



**DEVELOPMENT CODE | FRