical instruments and supplies.
- (14) Florist, Nursery or Greenhouse provided all outside storage other than plant material is enclosed by a six-foot high solid wall or fence on all sides.
- (15) Paint store.
- (16) Pet shop and/or pet grooming, provided there are no outside pens.
- (17) Photographic equipment, Photography Studio (but not adult Photo Studio).
- (18) Sporting goods.
- (19) Tailoring, dressmaking.
- y. School and Incidental Facilities
- z. Shoe repair shop, shoeshine stand
- aa. Sign, provided:
 - (1) Requirements of the Design Overlay Zone (pages 31) have been met.
 - (2) Location Criteria. It is located on private property and advertises, identifies, or directs to a use currently conducted on the same premises. The location of such signs must comply with the following requirements:
 - (a) One freestanding, monument-style, two-sided sign no higher than 10 feet with enclosed base.
 - (b) The outer edge of a wall sign may protrude up to one foot over the property line into the public right-of-way provided the bottom edge of the sign is eight feet or more above the curb or sidewalk grade.
 - (3) Number of Signs. Not more than one sign is permitted for any one business with street frontage of 50 feet or less. Not more than two signs are permitted for any one business with more than 50 feet of street frontage. A composite group of small signs integrated into one framed unit shall constitute one sign.
 - (4) Size of Signs:
 - (a) The total area of any one sign face shall not exceed 32 square feet.
 - (b) The total aggregate of all faces of signs or combination of signs allowed for the property on which the use is located shall not exceed 130 square feet of sign area.
 - (c) Business fronting on more than one street will be allowed additional square footage of sign area to the extent of 50 percent of that allowed for their main street frontage.
 - (5) Exceptions:
 - (a) Signs having less than four square feet in area per sign face and manufacturer's product display racks are considered as exceptions to Subsection (18)(b) and (c) supra, provided no customer service area shall extend closer than ten feet to the nearest right-of-way line of a public street.
 - (b) On-premises signs without advertising, directing on-premises customer traffic or directing to specific customer service areas, shall be allowed in excess of the number and square footage limitations in Subsection (18)(b) and (c) supra, provided the aggregate area of such signs shall not exceed 20 square feet per business location.

- (6) Illuminated signs, except illuminated clocks, thermometers, and illuminated signs within a building, shall not be so located as to shine directly into adjacent conforming residential property.
- (7) Blinking and Revolving Signs. No flashing, oscillating, revolving or blinking signs nor signs with audible devices shall be allowed.
- (8) Amortization. See Nonconforming uses, Section 23.A.(1)c. of the Zone Code
- (9) Determination of Sign Size. The sign area shall be measured as follows:
 - (a) Square or Rectangular Sign. Length times the height of the face of the sign.
 - (b) Irregularly-shaped Sign. Area of rectangles, circles, ovals, triangles, or a combination thereof, necessary to enclose the face of the sign.
 - (c) Sign Made of Individual Cutout Letters. Sum of the area of the rectangles or triangles necessary to enclose each letter.
- bb. Concealed Wireless Telecommunications Facility, provided that it satisfies the requirements of section 22.5 of the Bernalillo County Zone Code.
- cc. Amateur Radio Antenna/Tower up to 65 Feet as measured from grade.

3. Conditional Uses.

- a. The following uses may be permitted if approved by the Zoning Administrator in accordance with the procedures set forth in Section 24, Administration Section of Comprehensive Zoning Ordinance of Bernalillo County.
 - (1) Amateur radio antenna/tower 65 to 100 feet as measured from grade.
 - (2) Church and Incidental Facilities.
 - (3) Garage for automotive repair provided it complies with the following:
 - (a) Any automotive repair shall be conducted within a completely enclosed building located at least 20 feet from any A-1, R-1, R-2, M-H, or A-2 property.
 - (b) Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.
 - (4) Group Home
 - (5) Hospital for human beings or sanatorium.
 - (6) Hospital for animals, and kennel (but not for breeding), provided it is in a completely enclosed building.
 - (7) Farmers' Market operation provided that specific operating dates and hours shall be established, permanent outdoor storage shall not be permitted, temporary structures shall be removed following the ending of each operating day, and there must be a minimum of 20 feet between vendor rows for emergency access purpose.
 - (8) Flea Market operation provided that specific operating dates and hours shall be established, permanent outdoor storage shall not be permitted, temporary structures shall be removed following the ending of each operating day, and there must be a minimum of 20 feet between vendor rows for emergency access purpose
 - (9) Hotel or Motel.
 - (10) Nursing or Rest Home.

- (11) Outdoor Amusement Enterprise, provided any lighting shall be so located, screened or shaded so as not to reflect off the premises as follows:
 - Baseball batting provided the area shall be fenced or otherwise designed to prevent any balls from going off the premises.
 - Circus, carnival, or enterprise of similar type, provided it be located at least 300 feet from any dwelling which is a conforming use, shall be permitted at one location for a period of not more than seven days. The hours of operation, including the time of erection and dismantling of equipment, shall be between 6:00 a.m. and 12:30 a.m.
 - Golf driving range, including commercial activities specifically related to the operation of the use, such as pro shop for the sale or rental of golf equipment, and the usual concession stands, provided the site contains at least six acres and that fencing shall be provided, or the use so designed as to prevent balls from being driven off the premises.
 - Miniature golf course.
 - Pony riding, rodeo grounds, polo field without stables, provided any such use shall be located at least 300 feet from an existing dwelling unit.
- (12) Public Utility Facility, (such as a transformer, switching, pumping, or similar technical installation) essential to the operation of a public utility.
- (13) Restaurant with full service liquor license.
- (14) Service station, including the sale of liquefied petroleum gas, but not for resale, provided any tube or tire repairing, minor auto repair or battery charging shall be conducted within a completely enclosed building.
- (15) Townhomes, which shall consist of legally platted lots to be created through the Bernalillo County Subdivision process, with one dwelling unit allowed per lot, provided the use meets the following requirements to be addressed in the Conditional Use Permit application:
 - (c) A minimum of ¼ acre (net) per dwelling unit is required.
 - (d) Setbacks shall be the following except that there are no minimum setbacks between structures:
 - Front -25',
 - Rear – 25'
 - Sides – 10

C. Height Regulations shall be as required in the R-2 section of the Comprehensive Zoning Ordinance of Bernalillo County, except that height may not exceed 26.5 feet above natural grade.

D. Areas Regulations

1. Setbacks -

Building Setback shall be the following:

Non - Residential

Front –

Sites of one acre or less:

Minimum 20 feet - maximum 30 feet

Sites of one acre and up to five acres:

Minimum 25 feet – maximum 35 feet

Sites of five acres or more:

Minimum 30 feet – maximum 40 feet

Rear – minimum 10 feet, except if adjacent to a residential use in which case rear yard set back must be 25 feet

Sides – 0 feet , except if adjacent to a residential use in which case side yard set back must be 15 feet

Residential

Front – Minimum of 20 feet

Rear – Minimum of 10 feet

Sides – Minimum of 10 feet

E. Parking shall conform to the Design Overlay Zone regulations (page 29-30).

Part II:

Background and Recommendations

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The Rock House ("Big Mamas")



San Antonito Church



Frost & 14

Section 5 History

Introduction

Settlement throughout the Turquoise Trail (North 14 and Hwy 536) area began approximately 900 years ago, when Native American people lived in canyon villages, some of which were still occupied when the Spanish arrived in the 16th century. Until recent times, Tijeras Canyon was known as Cañon de Carnué. The communities in the Carnué area are the oldest continually inhabited settlements in the Sandia Mountain range. Throughout history, Tijeras Canyon has been an important travel corridor.

- In the 17th and 18th centuries, Apache Indians used the Canyon as a passage and campground when they rode west to raid communities along the Rio Grande. Hispanic settlers frequently traveled the Canyon in the 18th century to reach timber forests and hunting and trading areas.
- During the 17th century and first half of the 18th century, no permanent population lived in Tijeras Canyon. Due to continued attacks by Apaches and Comanches, settlement in the Tijeras Canyon was difficult to sustain and the area experienced periods of abandonment and resettlement.
- The area was repopulated in 1763, after the Spanish colonial governor of New Mexico ordered a permanent settlement be established in the Tijeras Canyon east of the *Villa de Albuquerque* to help buffer it from Apache and Comanche attacks. Following the governor's order, a group of Hispanic and Mestizo settlers, primarily from Albuquerque, were granted land in the Tijeras Canyon. The grant was called Cañon de Carnué.
- In 1817, the children and grandchildren of the area's original settlers and other landless *Mestizos* returned to Carnué to build permanent settlements.
- Before the Civil War, the Canyon was used in transporting information and military supplies between Albuquerque and Fort Stanton. In 1862, troops from both the Confederate and Union armies occupied it. Later, a Union Army station was constructed near Tijeras. In 1868, more than 6,000 Navajo left Fort Sumner, where they had lived in detention for more than four years, and travelled north to Sedillo and then west through the Canyon.
- Apache and Comanche raids continued into the mid-1860s. After the removal of the Apache threat in 1865, new villages were founded throughout the Cañon de Carnué. These villages

included: Primera Agua, Gutierrez Canyon, Bartolo Baca, Tablazon, Zamora, Yrisarri, Cedro, Well Country Camp/Hobbies, and Carlito Springs.

Historic Villages

Between 1819 and 1848 the villages in the Cañon de Carnué flourished as self-sustaining agricultural communities. Water from mountain springs, supplemented by floodwaters, was supplied to homes through ditches and log flumes. Residents grew beans, corn, garden vegetables, and sometimes wheat. The poor rocky soil, droughts, and early and late frosts meant that primarily only subsistence crops were grown. Mountain pastures were used to raise sheep, goats, and some cattle. Men hunted for meat and hides, and historically hunted buffalo. From the earliest days of the settlement, residents chopped trees and sold the firewood in Albuquerque. Hauling wood in wagons was an important economic activity even as late as 1937.

After the US—Mexican War ended in 1848, an influx of American pioneers permanently altered the land uses and land management practices of the land grant. Settlement patterns, property tenure, and the pioneers' use of natural resources varied greatly from those of existing Spanish and Mexican settlements. These changes in land use also significantly altered the employment of the land grant residents.

In the late 19th century, some of the men from the Cañon de Carnué Land Grant worked at mines in Golden and San Pedro and later at the Madrid coal mines. Some worked building railroads and some at sawmills, of which there were many south of the present freeway. Early sawmills could be found at Juan Tomas, David Canyon, Carolino Canyon, Tablazon, Kuhns Road, and a number of other places. Small gold and silver mines were also opened within Tijeras Canyon proper. A coalfield, running east of North 14 and north of Interstate-40, was mined from the 1890s to about 1920. It had the distinction of being the smallest coal seam mined in New Mexico. In 1908, it employed about four men underground and one outside.

By 1903, after a long period of court proceedings and congressional review, the original 90,000-acre claim of the land grant had been reduced to 2,000 acres. Much of the communal land had been reduced to small, family farm plats. This conversion of land further diminished the traditional community's economic base and further changed the employment of the residents.

In the early 1900s, some men worked far from home herding sheep. Later, some worked for the Forest Service. During the Prohibition Era of the 1920s, the manufacture and sale of bootleg whiskey to Albuquerque residents was a major business enterprise for the Tijeras Canyon communities. After the Second World War, when roads and transportation had improved, some residents commuted to work at Sandia Labs and the greater Albuquerque area.

San Antonio Historic Village

Throughout the 19th and early 20th centuries, San Antonio was the population and religious center of the Cañon de Carnué Land Grant. Early development of a water system based on flows from San Antonio Spring encouraged people to cluster in the vicinity of San Antonio.

Charles Campos, an Italian who became a prominent member of the San Antonio community, purchased land at San Antonio in the 1880s. Located about a quarter-mile northeast of the church, the land included part of San Antonio's ruined second plaza (called the "Old Plaza"). Campos' home eventually included a dance hall, saloon, and store. The house was built over a well, and water was pumped into the kitchen.

The Campos home was sold in 1930, but the dance hall remained open until it was torn down in the mid-40s. Campos pressed the grapes that grew behind his home and kept the wine in barrels stored in a cellar beneath his kitchen and dance hall. Wine-making was common among residents of the area. Campos ran several other businesses. He mined gypsum near Cañoncito and had limestone kilns at several East Mountain locations. Some of the kilns still exist, including one in the Tijeras area. Campos sold the burned limestone and probably also the gypsum in Albuquerque, where it was used for plaster. The gypsum was used by local families to make a whitewash that women used to paint the inner walls of their homes. Women also purchased burned limestone from Campos, which they used to soak corn overnight so that the kernels would soften.

From the mid-1830s until 1880, the only church serving the Cañon de Carnué Land Grant (Tijeras Canyon) area was at San Antonio. The San Antonio chapel, built of stone, was constructed at the site of a third San Antonio plaza and over the ruins of an Indian pueblo. The first two plazas at San Antonio either had been abandoned or were not large enough to accommodate everyone. The small church burned down in the 1950s and a larger San Antonio de Padua Church was built.

Religion played a central role in community life. In the 1880s, a priest blessed a *penitente morada* (place of God) located north of the San Antonio church. The morada was founded by Dario Gutierrez, with the help of Dario Chavez. The penitentes, a lay Catholic brotherhood, held observances at the morada throughout the Lenten season. People from Santa Fe, Mora, Chimayo, Socorro, San Juan and Belen came to visit the morada during Lent. For three days of Holy Week, Wednesday through Friday, the penitentes lived at the morada day and night. The morada apparently burned in the early 1940s and was torn down. Only a few stones remain; however, there is the still-definable site of a large cross where the penitentes held special observances. San Antonio's annual fiesta is held in June. Masked matachines dancers have been an integral part of the fiesta since some time in the last century.

The San Antonio/Tijeras Canyon area also, until about the 1960s, celebrated and prayed for rain on St. John the Baptist Day, June 24. A procession, with statues from the San Antonio church, traveled from San Antonio to Tijeras, Primera Agua, Rincon Loop and back to San Antonio.

Carnuel Historic Village

In 1819, Cañon de Carnue was re-issued as a community land grant known as San Miguel de Laredo de Carnue. The village included a defensible plaza and various acequias located throughout the settlement area (U.S. Forest Ranger District, Heritage Report No.2002-03-008). The villages were built around enclosed plazas. Allotments of farmland were made for additional settlers later in 1819 and 1820. The Cañon de Carnué Grant extended north of Tijeras Canyon to include what is now Cañoncito, but did not include the San Antonito area, which was settled at a later date.

Although 24 families had settled at San Miguel (Carnuel) in 1819, by 1880 there were only 10. Most of the population had gravitated toward San Antonio, where a water supply had been developed. Two chapels were built in Carnuel in the 1890s. A private chapel was built by Domingo Garcia to house the statue of San Miguel de Laredo, the village's patron saint. It was torn down in the 1960s. The community's current church, Santo Niño, was built in 1898 at the west end of Carnuel, on land donated by Ramon and Petra Herrera. The original stone church was enlarged with stone and adobe, then in the 1960s it was torn down and a larger church built. In 1932, Father Libertine erected the large white cross on the hill across the freeway from the church. The Father's idea was to encourage travelers through the canyon to stop and meditate. Even today, residents still commemorate these special events. Carnuel observes a San Miguel fiesta every September. Each year on May 3, a Triumph of the Cross fiesta and the fiesta of Santo Niño are celebrated together. Prior to construction of the Interstate, a religious procession walked from the church to the cross on the hill.

Tijeras Historic Village

The Tijeras area was settled shortly after San Antonio. In 1880, with 15 families, it was the second-most densely populated community of Cañon de Carnué. Tijeras, meaning "scissors" in Spanish, was so named because the major roads, north-south and east-west, crossed like blades of scissors.

An Immaculate Conception Church occupied the white adobe building in 1912. Between 1912 and 1930 the property—a simple square room—belonged to the Archdiocese of Santa Fe. However, at some point within that period, church use of the building stopped. In 1930 the property reverted to its original owners, the Keleher family. Around 1935, Tijeras residents apparently appropriated the building for church use again, naming the church Santo Niño. In later years, an altar was added, then a sacristy. The property again was given to the Archdiocese in 1963, and eventually became the property of the Village of Tijeras. The old Santo Niño church is not in use and is intended to become a museum.

A new, larger church was built in the early 1970s. Part of the old wall has been rebuilt across from the old church, south of Historic Route 66. Constructed in front of the former Carpenter home and dance hall, it originally stood higher and protected the wagons of those who came to dance. Across from the present wall, on the north side of Historic Route 66, another high wall once stood in front of another dance hall, home, store and post office, all owned by Jose Dominguez, an Italian. Dominguez had a well and hand pump in the middle of his corral, where people watered their horses. They also stopped there overnight when traveling through Tijeras Canyon and slept in their wagons. The stagecoach stopped near Dominguez's buildings. In September, Tijeras celebrates its fiesta de Santo Niño.

Cañoncito Historic Village

Cañoncito was known as "El Cañoncito de Nuanes" in 1826, although it was uninhabited at that time. In 1860, a Salvador Nuanes and his sons lived in Cañoncito, which had a population of 29 families. By 1880, Cañoncito's population had dropped to 12 families. Water was supplied from Cole Spring through ditches and dugout log flumes. The water was stored in a large pond beside the village, from which it was distributed. Cañoncito's San Lorenzo Church was built in the 1870s. The feast day of the patron saint, San Lorenzo, is celebrated in August.

Gypsum was mined near Cañoncito by Charles Campos, and later by the Ideal Cement Company. Flagstone also was obtained from an area near Cañoncito. It was used in the floor of Albuquerque's old airport building and in the floors of several University of New Mexico buildings during the 1930s.

San Antonito Historic Village

The San Antonito Grant was settled in 1844. Water for gardens and domestic use was supplied by a ditch running from La Cienega. Although the name "San Antonito" borders the church gate and the church is referred to as "La Santa Cruz" (Holy Cross), members of two families have said the church's real name is "Nuestro Señor de Mapimi." Señor de Mapimi refers to the statue of the crucified Jesus, which probably came from Mapimi, Mexico and is the community's patron. The statue was stolen in the 1970s. Now a smaller crucifix is taken out on processions for the church's September 23 fiesta. Fiestas generally were held after the bean crop was harvested and sold. The numbers "7 27 21" above the church doorway represent a date, but the two San Antonito families say the church was built much earlier than 1921. One person said that was the date the church was plastered. The church was built of adobe, and before 1921 had been coated annually with a mixture of mud and straw. Another version holds that in 1921 the church was enlarged.

Historic Sites

In an initial attempt to identify sites, structures, and other historically significant features within the East Mountain Area, the following sites were identified in the 2006 East Mountain Area Plan as having important historical value to East Mountain Area residents.

Churches

- Tijeras: the old Tijeras church has been unused since the mid-1970s. It is currently listed on the state historic register.
- Cañoncito: dates back to the 1870s. Today, it is used primarily for the community's annual fiesta.
- San Antonito: date of construction is unknown, but is believed to have been built in the 19th century. The interior has since been remodeled and modernized.
- The San Antonio and Carnuel churches are not as old, but were built on the sites of older churches.

Other Religious Sites

- Essentially nothing is left of the San Antonio morada, but a sign indicating where it stood would be appropriate as it had great community importance.
- At the site of the San Antonio Penitentes' Calvary cross, the cross is gone, but the site seems otherwise undisturbed. There appears to be an old trail down at least one side of the hill.
- The white cross over the highway at Carnuel should be preserved as an historic site. The original cross, erected in 1932, has been replaced several times because of vandals.

Cemeteries

- Older cemeteries are picturesque and have historical value. The Catholic churches in Carnuel, San Antonio, and San Antonito have associated cemeteries.

Historic Homes

- The former Charles Campos home in San Antonio was built in the 1880s and is still used as a residence.
- The 19th century house built by Ramon Herrera in Carnuel still appears to retain architectural features of the historic home, and several generations of Herreras have lived in it. At one time the house had a dance hall and store. Herrera donated land for the old Carnuel church and acted as a church caretaker.
- The Jose Herrera home beside the Carnuel church. Two rooms were built in the 1930s and additions made later.
- In the Primera Agua section of Tijeras is the home built by Manuel Gonzales (b. 1853). At least four generations of the Gonzales family have lived in the stone house. Descendants of Gonzales still live in the area.

Other Historical Structures

- Remnants of the complex San Antonio-Tijeras-Zamora water system. This includes the historic springs and acequia conveyance system that originate in the Sandia Mountains and flow under North 14 within the Historic Village of San Antonio. The system is preserved as part of the Ojito County Open Space land.

Archeological Sites

According to archaeological reports, there are many ancient Native American villages throughout Tijeras Canyon. Mitchell wrote that more than 60 such sites were known, but only a small part of the area had been archaeologically surveyed. A state archaeological survey of Mountain Ranch (located between North 14, La Madera Road and the County line) several years ago found three or four major pre-contact pueblos, in addition to 40 or 50 other archaeological sites. Ancient villages also existed at Carnuel and Chilili, as well as at Paa-ko and partially excavated sites at Tijeras and San Antonio. Although part of Tijeras pueblo is on Forest Service land, a large part is on private property. Pictographs also exist in the East Mountains, some on private property. Other sites are significant for 18th and 19th century Hispanic life.



Old Schoolhouse



San Antonito Cemetery



San Antonio Church

Section 6 Existing Conditions and Issues

The existing conditions portion of the plan looks at the North 14 corridor and its surrounding land uses, natural resources, activities and infrastructure to capture a snapshot of the study area as it is today. It considers the available infrastructure—water resources and delivery, wastewater systems, transportation, and fire-fighting apparatus—to evaluate the capacity of these systems to accommodate future growth in the population, jobs, and commercial activities over the next 20 to 30 years. While the plan cannot mandate changes or improvements in regards to these elements, it can make recommendations to policymakers to help guide their decisions in these areas. These recommendations are presented at the end of this section.

Sector Plan Corridor Character

Starting at the intersection with I-40, North Highway 14 winds its way north to Santa Fe through the valley between the Sandia Mountains on the west and the foothills on the east. Intersecting roadways head east and west into low density residential developments, much like tributaries of a major river. The first small commercial cluster on the way is at the historic village of San Antonio, which has a church, a historic rock house and cemetery, a service station, a burger restaurant, auto repair, and a few other commercial and residential buildings. Because the curve in the roadway makes it difficult to enter and exit these businesses, it was decided as part of this plan to leave the existing zoning in place and not expand the node further.

The next node of commercial activity begins just north of Forest Park Road and comprises three commercial centers in close proximity to each other but separated somewhat by undeveloped or residential land. These are, in succession

- **Cedar Crest Center**, an L-shaped, one-story stucco commercial center set back from the road that houses medical/ professional offices, a bank and small restaurant. The Prince of Peace Church, school, and parking lot are to the south while undeveloped land and a forested mobile home park form a narrow divide between it and the subsequent commercial center. Across the street is a smaller, older, wood frame strip center with a restaurant, tire repair, and a newer two-story Northern New Mexico style office building. An unmanned County fire substation is also in this area, although it has not water for fire-fighting on site.
- The **Triangle Center** commercial center, featuring an expanded locally-owned Triangle Grocery between vacant commercial land to the north (former site of the Bella Vista Restaurant) and a twin commercial development to the south with two restaurants, a health club, and professional offices. On the east side of North 14 are a freestanding hardware store and a DVD rental business.

SECTION 6 EXISTING CONDITIONS AND ISSUES

- The relatively new **Turquoise Trail Center**, two modern retail centers that face each other rather than the roadway with parking in-between. These connect to the Cedar Crest Post Office, followed by a parcel of undeveloped City of Albuquerque open space used as a trailhead and parking area for the Milne/Gutierrez Canyon Open Space, and a sparsely developed commercial area featuring a rustic office building and a pizza restaurant.



Cedar Crest Center



Triangle Center



Turquoise Trail Center

Heading north, these centers are followed by a long break in commercial development, except for a few spot zones, until the intersection of North 14 with Frost Road (to the east) and the Crest Highway (to the west). Here is the **Sandia Park Village Center**, a commercial node that has vacant or underdeveloped land on all four corners as well as a triangle of vacant State right-of-way land. The southeast corner has a large service station and convenience store, a local pub with spaces for several shops or offices, and a new auto-repair shop. The northeast corner has only a small historic building and County storage buildings. On the northwest corner is the original Triangle Grocery store, now called the Turquoise Trail Mart, and a large parking lot as well as several residences. A wood frame chalet-style building, currently an ale house/restaurant, and the former post office building are situated on a large amount of land on the southwest corner.

Sandia Park Village Center



Turquoise Trail Mart



Chalet



Lazy Lizard

The North 14 roadway narrows to two travel lanes from Frost Road north, past the historic San Antonito Church and cemetery, the original schoolhouse building (now an art gallery), and long-standing homes. It then reaches another patch of commercial and institutional development: the school bus yard, rental storage units, and San Antonito Elementary School on the west and a Spanish-style, one-story building used as a restaurant and former gift shop on the east. Beyond that, La Madera Road on the west leads to the Vista Grande Community Center, multi-use ball fields, and East Mountain Charter High School. Thereafter the roadway snakes through mostly open landscape until it reaches the Pa-ako housing development and golf course on the west side and finally the Sandoval County line.

Throughout the corridor are views of the Sandia Mountains to the west and the foothills to the east, preserved by the slope of the topography as well as the general 26-foot height limit.

Current Land Uses and Zoning

The sector plan boundary, as designated, stretches over 9.8 miles. While the majority of the land is zoned for low-density residential uses (one dwelling unit per one or two acres), this is interspersed with clusters of land zoned and used for light commercial and office ventures. In general, land on the east side of North 14, with softer soils, is easier to develop and more receptive to leach fields used in septic systems than that on the west side, which tends to be rocky.

Demographics and Projections

Population

According to the US Census Bureau and the Mid-Region Council of Governments (MRCOG), the East Mountain population in Bernalillo County residing north of I-40 was 11,944 in 2008. Between 2000 and 2008, this population grew by 18%—an average annual growth rate of 1.38%. This is a significant decrease in the previous annual rates of population growth, which were 7.82% between 1980 and 1990, and 3.4% between 1990 and 2000. Table 2 below shows the average annual growth rates in the East Mountain Area from 1980 projected through 2030.

Table 2 Average Annual Growth Rate, Historical and Forecast (% per year)

Year	North of I-40	South of I-40	Total Population
1980 - 1990	7.82	4.08	5.54
1990 - 2000	3.41	3.60	3.52
2000 - 2008	1.38	2.11	1.80
2008 - 2030 (forecast)	2.10	0.77	1.59

Source: US Census Bureau, MRCOG

According to the US Census Bureau and MRCOG, there were a total of 4,741 households in the area north of I-40 in 2008. The number of persons per household decreased slightly from 2.55 persons per household in 2000 to 2.51 persons per household in 2008. The household population in the study area is relatively higher than in Bernalillo County as a whole, which had an average of 2.43 persons per household in 2008. Table 3 shows a breakdown of household population and total number of households for both north and south of I-40 and for the entire East Mountain Area.

Table 3. Households in the East Mountain Area

	North of I-40	South of I-40	Total East Mountain Area
Household Population	11,921	8,609	20,530
Households	4,741	3,303	8,044
Average Household Size	2.51	2.61	2.55
Occupancy Rates*	0.95	0.89	0.92

Source: US Census Bureau, MRCOG

*Occupancy rates indicate the percentage of housing units that are occupied.

Future population projections show steady growth throughout the East Mountain Area, with a majority of the area’s projected growth taking place north of I-40. Figure details UNM Bureau of Business and Economic Research’s population projections for 2030. While there are no projections for the year 2020, the 2030 population of the area north of I-40 is projected to be 18,870—a 57% increase over the area’s 2008 population. Combined with population growth south of I-40, the total population in the East Mountain Area of Bernalillo County is expected to grow from 20,553 in 2008 to nearly 30,000 by 2030.

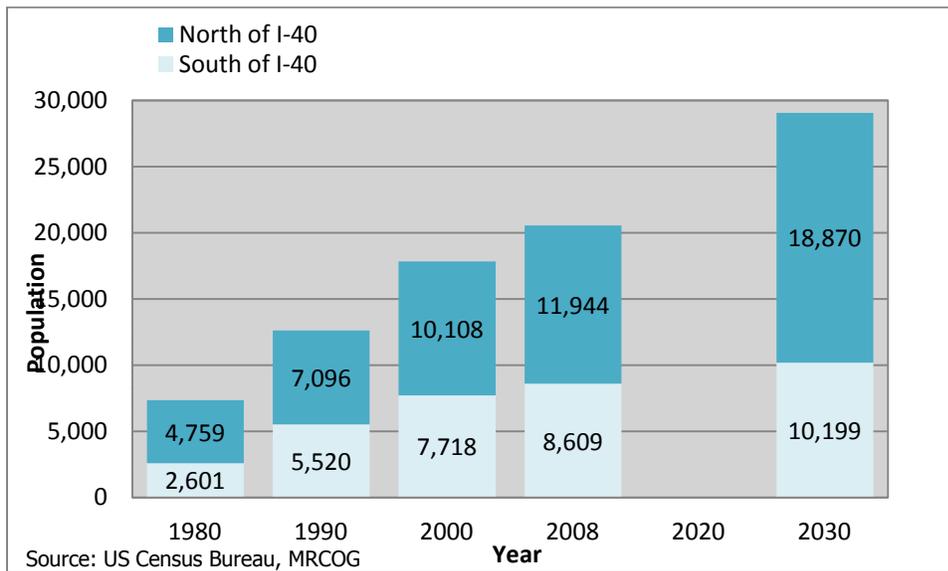


Figure 12. Historical and Forecast Population for the East Mountain Area

Population Density

With an average population density of 114.9 persons per square mile in 2008, the population density north of I-40 was significantly higher than the population density in the overall East Mountain Area, which was 64.91 persons per square mile. The population density north of I-40 increases to 201 persons per square mile after acreage devoted to permanent open space is subtracted.

Economic Profile

It is important to note that because the study area is not identified as a Census Designated Place (CDP) there is no available income data for the East Mountain Area after the year 2000. This section instead relies upon Census 2000 data in combination with North American Industry Classification System data from 2008.

According to the US Census Bureau, in 2000 the percentage of individuals whose incomes were below poverty level in the East Mountain Area was significantly less than in both Bernalillo County and the state as a whole. The percentage of people to the north of I-40 who were below poverty level was 4.6%, while the percentage of those south of I-40 was 8.7% (excluding the southern portion of Carnuel). By contrast, 13.7% of the population in all of Bernalillo County was below the poverty level, while 18.4% of the State population was below the poverty level. Table 4, from the East Mountain Area Plan, details the household incomes of the areas north and south of I-40 as well as in Bernalillo County and the entire State of New Mexico.

Table 4. Household Incomes in 2000

		Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$99,999	\$100,000 to \$199,999	\$200,000 or more	Total
North of I-40	Number	138	305	318	369	444	388	1,166	631	155	3,914
	% of total	3.53%	7.79%	8.12%	9.43%	11.34%	9.91%	29.79%	16.12%	3.96%	99.99%
South of I-40*	Number	136	299	225	331	274	295	840	347	52	2,799
	% of total	4.86%	10.68%	8.04%	11.83%	9.79%	10.54%	30.01%	12.40%	1.86%	100.01%
Bernalillo County	Number	21,249	31,190	31,607	29,343	24,073	18,970	41,715	18,856	3,936	220,939
	% of total	9.62%	14.12%	14.31%	13.28%	10.90%	8.59%	18.88%	8.53%	1.78%	100.01%
New Mexico	Number	84,527	110,247	103,437	91,004	72,134	54,579	110,413	42,795	8,896	678,032
	% of total	12.47%	16.26%	15.26%	13.42%	10.64%	8.05%	16.28%	6.31%	1.31%	100.00%

* 7.10 Block data not available
 Source: US Census 2000, SF3

In 1990 and 2000, the major employers in the East Mountain Area were the Rio Grande Portland Cement factory; the Albuquerque Public Schools; and State, County, and Federal government offices. Self-employed workers also make up a large percentage of the employed population in the East Mountain Area. Excluding the southern portion of Carnuel (Tract 7.10, Block Group 2), more than twice as many people are self-employed in the East Mountain Area (22%) than in the county as a whole (10%) (East Mountain Area Plan 2006).

Table 5 details the total employment by type for 2008 in the area north of I-40. As seen in the table, Retail Trade was the largest employment sector with 142 employees. Accommodation and Food Services was another leading sector for employment, with a total of 132 employees. A significant number of employees (63) were also employed in the Educational Services sector. Table 6 suggests that the majority of business establishments in the study area are small businesses that employ from one to four persons. Only five businesses employed 20 people or more.

SECTION 6 EXISTING CONDITIONS AND ISSUES

Table 5. Total Employment by Type for the North 14 Corridor, 2008

Industry Code Description	Total Establishments	Number of Employees
Transportation and Warehousing	1	1
Information	1	1
Utilities	1	2
Public Administration	1	4
Manufacturing	2	5
Administrative & Support & Waste Management & Remediation Services	5	10
Construction	8	21
Finance and Insurance	6	21
Health Care and Social Assistance	7	23
Professional, Scientific, and Technical Services	8	26
Wholesale Trade	6	27
Real Estate and Rental and Leasing	8	31
Other Services (except Public Administration)	17	48
Educational Services	2	63
Accommodation and food services	13	132
Retail Trade	23	142
Total	109	557

Source: 2008 Info USA Employment Database, North American Industry Classification System, and MRCOG

Table 6. Employment for the North 14 Corridor, 2008

Industry Code Description	Total Establishments	1-4	5-9	10-19	20-49	over 50
Utilities	1	1	0	0	0	0
Construction	8	8	0	0	0	0
Manufacturing	2	2	0	0	0	0
Wholesale Trade	6	3	2	1	0	0
Retail Trade	23	14	4	3	2	0
Transportation and Warehousing	1	1	0	0	0	0
Information	1	1	0	0	0	0
Finance and Insurance	6	5	1	0	0	0
Real Estate and Rental and Leasing	8	5	2	1	0	0
Professional Scientific, and Technical Services	8	7	0	1	0	0
Administrative & Support & Waste Management & Remediation Services	5	5	0	0	0	0
Educational Services	2	0	0	1	1	0
Health Care and Social Assistance	7	6	1	0	0	0
Accommodation and food services	13	6	2	3	2	0
Other Services (except Public Administration)	17	13	3	1	0	0
Public Administration	1	1	0	0	0	0
Total	109	78	15	11	5	0

Source: Info USA Employment Database, North American Industry Classification System, and MRCOG

Housing

As of 2009, there were an estimated 4,841 housing units in the East Mountain area north of I-40 (MRCOG). Of those housing units, 4,835 were classified as single family units, and six were classified as multi-family units.

In 2000, there were an estimated 4,225 total housing units in the area; thus an estimated total of 616 additional units have been built since 2000, representing a 14.5% increase. Housing units in all of Bernalillo County increased by 15.19% during the same time period.

The number of building permits issued annually for residential dwellings north of I-40 ranged from a low of 33 in 2009 to a high of 113 in 2006, with an average of 68 per year. The number of permits issued for commercial structures average 2 or 3 per year and ranged from 11 in 2006 to none in either 2008 or 2009. Table 7 and Table 8 detail the number of building permits issues along the North 14 Corridor and in the greater East Mountain area.

Table 7. Building Permits Issued for New Construction in the East Mountain Area, 2000-2009

Year	North of I-40		South of I-40		East Mountain Area	
	Residential	Commercial	Residential	Commercial	Residential	Commercial
2000	67	4	29	4	96	8
2001	46	3	49	1	95	4
2002	69	2	67	1	136	3
2003	79	2	45	4	124	6
2004	79	4	55	2	134	6
2005	82	1	75	2	157	3
2006	113	11	63	8	176	19
2007	76	8	43	6	119	14
2008	41	0	27	1	68	1
2009	33	0	18	1	51	1
Total	685	35	471	30	1156	65

Source: Bernalillo County Zoning, Planning and Building Department

Table 8. Building Permits Issued for New Construction in the N. 14 Corridor, 2000-2009

Year	Residential	Commercial	Total Permits
2000	0	3	3
2001	0	0	0
2002	1	1	2
2003	1	5	6
2004	0	2	2
2005	0	1	1
2006	0	5	5
2007	1	6	7
2008	0	0	0
2009	0	0	0
Total	3	23	26

Source: Bernalillo County Zoning, Planning and Building Department

Utilities Infrastructure

Water Resources

A dependable water supply is critical to future development along North 14 for potable uses such as drinking and washing, for irrigation, and for sufficient fire flow to fight potential fires. Residents and businesses are entirely dependent on groundwater supplies. A 2006 Water Conservation Plan by Bernalillo County indicates that 57% of the residents north of I-40 receive water from a handful of utilities, discussed below, while the remainder utilize private domestic wells. As of January 2012, the Office of the State Engineer's database indicates that there are 160 permitted domestic wells in the land sections bounding the sector plan area.

Fourteen of the business in the land sections bounding the sector plan area depend on individual wells which are categorized by the Office of the State Engineer as "sanitary in conjunction with a commercial use" but do not meet the regulatory definition as a public supply system. However, of those fourteen wells, only seven are associated with commercial type business rather than public facilities, churches, or other non-commercial uses and have water rights totaling only seven acre-feet. Currently, the business uses along North 14 tend to be small-scale office, retail or service uses, which typically are not water-intensive. Lots adjacent to existing businesses served by private wells could potentially be developed for other small businesses using well shares.

There are eight public water systems in the Sector Development Plan area. Four are classified as community water systems (having at least 15 connections and serving at least 25 of the same people throughout the year), and four as non-community water systems (having a customer base that varies from day to day). In addition to the eight public water systems, Entranosa Water and Wastewater Association provides a community water supply to portions of the northern section and may have additional capacity to support increased demand in that area, or may extend its lines south within the corridor. As of January 2012, the Office of the State Engineers database indicates that there are a total of 537 acre-feet of water rights along the corridor permitted as "non-domestic", including the water rights held by the various community and non-community systems described above (but not including Entranosa). As of January 2012, the Office of the State Engineers indicated a reported diversion from permitted and metered wells of only 104 acre-feet to supply existing uses. However, many of the permitted wells did not have metered data on file or data was not current, so existing use could be substantially greater. Regardless, based upon pumping data, the community and other commercial water systems may have additional water rights available for use within the corridor.

Three of the four community water systems (CWS) face the challenge of aging pipes and infrastructure that are expensive to replace. Cedar Crest MDWCA and others also lack sufficient storage capacity for fire protection. The State Environment Department is encouraging small systems such as these to merge to create larger regional systems that could better compete for federal and state loans and grants to upgrade their systems. Extending one's service area also could help perfect permitted water, which is a concern for some of the systems. In the long run, this could also potentially benefit the community by developing sufficient water resources for fire-fighting and desirable development along the corridor. As a first step, a preliminary engineering study to evaluate the feasibility of combining systems has been done

by Dennis Engineering. While some of the systems do not find it practicable to combine water systems at this time, other steps, such as establishing cross connections could substantially increase the systems' abilities to fight fires along the North 14 corridor.

Fireflow

Sufficient water is also necessary to extinguish fires along North 14. The East Mountain Area is at constant risk of wildfire, according to the Bernalillo County Fire Marshall. As there are only a few fire hydrants along the corridor, firefighters generally rely on pumper trucks, aided by shuttle trucks, to bring water to them. East Mountain fire stations are designed and equipped to fight fires in this manner. The Fire Marshall estimates that there should be 10,000 to 100,000 gallons of water on hand to fight a fire in a residential structure and more than 100,000 gallons to combat a fire that fully involves a commercial structure. There are steps, however, that North 14 business and property owners can take to reduce or limit the risk of fire to their establishments. They can build with fire-retardant construction materials such as cement, stone, adobe, stucco, and metal roofs. Second, they can clear a defensible space around their buildings to make it easier for firefighters to access their facilities. Third, they could install sprinkler systems in their buildings.

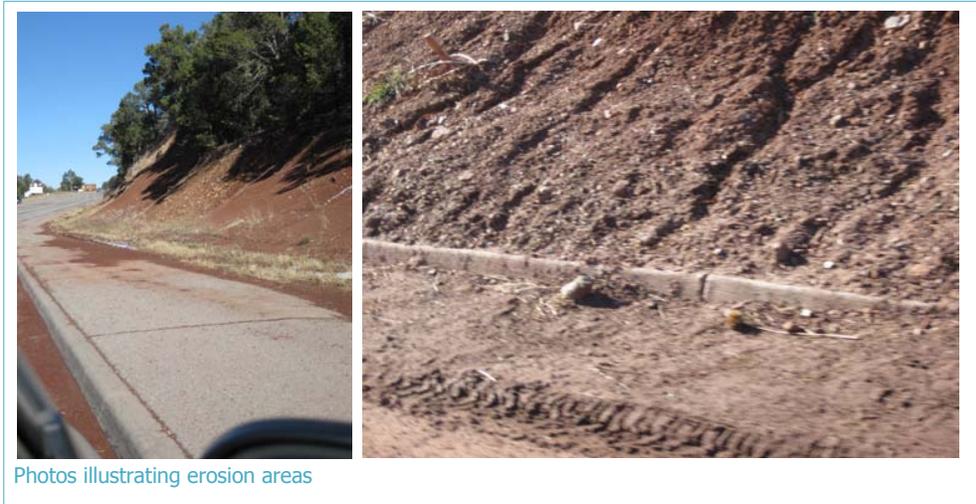
The fire protection system is rapidly becoming inadequate. Protection is needed along the entire North 14 corridor in the form of fire hydrants spaced every 500 to 1,000 feet. These could potentially tie into various water systems (wells, pumps, storage tanks).

Stormwater/ Erosion

Handling storm water drainage, particularly on developed sites with impermeable surfaces (roofs, parking lots), is always a challenge. County ordinances require new development to detain or retain the additional flows created by their developments on-site if downstream capacities are not available. This will be determined in a grading and drainage plan prepared by an engineer licensed in New Mexico. Steep dirt slopes that flank the roadway, particularly between the Turquoise Trail Center and Frost Road and along the border of the Triangle Center, are eroding during storms, washing crumbling dirt and debris down to the multi-use pathway and creating fissures. Stormwater can be transformed from a challenge into a resource by employing low impact drainage management techniques. Such practices include:

- maintaining recharge areas, buffer zones, and drainage courses;
- using infiltration swales, grading strategies, and open drainage systems;
- reducing impervious surfaces by employing permeable pavers, permeable concrete, green roofs;
- harvesting water from roofs and roadways for irrigation.

SECTION 6 EXISTING CONDITIONS AND ISSUES



Photos illustrating erosion areas

Wastewater

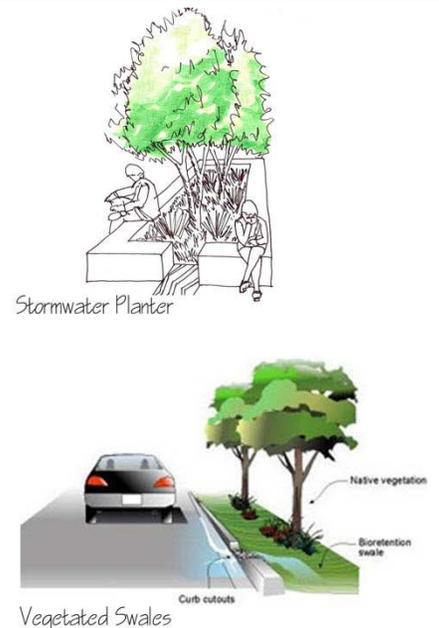
The North Highway 14 Sector Plan area is complex geologically with much variability and different soil conditions. As there are no centralized sewage systems and very few centralized water systems, most development along the corridor uses residential-type septic systems to dispose of sewage. Some exceptions are the Paa-Ko housing development, which several years ago installed a community collection and treatment system following the failure of its constructed wetlands, the Turquoise Trail Center (which is large enough to require a discharge permit from the state) and the Triangle Center.



Terracing on Slopes in Albuquerque



Streetside Raingarden



Stormwater Harvesting

The evolving density of development within the corridor and lack of sufficient lot size and soil conditions to properly accommodate septic systems pose an increased threat of contamination to water wells and streams. Some property owners have chosen to use liquid waste holding tanks, which have high operating costs. Other solutions could be small treatment plants shared by several properties or a combination of an on-site system and a community system with a holding tank or transfer station.

While a sewer line currently runs under NM 333 (Old Route 66) up to the Wells Fargo bank in Tijeras to serve the elementary and middle school, there are no existing plans to extend it farther up North 14. A 1998 study that investigated the feasibility of extending the line estimated the cost to be approximately \$10 million. While the Entramosa Water Association is in the wastewater business as well, there is no infrastructure along North 14.

Another solution might be to cluster systems to collect wastewater and discharge it to a more suitable area. Such clustering is currently happening on a small scale. Implementing this solution would require considering soil layers, density layers, and wellhead locations in order to identify areas that would be suitable for such discharge.

Private Utilities

Public Service Company of New Mexico (PNM) provides electric service to Bernalillo County and the City of Albuquerque. As a regulated utility, PNM is charged with furnishing adequate, efficient, and reliable service to customers within its service territory.

Electric Service

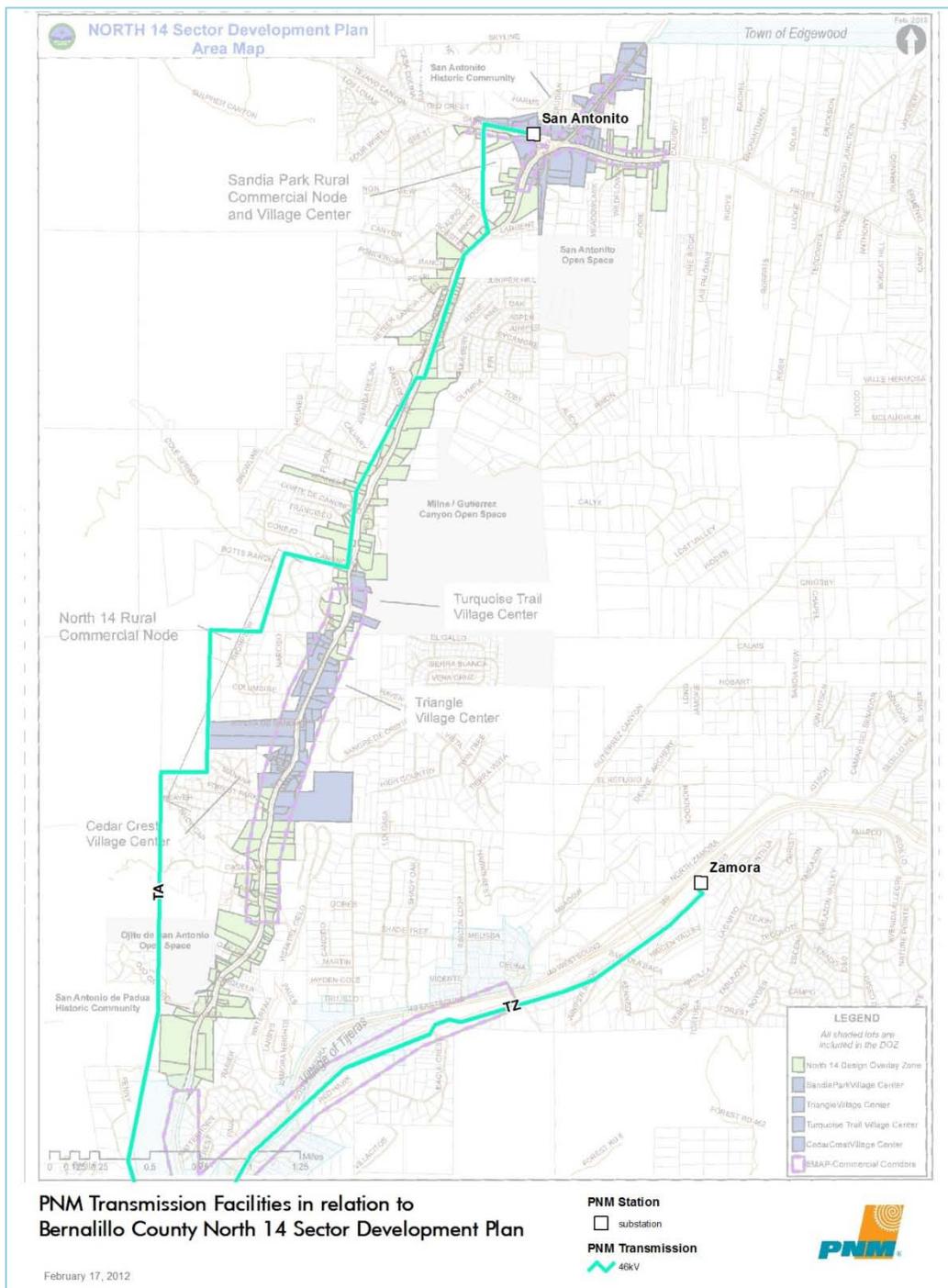
Safe, reliable electric power is a cornerstone of community growth and development. It is important to the health, welfare, and safety of its citizens.

PNM responds to growth by adding or expanding the capacity of its electric transmission and distribution facilities. The North 14 Highway Sector Development Plan area has components of the electric system that may require upgrading in the future either due to the age of the existing electrical system and/or to meet the growing electric service requirements in the County.

The electric transmission system that serves the Plan area consists of the TA 46kV transmission line and the San Antonito Substation. The facilities are shown in the Figure below. These facilities are an important part of the existing infrastructure system in the area and are identified as protected transmission corridors in the Bernalillo County/City of Albuquerque Rank II Facility Plan for Electric Service. The higher transmission voltage is "stepped down" to lower voltages fed through distribution lines called feeders that deliver electric service to business and residential customers. Like local streets that provide access to every residence, distribution lines provide service to every customer.

Distribution lines are typically located within private easements or public utility easements (PUEs) either constructed overhead or underground. They are compatible with other "dry" utilities such as cable, telephone and fiber optic facilities. The width of the PUE is typically 10 feet in order to provide necessary clearances for safety purposes. Water lines, sewer lines and storm water drainage or "wet" utilities are not compatible with "dry" utilities and do not share the same trench.

SECTION 6 EXISTING CONDITIONS AND ISSUES



Utility easements are given by property owners, which allow other entities the permission to use a property for a specific purpose. The landowner who grants an easement usually cannot build structures within an easement area or use fencing that would hinder access, and there may be limitations on the types of landscaping allowed. Other activities within the PUE/private easement also might not be allowed. There are numerous private/public utility easements throughout Bernalillo County and within the Plan area.

Placement of landscaping should be carefully located to avoid interference with the existing PNM facilities. PNM's preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, it is preferred that trees and shrubs be planted in an offset location to minimize impacts during maintenance and repair.

As redevelopment occurs within the North 14 Highway Sector Development Plan area, it will be necessary to coordinate with all utility companies to allow for adequate width, clearance and appropriate location for PUEs and utility rights-of-way. Coordination is necessary to address:

- the extension of public utility facilities and to ensure the safety of the public and utility crews who maintain and repair such facilities;
- projections such as canopies, portals, stoops, balconies, shop fronts and awnings in PUEs to be compatible with existing utility infrastructure; and
- parking areas and alleys to allow for adequate utility access.

Physical constraints of right-of-way widths and building and utility locations may require some standards to be adjusted for exceptions.

Transportation

This section describes the existing conditions of roads, transit, trails, and bikeways within the North 14 Sector Plan area. The study area is within the limits of the Albuquerque Metropolitan Planning Area (AMPA).

Roads

The North 14 Sector Plan area is served by three highways: North 14, which runs north-south and is classified as a rural minor arterial roadway, and two rural major collector streets, NM 536 (the "Crest Highway"), which runs westward from North 14, and Frost Road, which intersects North 14 at the same point as NM 536 but runs eastward (AMPA's Functional Classification Map). A map showing these roads is presented in Figure , which also shows recent average weekday daily traffic volumes (AWDTs) in the Sector Plan area. Functional classification is used to define how specific routes serve the community, both currently and in the future, and also implies design standards necessary to provide adequate traffic-carrying capacity on the street network. Collector roads provide a linkage or conduit between local roads and arterial highways.

According to the Turquoise Trail Corridor Management Plan, 95 percent of the traffic on North 14 in the Sector Plan area is local. In some locations north of the Sector Plan area, such as Madrid and Cerrillos, the tourist traffic is heavier. Ninety-nine percent of the traffic on the upper portions of NM 536 is tourist-related. The remaining traffic is attributed to employees of the National Forest Service, communications industry, Sandia Ski and Tram, Sandia Crest House, and snow removal crews in winter.

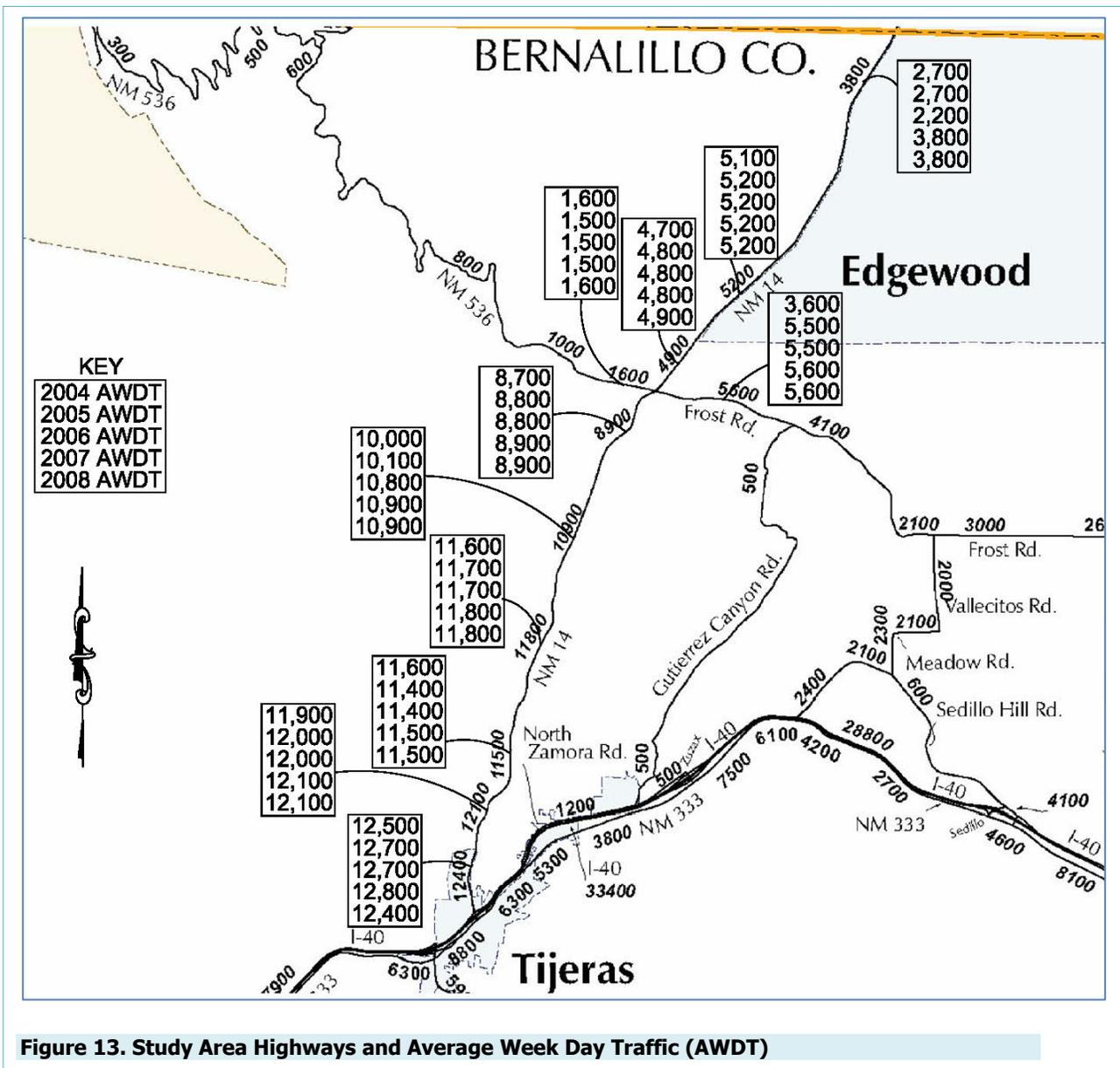
As shown in the map, average week-day traffic volumes are highest near I-40 (12,400) and tend to taper off as vehicles return to their residences to the north. The AWDT volumes drop to 8,900 nearing Frost Road/NM 536, and to 4,900 after that intersection.

While traffic on North 14 currently is nowhere near design capacity, the addition of the proposed Campbell Ranch development could increase the traffic volume to 28,000 or more on the four-lane

SECTION 6 EXISTING CONDITIONS AND ISSUES

section, which could be accommodated, and 21,000 or more on the two-lane section. bringing it close to capacity (Vector 4-1-2011). (These are approximations as Campbell Ranch did not submit a traffic impact study to NM DOT.)

Traffic analyses for the *North 14 Sector Plan* were performed for two commercial growth areas on the corridor – the Sandia Village Center (SVC) at Frost Rd., and the N14 Rural Center (N14RC) at Sangre de Cristo Rd. Assumptions were made about the mix of allowable land uses and building footprint to develop on this acreage over the next 20 years. The traffic analysis finds for the SVC, an additional 18,400 daily trips will potentially be generated from the new zoning. For the N14RC center, an additional 14,000 daily trips will potentially be generated. While additional traffic from new commercial development alone will not impact level of service significantly, when added to projected background traffic from planned new residential development, NM 14 will likely exceed capacity and motorists experience some delays during their morning commute.



North 14 is the major commercial artery of the East Mountain area and is part of the Turquoise Trail, which is designated a National Scenic Byway, a New Mexico Scenic and Historic Byway, and a National Forest Scenic Byway.

From Interstate 40 (I-40) (MP 0.0) to Frost Road (MP 6.0), North 14 is a four-lane highway with a center two-way left-turn lane, three-foot shoulders, and two-foot gutter pans (photo below). A paved path parallels the road on its east side, and a natural surface equestrian trail parallels the road on its west side. Access is frequent and unrestricted throughout the corridor, with numerous driveways and side streets. Travel on North 14 is free-flow within the study area – there are no traffic signals located with the Sector Plan area and all side streets have stop signs, allowing for unimpeded traffic on North 14. The busiest intersection in the Sector Plan area, North 14/NM 536-Frost Road, is being considered by the NMDOT as a candidate site for a future roundabout.



North 14 from Frost Road (MP 6.0) to the Bernalillo-Sandoval county line (MP 10.4) has one 12-foot driving lane in each direction with narrow shoulders and turn lanes in limited locations. A center two-way left-turn lane and paved shoulders was added from Bus Lane north to La Madera Road. North 14 provides access to San Antonito Elementary School, La Madera Road (and the Vista Grande Community Center and East Mountain Charter High School), Paa-Ko housing development and golf course, and the potential future Campbell Ranch development. North 14 from La Madera Road to the Bernalillo-Sandoval County line (MP 10.4) has one 12-foot driving lane in each direction with very narrow paved shoulders and turn lanes in limited locations.



North 14 Cross Section, North of I-40

Paved shoulders are minimal along this stretch of North 14, with less than one foot of pavement beyond the edge stripe. A paved multi-use path about a quarter mile long parallels North 14 on its west side to connect the San Antonito Elementary School to La Madera Road; otherwise, there are no pedestrian facilities in this segment.

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The character of the roadway between Frost Road and La Madera Road differs from that north of La Madera. Houses and businesses front this portion of North 14, and the road has frequent driveways and limited right-of-way for adding shoulders or an adjacent path. Although the right-of-way is 80 feet wide, the accessible space between private fence lines appears to be less than that, and bar ditches also handle drainage on both sides.



North 14 Cross Section, North of Frost Road

North of La Madera Road, the road corridor widens to a 200-foot right-of-way and/or easement for highway use. The paved road cross section remains the same with two lanes and minimal paved shoulders, except at the two Paa-Ko entrances where the pavement widens to accommodate exclusive turn lanes. Driveways in this segment of North 14 are infrequent and currently limited to the two Paa-Ko entrances. Despite the narrow shoulders and high speeds of vehicular traffic, many road cyclists ride along this corridor.

Speed limits on North 14 vary throughout the Sector Plan area as shown in Table 9.

Table 9. Existing Speed Limits on North 14

Milepost (MP)	Direction	Speed Limit	Milepost (MP)	Direction	Speed Limit
0.1	NB	50 mph	County Line	SB	50 mph
5.6	NB	45 mph	6.9	SB	45 mph
7.0	NB	50 mph	5.7	SB	50 mph
11.8	NB	55 mph	0.5	SB	40 mph

Source: NM Department of Transportation

Crash data along North 14 show several serious crashes within the Sector Plan area, including some that involved motorist fatalities. The intersections of North 14 and the I-40 ramps and North 14/NM 536-Frost Road were the locations of many of the crashes. Still, according to Bernalillo County Transportation Planning staff, the frequency of crashes in the area is not abnormally high as compared to other state highways.

The Mid-Region Council of Governments (MRCOG) operates as the metropolitan planning organization (MPO) for the four counties of Bernalillo, Sandoval, Valencia, and Tarrant. As a coalition of county, municipal, and township governments, MRCOG can coordinate regional transportation planning and resource management. MRCOG is responsible for generating a long-term transportation plan, the Metropolitan Transportation Plan (MTP), as well as short-term plans, known as Transportation Improvement Plans (TIPs), that prioritize and fund specific transportation projects. The 2030 Metropolitan Transportation Plan (MTP) does not list any planned roadway projects within the North 14 Sector Plan area.

MRCOG puts out calls to local governments to identify projects for inclusion in the TIP every two years. The next call is planned for 2013, although there are opportunities for inclusion mid-cycle as priorities and funding change. The NM 14/Frost Road intersection improvements could be submitted by a sponsoring agency that has funding identified. Either Bernalillo County or NMDOT would be likely sponsors of the improvements. Requests for the NMDOT to sponsor the project and add it to their planning efforts should be made through the NMDOT District 3 Engineer.

Transit

New Mexico park-and-ride provides commuter bus service to the Village of Tijeras as part of the Rio Metro Transit District. The lot is located just south of the Sector Plan area on North 14 south of I-40. Buses provide westbound service to downtown Albuquerque and the Sandia National Labs in the morning and eastbound service returning from those locations in the evening, on the Turquoise Route. The Turquoise Route had 14,000 riders during the 2008-2009 year, an increase over the 10,100 riders in 2007-2008. Dial-a-ride para-transit service is available to residents within the North 14 Sector Plan area and is provided by Rio Metro Transit. The MRCOG High Capacity Transit Map does not show any existing or planned high capacity transit facilities within the North 14 Sector Plan area.



Trails and Bikeways

The North 14 Sector Plan area is within the boundaries of the County's East Mountain Trails and Bikeways Master Plan. Existing trails and bikeways are the following:

- A paved multi-use path parallels North 14 on its east side from I-40 on the south to Frost Road on the north (photo 1 below). The path is used by both pedestrians and recreational bicyclists.
- North 14 from I-40 to Frost Road is recognized and signed as State Bike Route 14.
- A soft-surface horse trail (photo 2 below) parallels North 14 on its west side from about MP 2.0 on the south to Frost Road on the north. This is a user created trail and is not officially maintained by any agency.

SECTION 6 EXISTING CONDITIONS AND ISSUES

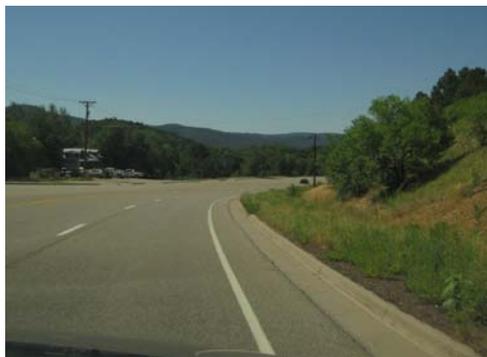
- A paved multi-use path connects the San Antonito Elementary School to the Vista Grande Community Center on the west side of North 14 (photo 3).
- An 8-foot-wide paved multi-use path parallels Frost Road on its south side from North 14 on the west to Camino Alto on the east (photo 4).

Throughout the Sector Plan area, North 14 is used heavily as a road bike corridor, despite the inadequate paved shoulders (photo 5 below) and high speeds of motorists. NM 536 between North 14 and Sandia Peak is also a popular route for serious cyclists seeking a challenge.

The 2035 MTP Long Range Bikeway System Map includes a proposed paved trail along N-14 between Frost Rd. and the existing trail that connects San Antonito Elementary School to La Madera Rd.



1. Existing Path on North 14 from I-40 to - NM 536 Frost Road, looking north



2. North 14 Equestrian Path on West Side of Road, looking south



3. San Antonito Elementary School Trail looking south



4. Paved Trail along Frost Road



5. Shoulder of North 14, looking north

Transportation Issues

As part of the development of the North 14 Sector Plan, Core Work Group meeting, held March 11, 2010, was dedicated to the discussion of transportation and traffic issues. This section summarizes the issues identified by neighborhood residents at that meeting.

- The community and County staff identified a number of concerns and desired improvements along North 14:

- Frequent curb cuts serve the businesses and residences that are located along the highway. The conflict between through and turning traffic is of concern to many drivers. Driveways should be consolidated whenever practicable.
- Many residents complained of the traffic noise from North 14 and requested limitations on trucks and motorcycles or the addition of noise abatement walls or berms.
- Drainage grates around MP 5.0 are in the wheel-path of vehicles in the outside lane and create a substantial bump, which can cause accidents, particularly between motorists and bicyclists.
- There is much concern over Campbell Ranch’s future development impact to North 14. It has been reported that the development will be built out by the year 2040. Its anticipated 4,000 homes and 12,000 people could significantly increase the traffic load on the entire North 14 corridor. With the recent turn lane construction on North 14 north of Frost Road, guard rails were installed that narrow the shoulder (photo below), forcing bicyclists and pedestrians into the roadway.



Recently Constructed Guardrail on North 14 North of Frost Road

- Because the multi-use trail has no buffer areas, it is potentially within the clear zone of the roadway. Lowering the posted speed could improve this condition.

In addition to the transportation concerns and goals for North 14 cited by members of the public, several additional goals for the facility are outlined in the Turquoise Trail Corridor Management Plan:

- Pullouts should be considered for points along North 14 that have scenic views.
- Signs should be posted indicating that North 14 is the Turquoise Trail National Scenic Byway, but all highway signs should be used sparingly so as not to detract from the area’s scenic beauty.
- Where needed for traffic control, roundabouts should be encouraged as an alternative to traffic signals.
- Design goals for North 14 are to reduce the total number of crashes, to reduce the number of fatalities and injuries when crashes do occur, and to make driving on the scenic byway a pleasure, rather than a job.

SECTION 6 EXISTING CONDITIONS AND ISSUES

- Design objectives for North 14 are to maintain the scenic and rural character, and to not straighten or widen the road unless it is a crash prevention measure.
- Road design strategies for North 14 are to use context sensitive safety solutions, to upgrade the existing infrastructure where possible (rather than build new) for minimal impact, and to review studies of rural highways for best practices.
- The road should be designed to reduce unsafe passing and speeding, reduce crashes caused by variable speeds between slow and fast drivers, restrict use of North 14 by non-local trucks, minimize increases in North 14 traffic while allowing an increase in the number of visitors, and to separate non-similar traffic such as vehicles, pedestrians, bicyclists, and equestrians.

North 14/NM 536-Frost Road Intersection – Sandia Park Rural Commercial Node

This intersection (photo below) of the collector highways in the Sector Plan area is viewed as a problem area by residents because it is difficult to cross whether as a motorist, pedestrian, or bicyclist. A traffic signal or roundabout has been suggested for the intersection and is being considered by the NMDOT. Improved pedestrian-crossing facilities are also suggested. Additionally, this is the proposed location of the Sandia Park Rural Commercial Node and Village Center.



North 14/NM 536-Frost Road Intersection, looking southwest

North 14 Rural Commercial Node

- North 14 is a principal route between the East Mountains and Albuquerque or Santa Fe; however, its role as a major north-south route impacts its accessibility to local businesses and residences.
- The commercial nodes along North 14 should be distinguished to drivers through transportation design enhancements such as raised medians, narrowed lane widths, and designated pedestrian crossings. The existing five-lane facility is wide open, encourages speeding, and provides no sense of place at the commercial nodes.
- It may be possible to reduce speed limits within the commercial nodes of North 14, as residents have complained of the difficulty exiting some of the commercial driveways.

- A member of the public suggested that access in the commercial nodes be consolidated through the use of a frontage road, which would collect driveway traffic to feed into North 14 at a central location.

Transit

The 2030 MTP refers to potential future park-and-ride lots in the East Mountains to help with traffic demand during I-40 reconstruction activities east of the Tijeras Canyon. Although the text of the MTP mentions Moriarty and Edgewood as potential locations, it states that the exact locations have not yet been determined. The North 14/NM 536-Frost Road intersection has been discussed as a possible candidate location for a park-and-ride lot. Other possibilities might be within the Triangle Village Center or the Turquoise Trail Village Center within the North 14 Rural Commercial Node.

Trails

The community's concerns regarding the trails within the Sector Plan area were:

- Bicyclists on the North 14 path are difficult to see by motorists exiting the driveways and side streets on the east side of North 14.
- The North 14 path is not well maintained and can be difficult to use. Specifically, infrequent sweeping allow gravel/cinders scattered by the snowplows to accumulate in the bike lanes and on the trail.

Comments from the Public

During the first several public meetings, the following community concerns surfaced:

Land Use

Participants, which included residents, business owners, property owners, and developers, stated clearly that they do not want North 14 to become lined with commercial strip centers, parking lots, and crowded with signs—"like Eubank Blvd," as one participant put it. They want to preserve the undulating topography, pinion-juniper-ponderosa landscape, and views of the Sandia Mountains to the west and the meadows, rangeland and foothills to the east. They would rather not locate water tanks or houses on ridgetops. To accomplish this, most seemed to favor the concept of deepening the boundaries of existing commercial nodes to allow higher, mixed-use activity centers to develop where motorists could park once and walk around the center.

Participants preferred infill development to sprawl and generally opposed big box retail stores (some would accept these if the design and scale fit the area). While aesthetics are important to them, the majority seemed to prefer design standards that would maintain the rustic, eclectic look of the East Mountain Area architecture rather than mandate one specific style, as in Santa Fe, NM, or Santa Barbara, CA. Some of the most popular building designs in the area were the new Triangle Grocery, the Turquoise Trail Center, the chalet building at Frost Road, the new Forest Service Building on South 14, the Davis Hardware Building, the Lazy Lizard building, and the Cedar Point Grill cluster of buildings.

SECTION 6 EXISTING CONDITIONS AND ISSUES

Most participants preferred small boutique stores and offices to large, box-like buildings. The following additional uses were mentioned as desirable: a small medical/urgent care center, a swimming pool, a park-and-ride, more art galleries, more restaurants, small offices and professional services (such as legal services), another auto parts store, a dry cleaners, entertainment venues (such as a bowling alley). While several noted the need for more jobs in the area to help lessen the commuter traffic to Albuquerque (perhaps light manufacturing such as furniture building), most opposed heavy commercial or manufacturing uses along North 14. Participants were divided about the desirability of fast-food franchises; some opposed them entirely, while others said that the most important issue was whether the business' architectural design fit into the area context. Most were also opposed to multi-family uses, although some were willing to consider the development of townhomes or other higher density residential in limited locations to allow residents to live closer to businesses.

Promoting tourism along the corridor was generally supported, as were local businesses. The latter were encouraged to open earlier and stay open later, for example, from 7:30 am to 6:00 pm.



Turquoise Trail Center



Forest Service Building



Cedar Point Grill

Zoning

There are a number of lots along the corridor zoned for commercial uses. However, the number of existing special use permits (temporary permits granted to establish uses not otherwise allowed in the designated zone) and new ones consistently being requested indicate that the existing zones may not be adequate to serve the needs of residents and business owners. When business and property try to meet commercial needs for specific uses that are not allowed in the existing zoning, they must engage in the process of applying for a special use permit. This is a time-consuming effort and the permit is temporary. If the residents, as consumers, demand a different use, the business or property owner must go through the permitting process again. Although, special use permits are appropriate in some situations, many times it creates a burden that discourages the creation of businesses needed to provide goods, services, and promote the local economy.

Infrastructure

Most residents favored slowing traffic on North 14, particularly near the commercial nodes. While they opposed stop lights, they were in favor of landscaped medians, left turn lanes, acceleration and deceleration lanes, and consolidated and shared parking. Noted areas of traffic congestion were at the Frost Road intersection with North 14, where some residents advocated constructing a roundabout to improve the traffic flow, and the entrances/exits at commercial centers. Some favored lowering the North

14 speed limit which is generally 50 mph but in places drops to 40 or 45 mph. One resident requested a safe area for school buses to stop along North 14 on their way to schools in Tijeras.

Some in the community were concerned that, without guidance, North 14 would develop into one long strip commercial development with more and more traffic congestion. Others feared more travel lanes would be added, compromising the rural nature of the roadway.

Residents praised the multi-use pedestrian pathway on the eastern side of North 14 and requested that it be extended northward. Others lamented the loss of the previously wide bicycle lanes on either side of North 14 that had been narrowed to accommodate roadway widening. Insufficient maintenance of trails and bike lanes was an issue, particularly that gravel and cinders scattered by plows during the winter accumulate in the bike lanes and on the trail.

Sufficient water was an abiding concern, both for development and for control of wildfires in the area. Participants claimed that wells in the area have been going dry and that there are families along North 14 who have no water. Firescaping also needs to be done in the area; only some private owners have cleared a defensible space around their buildings.

While some participants would welcome water and sewer lines along North 14, others oppose them. Some fear it would lead to denser development, others have recently invested in sewage disposal systems. Participants favored retaining storm water on site and allowing it to percolate into the ground by using permeable paving materials, swales and other methods.

Subsequent discussions stressed the importance of installing high speed, fiber optic communication lines in the East Mountain Area as a way to support small business development.

Recommendations from the Public

Water and Wastewater

- 1) Cedar Crest MDWCA, Sierra Vista MDWCA, and Sierra Vista South Water Cooperative should continue to discuss the feasibility of merging their water systems or specific operations where practicable.

Fire Protection

- 1) Bernalillo County should require new commercial construction or remodels of older commercial buildings larger than a specific square footage to install sprinkler systems.
- 2) Design standards for commercial buildings should specify use of flame-retardant materials.
- 3) Fire hydrants should be installed along North 14, particularly near rural commercial nodes.
- 4) Bernalillo County should continue to encourage business and property owners to use non-flammable landscape materials and to clear a defensible space around their structures.

Storm water

- 1) All new development along the North 14 corridor should be encouraged to use low impact storm water drainage techniques to accommodate runoff as close as possible to where it is generated and aid in aquifer recharge.

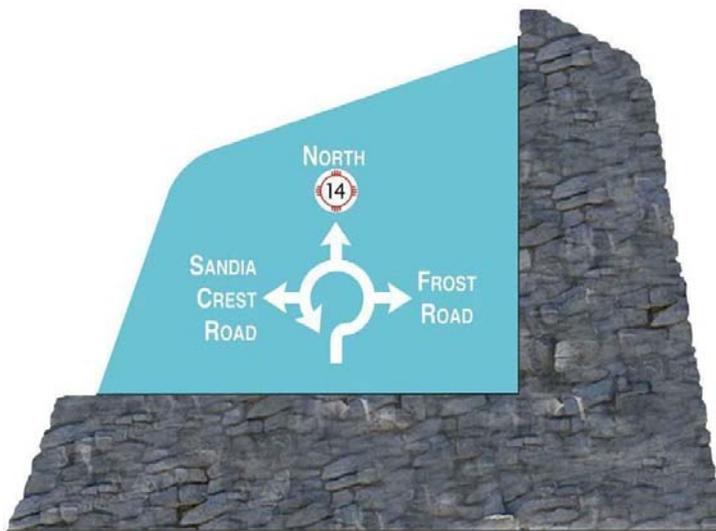
SECTION 6 EXISTING CONDITIONS AND ISSUES

- 2) Private developments should employ terracing and other techniques to hold soil in place on steep slopes.
- 3) Erosion on slopes within the right-of-way should be addressed by the NMDOT to keep soil from spilling onto the multi-purpose path along North 14.

Transportation

As a state road, North 14 is under the jurisdiction of NMDOT; therefore, solutions to traffic issues must be coordinated with the appropriate agencies. NMDOT regulates access along its highways and requires access permits along state roads for new developments, which will determine the design of the new driveway or side street. Bernalillo County regulates the type of land use development on the site itself. The County coordinates with the NMDOT regarding traffic impacts and drainage.

- 1) The needs of both through traffic and local turning traffic should be considered in planning for North 14 improvements.
- 2) The existing rural character of North 14 should be preserved, especially as new developments such as Campbell Ranch build out.
- 3) Future reconstruction/rehabilitation of North 14 should accommodate pedestrians and bicyclists. For example, recent construction of two sets of guard rails on either side of San Antonito Elementary School should be relocated to provide full shoulder use.
- 4) Remove the drainage grates from the driving lanes or ensure they are bicycle-friendly.
- 5) Sidewalks (or trails) should be required on both sides of the roadway where there is commercial development.
- 6) Consolidate roadway access to commercial development as much as possible. Although North 14 falls under the jurisdiction of the NMDOT State Access Management Manual (SAMM), which dictates spacing between driveways and side streets and requirements for turn lanes, acceleration lanes, and deceleration lanes, almost none of the driveways or side streets meet these standards now.
- 7) Consider installing a raised median in the center turn lane in areas with multiple driveways to improve safety. Also consider requesting an access study on the corridor.
- 8) If the two-way center turn lane is replaced by a raised median, the roadway design speed in that section should be no higher than 45 mph. For safety, speeds through commercial nodes should be 30 to 35 mph.
- 9) Consider creating a pullout for a scenic view.
- 10) As this is a National Scenic Byway, use road signs sparingly so as not to detract from the corridor's scenic beauty.
- 11) Consider roundabouts as the preferred alternative to traffic signals.
- 12) Use context-sensitive design for any road reconstruction.
- 13) Consider reconstruction of existing horizontal and vertical curves for safety purposes only.
- 14) Initiate a study to identify sources of noise and recommend possible mitigation.



Recommendations and Concepts for Specific Rural Commercial Nodes

Turquoise Trail Village Center

Opportunities/Constraints: While the Turquoise Trail Shopping Center is fully developed, the parcels and buildings on the southern end might be redeveloped at a future time. The city parcel, currently being used by visitors to the open space, potentially has room for a small visitor center/museum and park to draw the attention of motorists in addition to providing parking for hikers and equestrians. A pedestrian pathway (nearer the front) and a vehicle lane (near the back) could connect all three developments and allow for shared parking.

Triangle Village Center

Opportunities/Constraints: Much of this node is vacant or sparsely developed, lending itself to future development and redevelopment. The large acreage adjacent to the grocery store could potentially accommodate a small townhouse development as well as an assisted living or retirement facility with shared parking. A Park-and-Ride with shared parking might be another potential use of vacant land. A landscaped median along this part of the roadway could help to slow traffic and provide a refuge for pedestrians seeking to cross back and forth. Some residents advocate a pedestrian-activated traffic signal in this location.

Triangle Village Center Concept

A concept for the Triangle Center is to promote walkable development that is built to the human scale. The concept illustrates a mixed-use development with office/retail uses and an assisted living facility or retirement home. The concept accommodates 20,000-25,000 square feet of retail and office space and 45,000 square feet of parking. The retail and office space could be situated around a tree-lined

pedestrian parkway that spans the entire development. The assisted living facility features living quarters built around central courtyards and could be located on the northern portion of the conceptual development.

Cedar Crest Village Center

Opportunities/Constraints: There is the opportunity to create a more interesting park or plaza in the middle of the center as well as additional development on vacant land to the north to create a more appealing presence. The construction of a short, landscaped median along the roadway would help to slow cars, facilitate vehicular movement in and out of the center, and provide a refuge for pedestrians crossing the street.

Cedar Crest Village Center Concept

The Cedar Crest Center could potentially accommodate additional retail and office development, while also increasing the visibility of the existing development. The concept shows an example of one such possibility in which a linear parkway and pedestrian path that connects with an existing informal pedestrian path to the north and south of the existing retail center property. The addition of an open air plaza and a gateway feature along North 14 could serve to increase the existing shopping center's visibility. An additional 15,000-20,000 square feet of retail and office space with additional parking could be located on currently vacant land north of the existing shopping center.

North14/NM 536-Frost Road Intersection – Sandia Park Rural Commercial Node

Opportunities/Constraints: This node offers perhaps the most available and developable commercial land of all the nodes. The parcels as currently configured form somewhat narrow frontages along the roadways, making them potentially attractive to fast food franchises or strip development. There is the potential to create deeper parcels and a more interesting mixed-use center, however, by rezoning several of the interior A-2 parcels to commercial or mixed use. It might also accommodate a Park-and-Ride with shared parking.

Recommendations

From public meetings, emerged a recommendation for the NMDOT construct a dual-lane roundabout at the intersection of North 14/NM 536-Frost Road. Figure shows a conceptual plan of what a roundabout might look like at this location.

A roundabout would move vehicles more efficiently through the intersection. Rather than waiting in line for a break in traffic on North14, vehicles on Frost Road would enter the roundabout and circle around to the right until heading south down NM 14. The roundabout would allow traffic from all four roads to move continuously through the intersection and avoid the future installation of a traffic signal.



Figure 14. NM 14/NM 536-Frost Road Intersection – Conceptual Plan for Roundabout

Traffic Taming in Rural Commercial Nodes

The Sector Plan recommends that the cross section of North 14 be modified through the North 14 Rural Commercial Node, from MP 2.2 to MP 3.5, to set it apart from the rest of the corridor. Modifications are shown in Figure 17 and include the following:

- Construct a paved path on the west side of the road through the node. Add a landscape strip with native street trees between the road and sidewalk or path.
- Add a raised and landscaped median, or as an alternative with greater access, change the material used for the center two-way left-turn lane to a colored and patterned concrete surface.
- Lower the speed limit through the node in both the northbound and southbound directions. The time difference between traveling two miles at 35 mph and two miles at 50 mph is only one minute.
- Add a gateway feature on the north and south entrances to the node.
- Widen shoulders to provide a full-width on-street bike lane not inclusive of the gutter pan.
- Consider striping crosswalks across the side streets to visually continue the alignment of the path.

SECTION 6 EXISTING CONDITIONS AND ISSUES

- Consider a pedestrian crossing point between the Triangle Grocery and Davis Hardware with an on-demand activated signal.

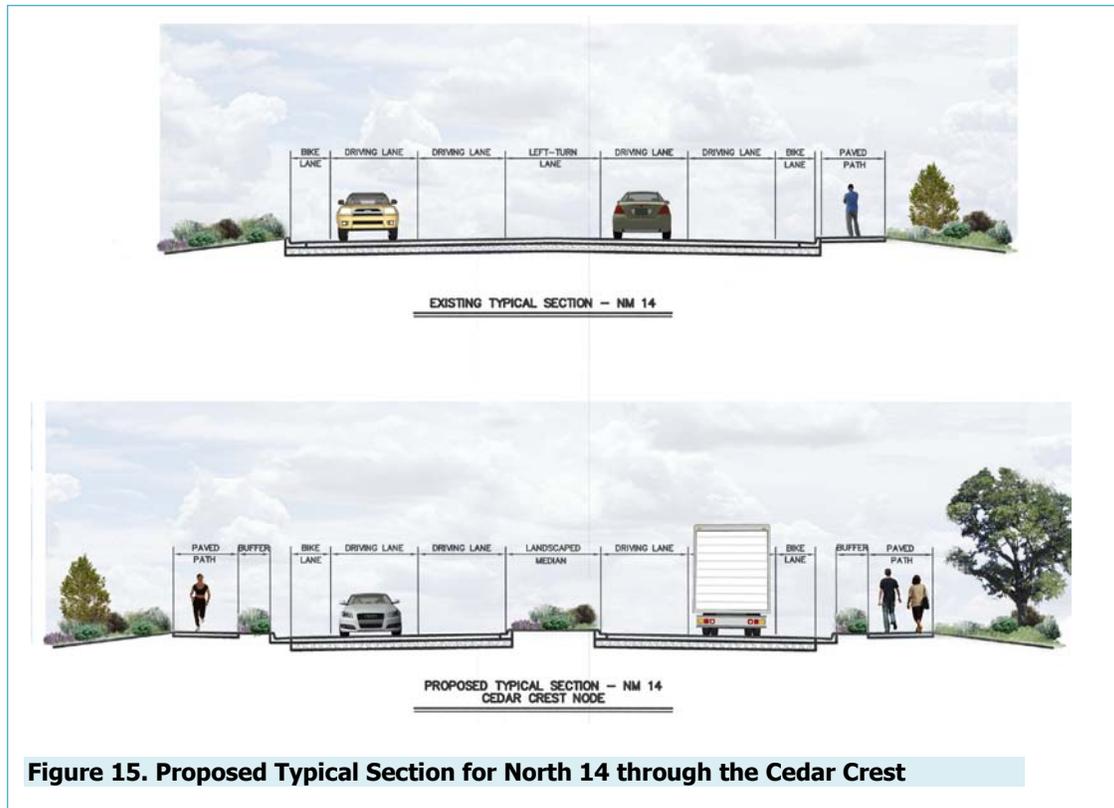


Figure 15. Proposed Typical Section for North 14 through the Cedar Crest

Transit

This Sector Plan recommends that the County work with the Rio Metro regional transit district to improve transit access from the North 14 Sector Plan area to Albuquerque, by considering a site near the intersection of NM 14/NM 536-Frost Road as a potential location for a future park-and-ride facility.

Trails

In 2005, the Board of County Commissioners adopted the *East Mountain Trails and Bikeways Master Plan*. This master plan identifies future trail and bikeway corridors in the area. One of the primary goals presented in the master plan is to create an interconnected system of multi-use trails that link residential areas, commercial nodes, and public lands managed by the US Forest Service, City of Albuquerque, and Bernalillo County. The East Mountain Trails and Bikeways Master Plan identifies several proposed facilities within the North 14 Sector Plan area:

- Along North 14 from I-40 to Frost Road, 6-foot-wide shoulders should be built for cyclists, and the multi-use path on the east side of the road should be reconstructed with a buffer to separate it from the highway. A soft surface trail should be developed on the west side of the road.
- Along North 14 north of Frost Road, 6-foot-wide shoulders should be built for cyclists along the roadway and a paved multi-use path should be built on the west side of the road from the

County line south to the Vista Grande Community Center (this is a Master Plan priority project). A soft surface multi-use trail is proposed for the east side of the roadway, which will make connections into the Campbell Ranch subdivision as those internal trail systems develop. The paved shoulders, paved multi-use path, and soft surface multi-use trails would extend north to Sandoval County to connect with a future Santa Fe and Sandoval County trail system.

- A second multi-use trail should be built from San Antonito Elementary School to the intersection of Frost Road. A staging area and a major crossing are shown at the intersection with Frost Road.
- NM 536 (the “Crest Road”) should become a signed bikeway with a minimum paved shoulder width of two feet; however, when a shoulder is less than four feet wide, the bicyclist would share the travel lane with motor vehicles.
- La Madera Road forms the dividing line between the Paa-Ko lands and Campbell Ranch west of North 14. The Master Plan proposes four-foot paved shoulders along the entire length of the corridor to the county line. In addition, a soft surface trail is recommended along the east side of the road inside Paa-Ko lands where enough right-of-way exists. The existing paved path that connects the community center to San Antonito Elementary School would be extended along the northeast side of La Madera Road over to the East Mountain Charter High School. In addition to the off-road trails discussed above, multi-purpose trails are proposed to connect the cul-de-sacs within the Paa-Ko subdivision to La Madera Road. A dirt trail/road at the north end of the Paa-Ko subdivision is proposed as a trail, which would connect through a proposed potential recreation area to La Madera Road.

Another recommendation made through public discussion was for the County to provide a trail and bikeway network through the North 14 Sector Plan area in conjunction with the existing East Mountain Trails and Bikeways Master Plan.



Section 7 Appendices

Appendix A. References and Resources

Albuquerque/Bernalillo County Comprehensive Plan, amended 2003.

Bernalillo County, *East Mountain Area Plan*. 2006.

Bernalillo County Parks and Recreation, *East Mountain Trails and Bikeways Master Plan*. Prepared by Sites Southwest. Adopted April 2005.

Bernalillo County, *Tijeras Canyon/ Carnuel Plan*. Prepared by Gonzales, Moises; and Aranda, James. Adopted August 28, 2007.

Bernalillo County Zoning Code of Ordinances, Appendix A, Zoning Code.

Bernalillo County Water Conservation Requirements. Ch 30. Art. VII, Sec. 241-251, Amend. 5-25-2010.

East Mountain Community Wildfire Protection Plan. Prepared by SWCA Environmental Consultants, 2006.

Light Pollution Ordinance for the East Mountain Area. Bernalillo County Code of Ordinances, Ch. 30, Art. VII, Div.3.

"Materials and Construction Methods for Exterior Wildfire Exposure," California Wildland-Urban Interface Code, Ch 7A(SFM).

McKaye, Benton, 1930. "The Townless Highway." *The New Republic*, Vol. 62.

"Requirements for Wildland-Urban Interface Fire Areas," California Wildland-Urban Interface Code, Ch 47.

Schwartz, T. "Defending Regional Identity: Strategies for Reshaping Franchise Architecture," Urban Design Center of Northeast Ohio. 2004.

Spitzer, Daniel A., and Yonkers, Jill L. "A Guide to Regulating Big Box Stores, Franchise Architecture, and Formula Businesses." *New York Zoning Law and Practice Report*. Vol. 7, No. 4. January/February 2007.

Turquoise Trail National Scenic Byway: Corridor Management Plan. Updated July 2006.

Appendix B. Glossary Of Terms

Words used in the present tense include the future tense, and words used in the future tense include the present tense; the singular number includes the plural number, and the plural number includes the singular number. The word "shall" is mandatory, and the word "may" or "should" is permissive.

Abutting. Touching.

Access. A way of approaching or entering a property primarily devoted to vehicular use from a public street, highway or to a private street or access easement. Access includes ingress and egress.

Accessory Building or Use. A subordinate building or use which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.

Agricultural Assistant. A person engaged in agricultural activities and occupying a mobile home in accordance with the regulations of the A-1 and A-2 Rural Agricultural Zones.

Alternative Wastewater Disposal System. Any on-site wastewater system consisting of treatment and/or disposal components other than those described in the definition of "conventional system". Some examples of alternative systems are: Wastewater Disposal Systems; Split-Flow System with a Holding Tank; Split-Flow System with Septic Tank and Evapotranspiration Beds; Recirculating Sand Filters; Evapotranspiration Beds; Composting Toilets; Incinerating Toilets; Sequencing Batch Reactors; Lagoon Constructed Wetlands.

Amateur Radio Antenna/Tower. A free-standing, guyed or building-mounted lattice construction or tubular metal tower or similar type construction, including antennas and appurtenances intended for radiowave communication purposes by a person holding a valid amateur radio ("ham") license issued by the Federal Communications Commission.

Animal Clinic. An establishment where animals are admitted for examination and treatment and may be kept overnight.

Apartment. One or more structures containing two or more dwelling units each.

Architecturally Integrated Wireless Telecommunications Facility. A wireless telecommunications facility which is camouflaged into the structure on which it is located by means of color, texturing, architectural treatment, massing, size, design, and/or shape.

Bed and Breakfast House. A dwelling unit containing at least one but not more than two guest rooms where lodging is provided, with or without meals, for compensation.

Billboard. Sign, off-premises. A sign which advertises a product, place, activity, person, institution or business not located on the site where the sign is located and which is supported by structural steel uprights and conforms to all physical requirements prescribed by the Outdoor Advertising Association of America and/or the Eight Sheet Outdoor Advertising Association.

SECTION 7 APPENDICES

Boardinghouse or Lodginghouse. A dwelling other than a hotel or apartment, where, for compensation and by prearrangement for definite periods, lodging with or without meals is provided for five or more persons, not members of the family, but not exceeding 20 persons.

Buildable Area. The area of the lot left to be built upon after all setbacks and open space requirements have been met.

Building. Any structure having a roof supported by columns or walls built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kinds, but not including any vehicle, trailer, (with or without wheels), not any movable devise, such as furniture, machinery or equipment. When any portion of a building is completely separated from any other portion thereof by a division wall without openings or by a fire wall, then each such portion shall be deemed to be a separate building.

Building, Height of. The vertical distance from the grade to (a) the highest point of a flat roof, (b) the decline of a mansard roof, or (c) the average height between eaves and ridge for gable, hip, and gambrel roofs.

Building, Main. The building occupied by the principal use of the property.

Building or Use Permit. The certificate issued by the Zoning Administrator, required by Subsection C of the Administrative Section hereof.

Business. A legal entity operating an enterprise in a space separate from any other enterprise. All related uses shall be accommodated on site with the building or use served.

Carrying Capacity. The population an area will support without undergoing environmental deterioration.

Church. A building for public or private worship; or a body or organization of religious believers.

Clinic. See Medical Clinic or Animal Clinic.

Club. Buildings and facilities owned or operated by a corporation, association, person, or persons for a social, educational or recreational purpose, but not primarily for profit and not primarily to render a service which is customarily carried on as a business.

Cluster Housing Development. A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, or preservation of environmentally sensitive areas or agriculture.

Commercial Animal Establishment. Any establishment or premises, operating for profit, where six or more dogs and/or cats or aggregate thereof, over four months of age are boarded, kept, or maintained for any purpose whatsoever; it includes kennels, grooming parlors, pet shops, animal hospitals and breeders.

Community Level Wastewater Treatment. A self-contained collection and treatment system handling more than one household. Community-level waste- water treatment systems may be developed to treat septic tank effluent only (replacing the individual disposal fields)

Concealed Wireless Telecommunications Facility. A wireless telecommunications facility that is architecturally integrated with existing buildings, structures, and landscaping, including height, color, style, massing, placement, design, and shape, and which does not stand out as a wireless telecommunications facility.

Conditional Use. A use permitted in a zone with approval of the Zoning Administrator.

Contiguous. Abutting or separated only by an alley.

Contractor. One that contracts or is a party to a contract, one that contracts to perform work or provide services or supplies on a large scale including but not limited to general contractor, road contractor, lath and plaster contractor, plumbing contractor and truck hauling.

Contractor's Storage. A premises for the keeping of contractor's equipment, materials and supplies for storage, rental, or sale.

Contractor's Yard. A premises where equipment, materials and supplies are stored, kept, and/or maintained in connection with a contracting operation.

Conventional Wastewater Disposal System. An individual wastewater disposal system that is a below grade soil absorption system with an excavated depth no deeper than four (4) feet from the ground surface. Some examples of conventional disposal systems are absorption trenches and seepage beds.

Courtyard. An open space more than one-half surrounded by buildings.

Customarily Incidental Use. An incidental use customarily found within the zone and not listed as a permissive, conditional or special use in this ordinance.

Day Care Center. A facility which provides care, services, and supervision to seven or more children for a period of less than 24 hours of any day. A Day Care Center may be located in any building which meets the applicable state and local building and safety codes.

Day spa. A commercial establishment, other than an adult amusement establishment, that offers beauty, health or therapeutic treatments that can be started and completed in a single session, either by the hour or by the day. Overnight accommodations are not provided.

Developing Urban Area. An area designated "Developing Urban" on the Albuquerque/Bernalillo County Comprehensive Plan Map.

Development Intensity. a measurement of how a particular development contributes to traffic generation, its affect on and need for infrastructure and facilities, its depth of impacts on the terrain, and its compatibility with adjacent land use.

SECTION 7 APPENDICES

Drainage Plan. A detailed drainage plan, prepared by a New Mexico registered engineer competent in the area of surface hydrology and hydraulics to properly address how drainage will be handled on a specific site.

Drive-In Restaurant. A restaurant or refreshment stand which has one or more of the following:

1. No inside tables or counters for customer eating.
2. Carhop service for parked vehicles in specially equipped stalls for this purpose.
3. Outside tables which are not completely surrounded by a building or fence at least six feet high.

Drive-Thru Restaurant. A restaurant or refreshment stand which has:

1. An outside menu board for ordering and a pickup window for picking up an order. The grocery is consumed off the premises.
2. Inside tables or counters for customer convenience.

Dwelling Unit. A room or suite of rooms with kitchen and bath facilities designed as a unit for occupancy by one family.

Family. One or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a boardinghouse, lodging house or hotel, not exceeding 12 people.

Family Day Care Home. An occupied dwelling in which a person provides care, services, and supervision for at least three but not more than six children for a period less than 24 hours of any day. The residents providers children who are age six or older shall not be counted for this definition.

Feedlot. A place of confinement for cattle, sheep or swine, corralled, penned, or otherwise caused to remain in pens or corrals where feeding is other than grazing and which is operated as a commercial enterprise as the primary use.

Floor Area. The gross horizontal areas of the several floors including basement, cellars, and penthouses (but excluding such areas within a building which are used for parking), measured from the exterior faces of the exterior walls of a building.

Floor Area Ratio. The total amount of heated floor area within dwelling units divided by the area of the site.

Floorplate. The total amount of the first story floor area of building, measured from the exterior of the exterior walls of a building.

Franchise Exterior Design. Building design trademarked or identified with a particular national or regional chain or corporation and is generic in nature.

Frontage. The distance along a street line from one intersecting street to another, or from one intersecting street to the dead end of a dead-end street.

Future Street Line. A line running more or less parallel to the center line of certain existing or proposed streets as established by the county for the purpose of delineating the future widths of street rights-of-way.

Garage, Private. A detached accessory building or portion of a main building housing the automobiles of the occupants.

Grade. The average of the finished ground level at the center of all walls of a building. In case the walls are parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk or at the center of such wall nearest the sidewalk.

Gray Water. Untreated household wastewater that has not come in contact with toilet waste and includes wastewater from bathtubs, showers, washbasins, clothes washing machines and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers or laundry water from the washing of material soiled with human excreta, such as diapers

Group Home. A residence providing full-time supervision and training in daily living activities to up to ten residents; no infant care is provided.

Guest Ranch. A resort providing recreation and entertainment to vacationers.

Home Occupation. Any occupation or activity clearly incidental and secondary to use of the premises for a dwelling. There shall be no exterior display, no exterior storage of materials, no nuisances emitted from the premises and no other exterior indication of the home occupation or variation from the residential character of the main building. Only members of the residing family are employed. Not more than 25 percent of the floor area is devoted to the home occupation, nor more than 600 square feet of accessory building.

Hospital for Human Beings. An establishment that provides through an organized medical staff and permanent facilities that include inpatient beds, medical services, and continuous licensed professional nursing services, diagnosis and treatment, both surgical and nonsurgical, for patients who have any of a variety of medical conditions, including mental illness. A facility licensed by the State of New Mexico as a general, limited, or special hospital is presumed to be a hospital for human beings.

Hotel. A building in which lodging, or boarding and lodging, are [is] provided and offered to the public for compensation, and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all times. As such, it is open to the public in contradistinction to a boardinghouse, a lodginghouse, or an apartment house, which are herein separately defined.

Incidental Use. A use which is appropriate, subordinate, and customarily incidental to the main use of the lot.

SECTION 7 APPENDICES

Individual Wastewater System. A Wastewater system that receives a design flow of two thousand (2,000) or less gallons of Wastewater per day. It is subject to the Bernalillo County Wastewater Ordinance and, where more stringent, the most current New Mexico Wastewater regulations.

Inoperative Vehicle. A vehicle which is not parked inside a building, is inoperative, and is wholly or partially dismantled.

Institution. A nonprofit establishment for public use.

Landscape Buffer. A strip of landscaped land established by the Landscaping and Buffer Landscaping Regulations to protect one type of land use from another with which it is incompatible.

Landscape Plan. An accurate plan, drawn to scale, which outlines all proposed areas to be covered with impervious materials, proposed planting beds and vegetative ground cover area; specifies the location, size and species of all proposed trees and shrubs.

Landscaped Setback. The planting of at least one tree, 1½-inch minimum caliper measured at two feet above ground, per 30 linear feet of frontage and at least 75 percent of the area must be planted and maintained with live planting material.

Landscaping. The planting and maintenance of live plants and inorganic and manufactured materials including trees, shrubs, ground cover, flowers, or other low-growing plants that are native or adaptable to the climatic conditions of Bernalillo County. In addition, the landscape design may include limited inorganic and manufactured materials such as rocks, fountains, reflecting pools, works of art, screens, walls, fences, benches and other types of street furniture.

Light Pollution. Artificial light which causes a detrimental effect on the environment, interferes with the enjoyment of the night sky, causes undesirable glare or unnecessary illumination of adjacent properties.

Living Quarters, Accessory. Living quarters within an accessory building containing one bedroom, one living room, one bathroom, one closet, one mechanical room, no kitchen facilities and to be occupied by no more than two persons, shall not be rented or otherwise used as a dwelling unit and does not exceed 500 square feet in area.

Live/work space. A designated dwelling in which the occupant conducts a home-based business or enterprise.

Lot.

- a. A tract or parcel of land platted and placed on the County Clerk's record in accordance with laws and ordinances; or
- b. A tract or parcel of land held in separate ownership as shown on the records of the County Clerk, prior to April 17, 1973, date of passage of the Bernalillo County Commission Ordinance No. 213.

Lot Area. The area of a lot exclusive of easement(s) for a private way or thoroughfare.

Lot, Corner. A lot abutting two or more streets at their intersection.

Lot, Depth. The mean horizontal distance between the front and rear lot lines.

Lot, Double Frontage. Any lot with frontage on two parallel or approximately parallel streets.

Lot, Front Line of. The boundary of a lot bordering on a street. For the purpose of determining yard requirements on a corner lot, the narrower side bordering on a street is the front yard except that if the lot is square or nearly so (dimensions with a ratio of between 3:2 and 3:3), the owner may choose which of the two is to be considered the front yard.

Lot, Rear Line of. That boundary which is opposite and more or less parallel to the front lot line. In the case of an L-shaped or other irregularly-shaped lot where two or more lines are so located, all shall be considered to be rear lines, except such as may be within 50 feet of the front lot line, or which may be 20 feet or less in length. In the case of a lot which comes to a point at the rear, the rear lot line shall be that imaginary line parallel to the front lot line, not less than ten feet long, lying wholly within the lot farthest from the front lot line.

Lot, Width. The width of a lot at the front yard setback line.

Manufactured Home. A manufactured home or modular home that is a single-family dwelling with a heated area of at least 36 by 24 feet and at least 864 square feet, constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401 et seq.) and the Housing and Urban Development Zone Code II or the Uniform Building Code, as amended to the date of the unit's construction, and installed consistent with the Manufactured Housing Act (NMSA 1978, § 60-14-1 et seq.) and with the regulations made pursuant thereto relating to ground level installation and ground anchors.

Medical Clinic. An establishment where patients are not lodged overnight, but are admitted for examination and treatment by a group of physicians or dentists practicing together.

Mixed use development- Residential and nonresidential uses combined in the same building or buildings, where the owner or tenant is both living and working on the premises.

Mobile Home. A vehicle without motive power, designed to be drawn by a motor vehicle and to be used as a temporary or permanent human habitation, including trailer coach, trailer home, and house trailer but not including Manufactured Home or Recreational Vehicle, whether the same be with or without wheels, and whether or not attached to or incorporated in a building and that part of any self-propelled vehicle, whether the same be with or without wheels, and whether or not attached to or incorporated in a building. Skirting is required in addition to a storage building of sufficient size to accommodate all outside storage.

Mobile Home Park. Any lot(s) issued a special use permit for a Mobile Home Park in accordance with Section 18 of this ordinance.

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Motel. Any building or group of buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with a garage or parking space conveniently located on the lot, and designed, used, or intended wholly or in part for the accommodation of automobile transients. The term "motel" includes motor court, motor lodge, and tourist court, but not mobile home park.

Neighborhood Compatibility. Consistency and harmony with respect to existing and new residential development. This is achieved in the East Mountain Area by causing new development to be as similar as possible to existing development, or by providing a buffer between the new and existing development using the minimum lot size policy described in Section VII of this Ordinance.

Net Residential Density. The density (residential dwelling units per acre) of the overall tract exclusive of right-of-way for ingress and egress.

Nonconforming. Any building or structure or portion thereof, or use of a building or land which does not conform to the zoning regulations and which lawfully existed on the effective date of those regulations with which it does not conform.

Nonprofit Animal Facility. Any facility or premises, not operating for profit, where six or more dogs and/or cats or aggregate thereof, over four months of age are kept or maintained; it includes shelters and refuges, with the exception of state inspected veterinary hospitals, federally inspected laboratory facilities and zoos.

Nursing or Rest Home. A home for the aged or infirm in which three or more persons not of the immediate family are received, kept or provided with food and shelter or care, for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Office. A place where consulting, record keeping, the work of a professional person such as a physician or lawyer or a headquarters of an enterprise or organization; with incidental sales of goods or services.

On-Site Liquid Waste Disposal (OSLWD) System. A system (consisting of a Wastewater treatment unit and disposal system) that receives treats, and potentially discharges wastewater on the same lot.

Open Fence. A fence, including gates, which has, for each one foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence.

Open Storage. Storage of any material, equipment or item outside an enclosed building.

Park. An area reserved for recreational, educational, or scenic purposes and designated as a park by the County.

Parking Lot. An area or structure used for temporary parking of automobiles and pickup-sized trucks, providing four or more parking spaces, not within the public right-of-way, none of which are required off-street parking.

Parking Space, Off-Street. An area at least eight feet, six inches in width and 20 feet in length, not permanently reserved, for the intermittent storage of one automobile and connected to a street or alley by a driveway which affords ingress and egress for an automobile without requiring another automobile to be moved.

Permissive Use. A use permitted in a zone.

Person. Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, political subdivision, or other group or combination, acting as a unit.

Planning Commission. The Bernalillo County Planning Commission.

Planter Strip. The area beginning at the back of the curb or outside edge of the shoulder and extending to the property line

Premises. A lot, together with all buildings and structures thereon.

Public Right-of-Way. The area of land deeded, reserved by plat, or otherwise acquired by the City, the County, or the State of New Mexico, primarily for the use of the public, for utilities, and the movement of people, goods, and vehicles.

Public Utility Structure. A structure, owned by a unit of government or by a public utility company, which is an electric switching station; electric substation operating at voltages greater than 50 kilovolts; gas transfer station; city or county-owned lift station, odor control (or chlorine) station, water well or pump station or water reservoir; or any other similar public utility structure controlled by a rank two facility plan.

Recreational Camp. An institution devoted primarily to outdoor activities.

Residential Zone. A-1, A-2, R-1, R-2, M-H zones and those portions of a Sector Development Plan designated as residential.

School. A place utilized by an organized body to educate, cultivate, or advance mentally or culturally, i.e.: private or public school, academies, universities, day care centers, instructions in crafts, fine art, dance, music, etc.

Sector Development Plan. A plan covering a specific portion of the unincorporated area of Bernalillo County that specifies standards for that area's development. A sector development plan may establish zoning regulations for an area that differ from those normally allowed, based on unique neighborhood conditions, including allowable uses, densities, building heights, landscaping requirements, signs, parking or other items as determined by the Board of County Commissioners. A sector development plan must be consistent with the policies of the Albuquerque/Bernalillo County Comprehensive Plan and any applicable area plan adopted for the portion of the County affected by the sector development plan.

Semi-Urban Area. An area designated "Semi-Urban" on the Albuquerque/Bernalillo County Comprehensive Plan Map.

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Septic Tank (Septic System). A receptacle designed to receive and treat wastewater, and separate liquid and solids in the waste. Septic systems include septic tanks. In this report the term "septic tank" means a conventional, onsite, liquid waste disposal system consisting of a water tight tank (for separating solids from liquids and digesting organic matter) and a disposal field (for distributing the liquid discharge from the watertight tank)

Service Station. Any land, building, structure, or premises used for the retail sale of motor vehicle fuels, oil or accessories, or for servicing or lubricating motor vehicles or installing or repairing parts and accessories, but not including the repairing or replacing of motors, bodies, or fenders of motor vehicles, or painting motor vehicles.

Setback. The shortest distance between a structure and the present or future street line or property line, or right-of-way line of private access road.

Shopping Center. A premises containing a group of commercial retail and service establishments located in a complex containing five or more acres.

Sign. An identification, description, illustration, or device which is affixed to or represented directly or indirectly upon a building, structure, or land, and which directs attention to a product, place, activity, person, institution, or business. A back to back sign or V-shaped sign or a billboard constitutes one sign if it employs a common set of supports and if the signs are at some point within ten feet of each other.

Sign, Off-Premises. A sign which directs attention to a product, place, activity, person, institution or business not located on the site where the sign is located, including portable signs.

Sign, On-Premises. A sign which directs attention to a product, place, activity, person, institution or business on the site where the sign is located, including portable signs.

Single-Family Dwelling. A building designed to be occupied by one family and containing one kitchen, including manufactured homes and or prefabricated, modular or sectional units meeting the requirements of the Bernalillo County Building Code, designed to be permanent structures, placed upon permanent foundations, and taxed as real property.

Site Development Plan. A plan, to scale, showing all existing and proposed development for a parcel of land (e.g. buildings, landscaping, parking, storm drainage facilities, signs) and schedule of development .

Solid Wall or Fence. A wall, fence or similar enclosure which is visually solid and is kept in good repair. It may include evergreen hedges, trees planted six feet or less apart depending on the type of trees, decorative walls which may have openings and provided the total area of all the openings in such walls does not exceed 25 percent of the total area of the surface of these walls and further provided these openings are evenly distributed over the entire surface of such walls.

Special Use. An allowance granted to establish uses not otherwise allowed in the designated zone in a zone, through a Special Use Permit authorized by the Board of County Commissioners.

Stand. A structure for display and sale of products with no space for customers within the structure itself.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it; or, if there be no floor above it, then the space between such floor and the ceiling next above it.

Street. That portion of a public right-of-way or private way or thoroughfare which is primarily devoted to vehicular use. Such right-of-way or thoroughfare normally shall provide access to abutting property.

Structural Alterations. Any change except those required by law or ordinance, which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders, not including openings in bearing walls as permitted by other ordinances.

Structure. Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, billboards, backstops for tennis courts, and pergolas, but not including tents or vehicles.

Townhouse. One of a group of two to eight attached dwelling units divided from each other by common walls, each having a separate entrance leading directly to the outdoors at ground level, and each located on its own, individual lot.

Traffic Calming. The use of traffic devices such as speed humps, intersection traffic circles, or mid-block islands on local roads to slow vehicle speeds and reduce cut-through traffic.

Trail. Recreational paths for bicycles, pedestrians, equestrians, and off-road vehicles.

Up lighting. Lights placed on the ground and aimed upward to highlight a wall or element.

Urgent Care Center. See Medical Clinic.

Usable Open Space. An area on the same lot with a dwelling, in relation to which it serves to permanently provide light and air, as well as visual, psychological, and recreational needs for open space. Usable open space may include, but is not limited to, lawns, decorative plantings, native plants, open balconies, covered patios open on at least two sides, walkways, active and passive recreational areas, fountains, swimming pools, wooded areas, and water courses. Usable open space does not include public right-of-way, parking lots, off-street parking, driveways, other private vehicular surfaces, or buildings other than swimming pool rooms. Such space shall be available for entry and use by the residents involved.

Variance. A discretionary waiver from the zoning requirements to grant the property owner reasonable use of his land.

View Corridor. 1/8 mile distance as measured from the outer edge of Highway North 14 Right-of-Way, in either direction.

Vision Clearance. A triangular space at the street corner of a corner lot, which is bounded by the street right-of-way lines and a line connecting points located 25 feet distant from the intersection, or projected intersection, of the street right-of-way lines, within which no obstruction to view between three feet and eight feet above the street level shall be placed or maintained.

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Wastewater. means treated or untreated gray water, black water, excreta and other hazardous substances in liquid form or dissolved or miscible in a liquid which are discharged for disposal.

Watchman or Caretaker Residence. A mobile home, or manufactured home not placed on a permanent foundation, used as a temporary dwelling for security purposes on sites occupied by an active permitted non-residential use. No other residence may be located on the same lot or parcel and the watchman caretaker unit may not be used for commercial or office purposes.

Water Supply System or Water System. A system which is designed, constructed, operated, and maintained to provide water suitable for domestic uses. It usually consists of source, treatment, transmission, storage, pumping, and distribution facilities.

Wireless Telecommunications Facility. A facility that transmits or receives signals or waves radiated or captured by a wireless telecommunications antenna. It may include: antennas of all kinds including microwave dishes and other types of equipment for the transmission or reception of such signals, telecommunications towers or similar structures supporting said equipment, equipment buildings or cabinets, parking area, and other accessory development.

Yard. An open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this ordinance.

Yard, Front. An open area, extending across the full width of a lot, the depth of which is the shortest distance between the front lot line and the front wall of the main building.

Yard, Rear. An open area, extending across the full width of a lot, the depth of which is the shortest distance between the rear wall of the main building and the rear lot line.

Yard, Side. An open area between the side lot line and the side of the main building, extending from the front yard to the rear yard.

Xeriscape. A landscape design practice that includes the use of native and well-adapted non-native plants distinguished by low water needs to create a visually pleasing drought tolerant garden which, once established, will require minimal supplemental watering.

Zone Map. A map delineating the zone boundaries.

Zoning Administrator. The official designated to enforce this ordinance as provided in the Administrative Section of this ordinance.

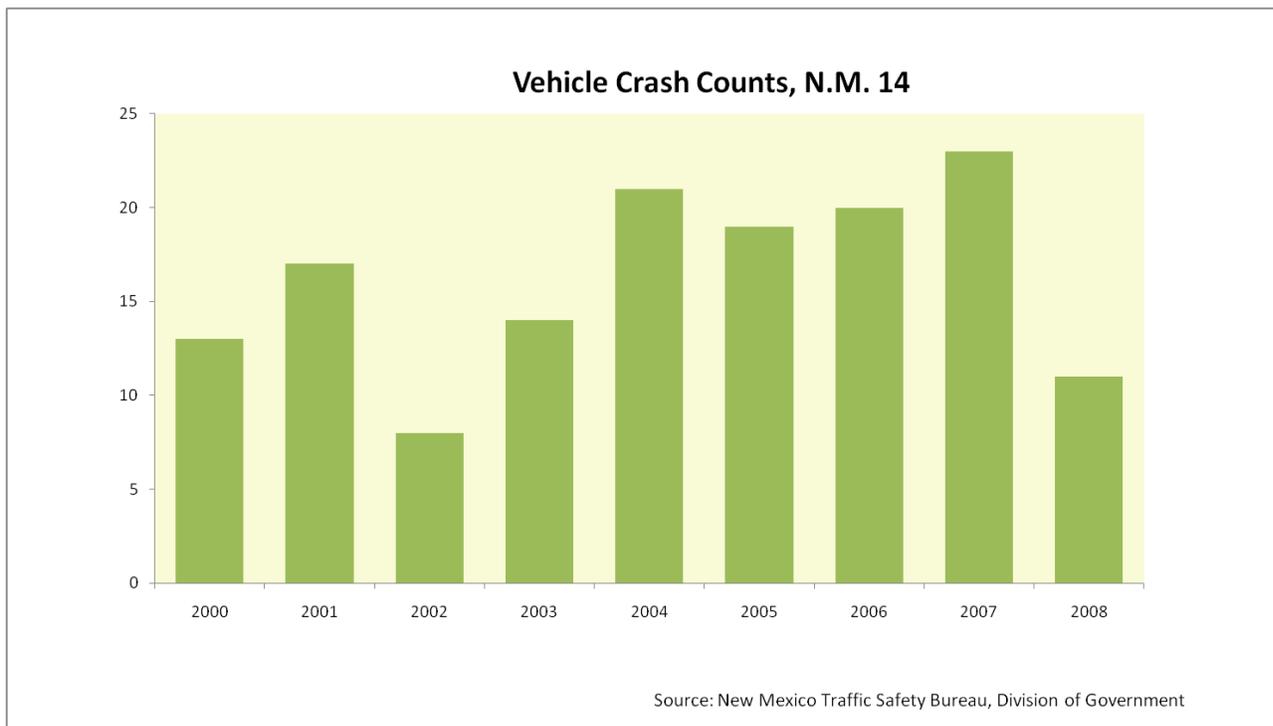
Zoning Certificate. The certificate required in Paragraph 3 of the Administrative Section, Subsection C hereof.

Zoning Commission. The County Planning Commission is the County Zoning Commission.

Appendix C. Additional Transportation Data

Table 10. Side Streets on NM 14

Milepost (MP)	Direction	Side Street	Milepost (MP)	Direction	Side Street
0.2	East	Wilson Lane	3.8	East	Bilotto Road
0.2	West	Torres Trail	4.0	West	Meicor de Canoncito
0.3	East	Matterhorn Drive	4.1	West	Snowline Road
0.6	West	Matterhorn Place	4.6	East	Ridge Drive
0.6	East	Matterhorn Drive	4.6	West	Avenida del Sol
0.7	West	Penny Lane	4.7	West	Boyes Lane
1.0	East	Shasta Court	5.0	West	Sandia Haven Drive
1.1	West	San Antonio	5.0	West	Pearl Lane
1.2	East	Ciguela Road	5.1	West	Ranch Road
1.4	West	Oak Tree Lane	5.1	West	Rossiters Blvd.
1.6	East	Vista del Cielo	5.3	West	Pinon Cove
1.7	West	Cooper Road	5.3	East	Largent Circle
1.8	West	Casa Loma Road	5.5	East	Ridge Road
2.1	East	Forest Park Road	5.7	West	Rutledge Road
2.2	West	Forest Park Road	5.8	West	NM 536 EB Left Turn
2.4	West	Unger Road	5.9	West	NM 536 NB Left Turn
2.6	West	Riviera Drive	5.9	East	Arrowhead Drive
2.6	West	Columbine Lane	6.0	East	Frost Road
2.6	East	Sangre de Cristo Drive	6.2	East	Toby Lane
2.9	West	Narcisco Road	6.4	West	Harms Road
3.1	West	Birch Road	6.5	West	Ponderosa Park
3.1	East	Los Pinos Altos Drive	7.0	West	La Madera Road
3.3	East	Biolotta Drive	7.5	West	Paa-Ko Drive
3.5	West	Canoncito	9.5	West	Paa-Ko Drive
3.8	West	Corte de Canoncito	10.4		County Line

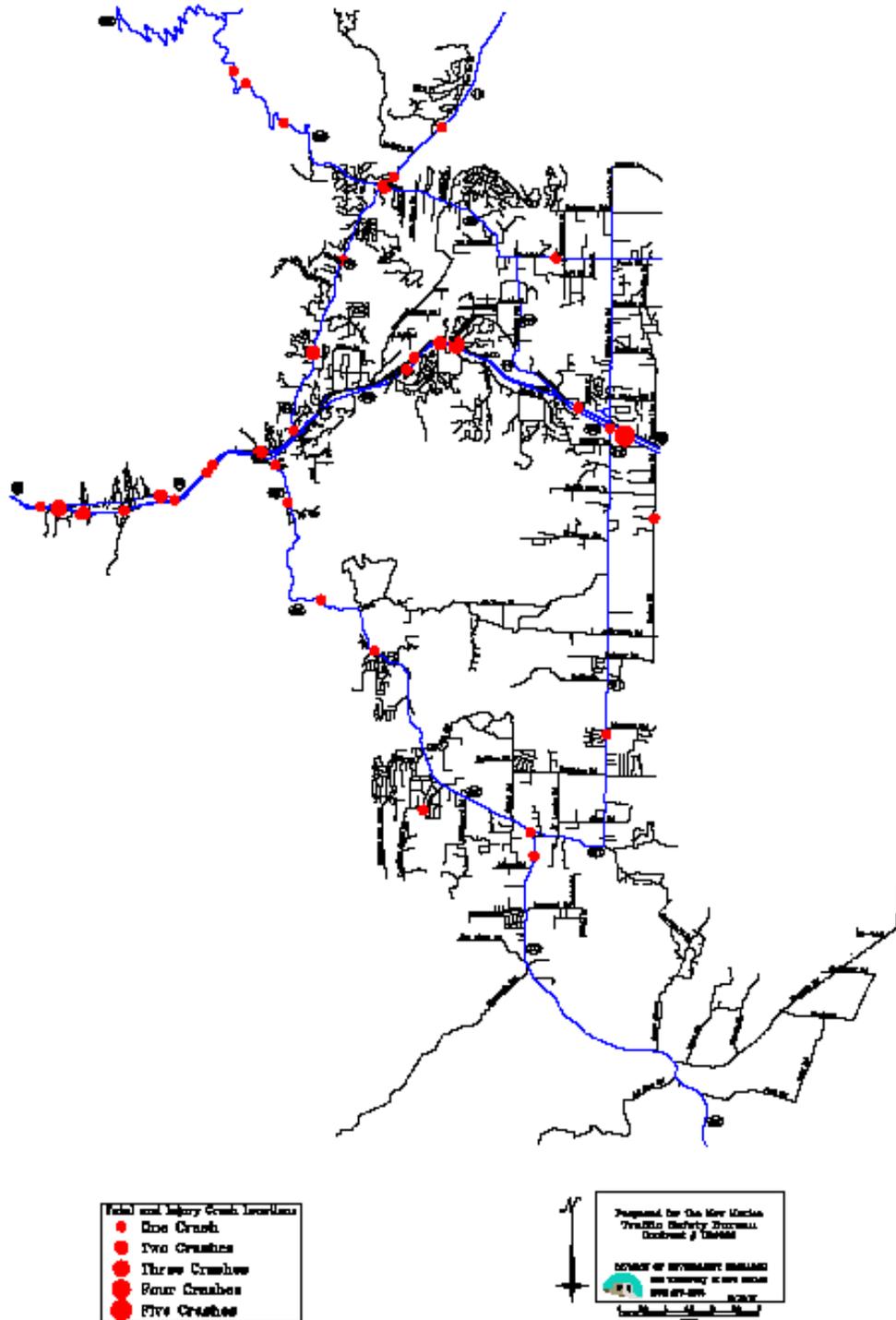


NM 536, also known as the Crest Highway, is a winding two-lane highway that provides access to Sandia Crest and the Sandia Ski Area. The road, 13.5 miles in length from the intersection with NM 14, consists of many curves, some hairpin, as it winds through the forest to the top of the mountain. The speed limit is posted at 30 mph. NM 536 has a typical lane width of 13 feet and is predominantly two lanes with two-foot shoulders. Some segments have a climbing lane to allow slower vehicles to use the right lane while faster traffic passes. NM 536 is considered a spur of the Turquoise Trail Byway, and itself is designated as the Sandia Crest New Mexico Scenic and Historic Byway and National Forest Scenic Byway.

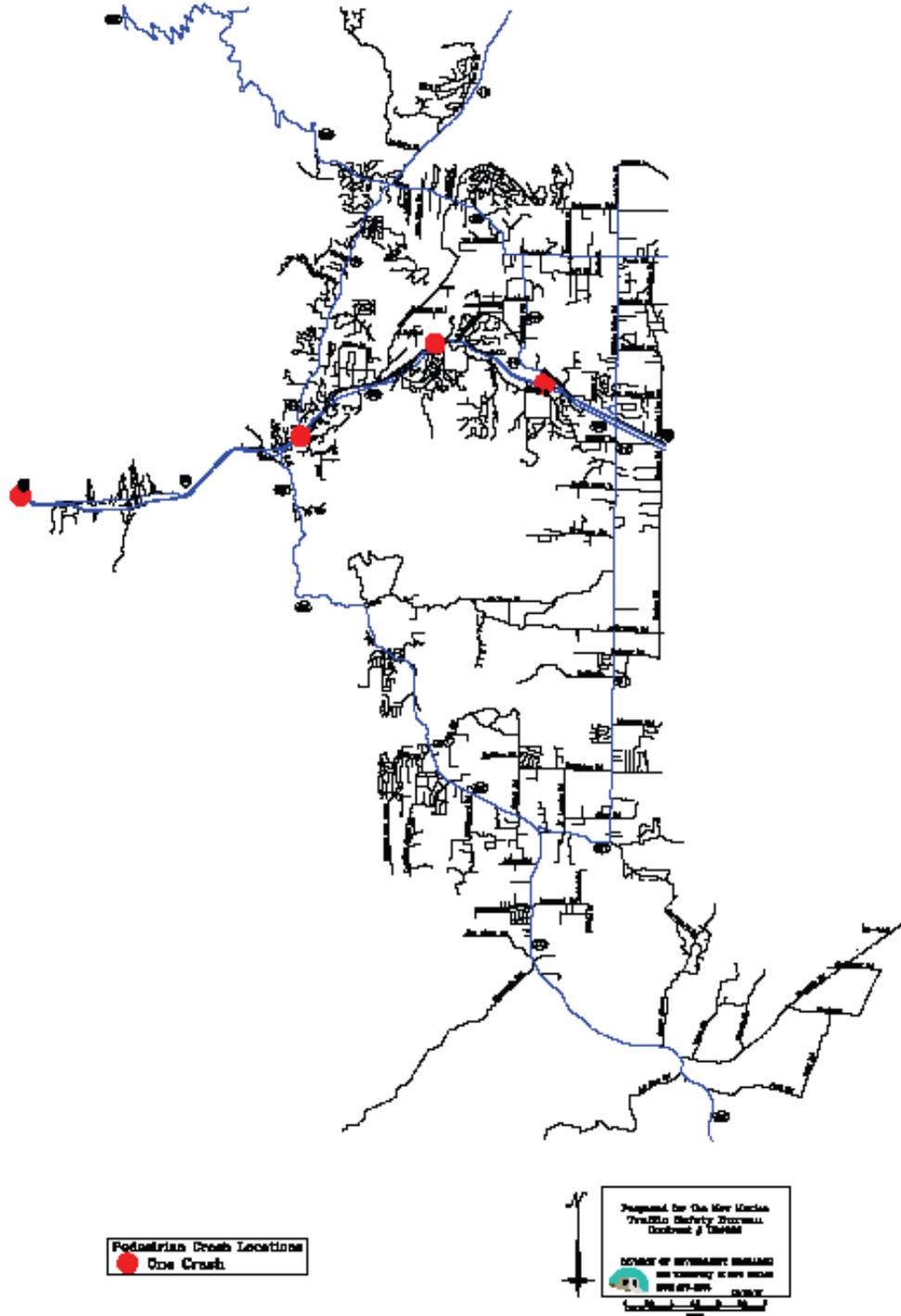
Frost Road is a paved, two-lane county road that provides access to several large subdivisions—notably Sandia Knolls and Magic Valley—as well as many smaller residential developments and single houses that line the branch roads that extend north and south. A paved path was recently constructed along the south side of Frost road from NM 14 to Alta Vista. The speed limit on Frost Road varies between 40 and 50 mph. Frost Road flows across NM 14 into NM 536 (the “Crest Highway” up to Sandia Crest), but crossing the highway can be difficult because of traffic volumes and speeds on NM 14. There are no accommodations for pedestrian crossing at this intersection.

La Madera Road is accessed off NM 14 one mile north of the NM 536-Frost Road intersection. The Vista Grande Community Center and the East Mountain Charter High School are accessed from La Madera Road. The posted speed limit on La Madera Road is 30 mph.

-- The Geographic Road Network Data Base --
Bernalillo Co. - E. Mtns., NM
Fatal and Injury Crash Locations
Calendar Year 2006



-- The Geographic Road Network Data Base --
Bernalillo Co. - E. Mtns., NM
Pedestrian Involved Crash Locations
Calendar Year 2001 - 2005



Appendix D. Public Meetings

North 14 Sector Plan Meetings, hosted by Bernalillo County and Sites Southwest, were held monthly from November 2009 to November 2010. All North 14 Sector Plan meetings were open to the general public, and were announced in the local newspaper, on flyers posted in key community gathering places, by local civic groups and at neighborhood association meetings.

In addition to general public meetings, a Community Work Group was also established as part of the Sector Plan process. The Work Group's meetings were also open to the general public. Five Community Work Group monthly meetings were held between February and June 2010. Meeting summaries and plan drafts were posted on the County website.

The following is a listing of all public meetings and Community Work Group meetings that were held:

November 4, 2009

Kick-off Community Meeting

Introduction of North 14 Sector Plan project, presentation on process, timelines

68 community members in attendance

December 2, 2009

Community Workshop

Attendees detailed the issues along North 14 regarding transportation, aesthetics/community design, and area history

48 community members in attendance

January 14, 2010

Community Meeting

Presented results from December 2, 2009 Workshop. Community participants voted on appropriate and inappropriate design elements such as signage, fencing, and architectural forms along North 14

69 community members in attendance

February 11, 2010

Core Work Group Meeting #1

Presented on Core Work Group process; discussed water and wastewater issues and began developing goals for water/wastewater

26 community members in attendance

March 11, 2010

Core Work Group Meeting #2

Discussed transportation issues along North 14 and began developing transportation goals

21 community members in attendance

April 8, 2010

Core Work Group Meeting #3

Presented land use tools for maintaining North 14's rural character; held a question and answer session regarding land use and development along N-14

20 community members in attendance

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May 13, 2010

Core Work Group Meeting #4

Developed a list of desired land uses along North 14; attendees filled out a Land Use Survey; Held a question and answer session regarding Land Use Survey

19 community members in attendance

June 17, 2010

Core Work Group Meeting #5

Presented Community Design considerations along North 14; discussed design standards and design elements most favored by community

19 community members in attendance

November 16, 2010

Community Meeting

Presented draft North 14 Sector Development Plan to community

29 community members in attendance

June 2, 2010

Community Meeting

Presented revised draft of North 14 Sector Development Plan which responded to community and government staff comments.

Appendix E. Community Meeting Participants

Tony Abbo	David Holcomb	Jack O'Neil
Kenneth Anderson Sr	Carl Housmen	Roberto M Perea
Karen Aspelin	Rick L Howe	Sylvia Pierce
Jeff Bardette	Tom Isole	Rob Pine
Ed Baragiola	Alan Ivener	Jeff Polk
Larry Beaty	Ruth Ivener	Kay Q ? unreadable
Pat Beaty	Jason Jaramillo	Mary Qafford or Safford?
Sharon Berg	Rory Jerser	Matthew Rav
Phyllis Bergman	Christopher Jinzo	Michael Reynolds
Laura Binder	Curtis Johnson	Tim & Sara Reynolds
LeRoy Binder	Wayne Johnson	Stephanie Rippel
Grant Blankenship	Jim & Bev Jones	Joe Roburro
Jeff Burdette	John L Jones	Connie Rogers
Kay Burdette	Mary Kelly	Niels Dutch Rojas
Linda Butler	Murray Kelly	Andy Rutkiewicz
Bob Caltagirone	Dan King	Dan Salzwedel
JR & Trudy Candelaria	Dan Knee	Chris Schell
Toby Candelaria	Kurt Lambert	Diana Schroen
Dianna & Randy Chavez	Andre Larroque	Rocco Schultheis
Allison Curtis	Tilea W Lee	Tonya Schultheis
Chuck Davidson	Dean Lewis	Bob Setchell
Alfred J Deguio	Martin Lewitt	Kris Shryock
Ger Demarest	Morey Liebling	Barry Silbaugh
Virginia Devaney	Morey & Rita Liebling	Christine H Smith
James Dinneen	M.E. Longfellow	Jim Smith
Joe DiRadds	Oscar Love III	Gary & Susan Spear
George & Linda	Malon Love Jr	Sarah Stephens
Eaglefeather	Curtis Lultrell	Judy Suiter
Kenneth Easley	Dorothy Lundy	William K Summers
Lena Easley	Ken Lundy	Christi Tanner
Ida M Ehrman	Frances Lusso	Lois Trim
Tom Fisher	Julie Lynch	Albert T Ussery
Lefty Folkman	Mike Madden	John Ussery
Christopher T Foster, Esq.	Marilyn Mallinson	Robert Van Reeth
John Fraser	Shirley Mallot	Phil Van Voorst
Judy Fry	Tito Manzanares	Marie Vichick
Cindi Gallegos	Kathy McCoy	Susan Vigil
David Gifford	James O Medford	Ovidiu Viorica
Dan Glass	Roger Mickelson	Susan Walker
Dianne Gonzales	Andrew Mihalik	Winnie Waltzer-Hacket
Larry M Griego y Griego	George Mihalik	Debra Wedemeyer
Chris Gunning	Bruce Miller	Susan J Weeks
James T Hanlon	Steve Montgomery	Peter Wells
James C Harrelson	Teddy Montgomery	Dave Wesley
Lori Harris	Cid Morgan	Art Wilson
Bruce Hawkinson	Robert Dale Morrison	Janet Winchester-Silbaugh
Gary Hefkin	Sue Neustel	Nancy Woodworth
Deputy Donnie Hix	Elaine O'Neil	
Stanley C Hlad	Erin O'Neil	

Appendix F. Community Concerns and Comments

Community Comments from December 2, 2009 workshop

Land Use

1) Issue: Overall vision for North 14.

Public Comments:

- While the EMAP defined boundaries of commercial areas, they are too narrow; configurations don't lend themselves to establishing commercial nodes of higher activity where you can park once and walk around.
- Don't want North 14 to become lined with commercial strip centers, or look like Eubank.
- Deepen boundaries of the commercial areas beyond strip center widths. So can accommodate 20-40 businesses.
- Expand boundaries of N 14 and Frost to create a Town Center area from 14 to the Sandia Park post office (so long as traffic can be managed well).
- Commercial nodes could potentially provide park-and-ride opportunities
- Curb cuts along the highway should be consolidated as much as possible to facilitate the traffic flow.
- Prefer 2-3 clumps of businesses rather than strips. Don't allow commercial to creep beyond Cedar Crest.
- There is a division between participants who want and don't want water and sewer lines extended up N. 14.
- Don't want any streetlights or stoplights along N. 14.
- Would like sidewalk extended from Frost northward. Erosion of dirt onto walkway is a problem
- I'd be okay with no new rules (developer). Haven't addressed everything recommended in EMAP yet.
- Prefer infill to sprawl
- We have ridges to the roadway, lots of topography, don't need street lamps to create character. Wal-mart would have leveled the site. We need tools to preserve the topo features, so water tanks aren't placed on the hills or ridges wiped out.
- Want a safe area for the school bus to stop. Right now have to drive my kid to Roosevelt.

2) Issue: SU permits versus standard zoning: Authorizing uses by SU permit is difficult for the county and provides no certainty for either the landowner or business owner. If change some zoning, what land uses, goods and services are desired along North 14?

Comments:

- One problem with SU permits is that they prohibit sharing of space.
- Many people don't want Big Box stores along N. 14; they are available in Edgewood and NE Albuquerque. Others are willing to consider provided a) their design and scale fits into the area character and b) there is sufficient water and wastewater disposal. [Note: Big box store would be 3-4 times the size of the Triangle Grocery. National tenant, Look for a specific space with a specific demographic}
- What can we do now to control for this?
- Maybe a "small box" store?
- Would require extensive wastewater treatment plant. Don't believe have sufficient water or right soil conditions to support.
- Would like small Medical Center: routine/urgent/emergency care [What do Pima and MacLeod provide?] (several comments requested medical services)
- A good location for a hospital or urgent care would be at I-40 where the hospital was proposed.
- C-2 uses: There is no provision for light manufacturing that could provide jobs such as a cabinet/furniture workshop (who someone inquired about). Or a swimming pool.
- More art galleries
- More significant restaurants offering fine dining (some thought there were enough now)
- We should promote tourism. Have some businesses similar to those in Nob Hill. Stay pretty.
- Would like small offices, professional services. There are little legal services in the mountains.
- Would like to control the size of signage, setbacks, landscaping
 - Fort Collins has a height limit on signs to protect the views
- Jobs are the only good thing about franchise food places. How they look (design) is the most important aspect.
- We are a bedroom community for Albuquerque. We are too near the city to develop a strong market in the mountains.
- When you work in town, it's easier to shop there. We need more jobs in the East Mountain community.
- Like to have another auto parts stores (Car Quest went out of business. Opinions varied as to whether the owners retired or didn't have enough business).
- The drop-in cleaners (Turquoise Trail Center) closed.
- We have to support local businesses. (Many people seconded this.)
- Stores in the mountains need to stay open later (at least until 6 pm) and maybe open earlier (7:30 am) so commuters could patronize.
- We need to protect residents from spot zoning.
- We should avoid installing traffic lights.
- Need to preserve dark skies, acequia
- Would like more restaurants, retail, entertainment such as a bowling alley,

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- Stick to the commercial areas outlined in the EMAP
- Use the Scenic Byway to guide land uses (provides for reduction of typical DOT sign heights etc.)
- Would it help to identify properties deeper in Cedar Crest area for potential commercial activities?
- Oppose heavy commercial or manufacturing uses along N. 14.
- Prefer office buildings, medical, no multi-family. Want to retain 2-acre minimum.
- Don't want it to turn into a business corridor only.
- Be useful for the sector plan to nail down where the commercial is and will be located.
- There were nice bike lanes on 14, but were removed to widen.
- If cluster businesses, you need new water systems.
- We should investigate the water capacity.
- Physical access to businesses is critical. If businesses are easy to walk to, we won't bypass and go into Albuquerque.
- There should be a mix of uses—some higher density in limited locations to put residents closer to businesses.

4) Should zoning provide for higher density housing along N. 14 (denser than 1 DU per 2 acres)? Such as townhomes, secondary dwelling units, or apartments?

- Sewage disposal is the biggest problem for multi-family housing development in the mountains.
- Might be okay if it blends in.
- Proposed townhomes across from San Antonito Elementary had issues with sewage disposal and traffic congestion.
- Installed wastewater system behind the old Tom and Jerry's—can reuse for irrigation, but it's not cheap.

5) Issue: Traffic Issues:

Comments:

a. Congestion at Frost Road and N. 14.

- Traffic light (some people are totally against this)
- Roundabout?
- Flashing lights to signal slow down?

b. Drivers exceed 50 mph. speed limit. Hard to exit retail (such as Triangle, Cedar Crest post office), Frost, Sangre de Cristo. There are more crashes at clusters of businesses.

- Lower the speed limit to 40 or 45 mph (so people will drive 50 mph)
- Only lower the speed limit in commercial areas or just during the day
- Better enforcement of existing speed limit
- Prefer traffic calming measures (medians, left turn lanes, etc.) instead of lowering the speed limit or adding traffic lights. Wide open lanes encourage people to speed. N. 14 looks like a super-duper highway to go fast on.

- Issue with semi-trucks in southern portion of San Antonio due to special use permit. (Villa Santa Maria SU permit).
- Are there plans to widen N. 14 again? [Under what circumstances would DOT recommend adding more lanes? Is there any right-of-way?]

6) Issue: Sector Development Plan Boundary

Comments:

- Extend to the Ranger Station. The Turquoise Trail boundary starts there and there is a significant archeological site.
- Extend south to encompass all of San Antonio.
- Should we be considering incorporation? We could be annexed by Edgewood or Albuquerque. (City-County consolidation vote has failed twice.)

7) Environmental Issues

- Need to do firescaping along N. 14. Some private owners have cleared a defensible space and thinned, but it's hit or miss.
- We need water to fight a large fire along N. 14. (2 comments). Private systems are insufficient for this.
- Gutierrez Canyon is accessible from Cedar Crest.
- There are families on N. 14 who don't have water
- Entranosa is now managing Forest Park's system. They don't have enough in their system.
- Development of Campbell Ranch makes no sense. Water is already over appropriated.
 - CJ recently drilled down to 500 feet after his well went dry.
 - Participants said many wells have been going dry
- Recently cost me \$6,000 for a new septic system to put in a barn. So not interested in hooking up to a water system. If one comes in, need some justice for people who already have put money into new systems.
- Two years ago, Sandia Park (on Crest Rd) went dry.
- Tijeras has been having water issues.
- People are watering open space in order to preserve water rights. State water law needs to be changed.
- Need to bring in technical people to these meetings to answer questions (eg. DOT)
- Bringing water in could lead to smaller lot sizes.
- Don't want rules to prohibit building south facing solar buildings

TRANSPORTATION

GROUP ONE:

- Hike, drive it, bicycle (used multi-modally)
- What are effects of adding a 5th lane?
 - Is data on accidents being kept?
- Trail on Frost Road popular
 - One by post office as well
- Conflict between pedestrians/cyclists (cars coming out)
- Bike trail needs better maintenance
- Walkway damaged after gas line install
 - Not as pedestrian friendly
- After snow storms, cinders (snow repellent) is left until spring making pedestrian/cyclist access difficult
- Maintenance of trails priority
- Rush hour traffic
- See map (Penny Lane)
- Traffic light at Triangle Grocery not really needed (IAG)
 - –vs- need for traffic light (1 for)
- Traffic impacts of Campbell Ranch may cause problems
 - Plan needs to take impacts into account
 - Increased development has increased semi-trucks traffic
 - What are solutions? (Weight limitations on North 14?)
- Need to slow traffic on N 14 (35 mph)
 - What is projected?
- Decelerate / accelerate lanes needed
- Possible pedestrian overpasses
- Representatives from Bernalillo County at future meetings:
 - Fire, Sheriff, Public Works, DOT (needs to be included)
- Better bike access/signage
- Serious issue with residents pulling onto N14
- Issue with speeding – increasing traffic enforcement
- NM 14 more than local road
 - Where are appropriate areas to slow traffic down
- Better controlled access
- Traffic light – may increase problems
 - May be other solutions (lighted crosswalks signage, etc)
- Need pedestrian data
- Bernalillo County Sherriff Office needs to patrol farther north
- Will N14 be widened again?
- Will it impact lot size
- Any change at Frost Road/N14

GROUP TWO:

- N14 fine (if folks behave)
- Motorcycle clubs create issues
- Only major artery
 - Connects local points
 - Emergency route
 - Tourist route
- How much is N14 a commuter route verses local road
- Speed biggest problem
- Steep grade is a problem
- Bypass route – research: Sandoval County
 - Where will in intersect?
 - How will it impact N14?
- Innovative traffic calming
- Safety issue: possibly future duplicate requests decelerate lane.
 - Department of Transportation does request them.
- High School area/Elementary traffic a problem
- Traffic study needed for N/14 & Frost intersection

GROUP THREE:

- North 14 a highway: not being treated that way
 - Wants it to remain a highway
 - Corridor to Albuquerque/Santa Fe-Commuter Road
 - Scenic back road (National Scenic Byway)
- Issue with pulling onto N14 in some areas
 - No off ramps
- Any transportation changes forward needs to have public input
- Frost/N14 Intersection
 - An issue
- Maintenance: will it be done correctly?
- Talk with Santa Fe about bypass along 57-A (see other groups)
- Possible limit commercial traffic
- Traffic calming medians, etc.
- DOT needs to address safety
- No transit in area
 - Folks on the fence about transit
- Make N14 useable for pedestrians/bikes but still maintain efficient for car traffic.
- **Must** maintain rural feel.
- Madrid not appropriate for this area. Insert

Community Comments from December 2, 2009 workshop

Aesthetics/History

1) Issue: Light pollution.

Public Comments:

- Concern with boundary for Dark Skies compliance – limit of not far enough south, needs to be to I-40
- Need specificity in requirements and enforcement
- Need for enforcement and compliance
- Is there still a lighting ordinance for the East Mountain area?
- Keep lights to a minimum
- Keep signage below eaves and gutter line
- Eliminate sodium vapor lights (Frost, Vallecito)
- Motion sensor security lighting more effective vs. signage when school/business is closed

2) Issue: Signage

Public Comments:

- Signage guidelines needed
- Consistent character would have significant impact
- Reduce big & flashing signs
- Less lighting is a positive
- Options for downward directed lighting
- 150 watt and lower requirement allows exceptions
- Dark skies should be applied to residential
- Signage/lighting easy way to distinguish area/character
- There mandatory requirement on BernCo business permit for lighted signage to be off at 10 pm

Positive examples:

- Turquoise Trail Center

Negative examples:

- Brewers Gas Sign/Canopy is a negative example of lighted large sign
- San Antonito school sign (LED-type)
- School bus package garage lighting at San Antonio is an issue.
- DOT signage requirements
 - County should consider changing this for the Natl. Scenic Byway
 - Negative example of DOT signage – 7 curve signs on one curve
 - But effective in reducing number of accidents at that location

- Remove Bella Vista & Marco Polo signs - grandfathering possible if posts retained
- Community signage currently detracts
- Temporary signage is an issue – detracts along highway
- Compact fluorescents very bright and counterproductive to height ordinance.

3) Issue: Noise pollution

Public Comments:

- Do we have a noise ordinance?
- Semi's traveling up and down north 14. Why? Noise, safety and pollution issues
- Noise issue: Weekends → motorcyclists
- Look at noise limit here and at Highway 536
 - State limit is 97 decibels which is still loud

4) Issue: Historic and cultural resources:

Public Comments:

- Need group (like East Mountain Historical Society) to identify and set preservation plan.
 - Noted that East Mountain name is misnomer – area is not East Mountain.
 - Historic preservation needs to be balanced with cost effectiveness/property owner rights
- Need signage with information on historical areas, buildings, sites and place to pull over and read it.
- How can we raise awareness of unique resources like acequia?
 - Signage
 - Historic marker
 - Cup to drink acequia water
- Incorporation is an option to achieve increased awareness of area and its resources
- Could County acquire the rock house (Big Mama's) and use for visitor center or similar purpose like museum/ historic photo display?
 - These could raise awareness of area significance
 - Is there anything similar in San Antonio?
- Is there a zoning act that could help purchase and transition properties like Big Mama's to be used for this kind of purpose?
 - Issue for owner to change
- Grant options exist for Turquoise Trail properties
- NM Museum of Natural History has a facility for school kids combined for weekend programs – this has potential to help raise awareness of area

Specific resources and sites:

- Acequias are a significant resource
- Area south of cemetery needs attention
- Triangle Grocery sign: mural inside
- Retain historic wood sign at intersection of Frost and N14 "Sandia Crest"
- Tinkertown is a positive asset

- Need to reinforce San Antonio and San Antonito Village Character
 - Both have significant historical character & resources (Acequia)
 - Living history: Canoncito, San Antonio, San Antonito
 - Dances, fiestas are great but no one outside of community attends - lack of PR is an issue

**5) Issue: Sector Development Plan Area:
Public Comments:**

- Concern w/depth of boundary – applicability – varying viewpoints as to whether requirement should apply to frontage only
- Extend boundary to San Antonio
- What is available to address derelict/untended properties?
- To maintain area character – keep things as they are now:
 - Control growth
- Concern with rules
- Concern that without rules some won't "do the thoughtful/right thing" for future development

**6) Issue: Need to Preserve Area Character
Public Comments:**

- Preserve rural/non-commercial area character
- Create sense of place: we live here for a reason. Things that contribute to sense of place/area character:
 - Trees
 - Open space
 - large lots
 - Lack of traffic lights
 - fresh air
 - bike lanes
 - no street lights
- PNM wires: not aesthetic in how they have been installed - opportunity for improvement
 - Possibility to underground wiring and utilities
- Scenery is a public resource, should be treated as such
- Concern RE: Water storage tanks – need something to address location and need to camouflage
- Need architectural guidelines (positive architectural examples are the Triangle and Turquoise Trail Center)
- Add lighting to reinforce area character on N14 – examples cited are Edgewood, Old Town
 - Lighting also increases safety

Development density and patterns-

- N14 is set up to look like Eubank – Commercial strip
 - Building style like Triangle is positive
 - Desire "clumped development" with businesses that are synergistic/reinforce each other

- Positive is where commercial is broken up - we don't want big strips
- There is enough commercial now.
- Don't need rows of "old timey" street lights on poles to establish local character along commercial strip. Let connection with nature and views do that job!
- Need way to control growth to preserve character (negative example was when N14 split the village of San Antonio)

Architectural styles-

- Architectural guidelines should include:
 - height restrictions
 - fire safe materials requirements:
 - Not shingle or shake roofs, etc.
 - Stucco vs. wood
- Preferred architectural styles which reinforce area character:
 - Territorial style (not southern mansion)
 - Pueblo Revival
 - Turquoise Trail Center style
- Styles that do not reinforce area character
 - Flat fronts like Cedar Crest Center
 - County equipment barn on north side of Frost (see circled X on map)
 - Fire station District 6 building non-matching metal exterior a negative
 - Post Office on Frost also not architecturally attractive
 - Pagosa Springs has a nice Post Office built for similar cost

Landscape-

- Preservation / re-vegetation if roads widened or other changes are made - need finished product when changes are made
- Setbacks and Landscape are important like those done at the Triangle and Turquoise Trail Center
- Positive examples include:
 - Naturalistic landscapes
 - Xeric and low water use landscapes
 - Sidewalk/Bike path at Frost is excellent
- Kids (school sports) run along highway - not safe
- Lack of connectivity is an issue
 - Need to extend bike trail to high school and community center
- Open space on N14 is a plus
 - Add connections to other trails, etc. to offset lack of connection due to highway
 - A connection across highway would be a plus
- Open space today is bare
 - Plant trees around periphery (it is dominated by the parking lot)
- Preserve views via restrictions like height, cell towers etc.
- Consider Scenic America
- Look at Turquoise Trail Preservation Trust Study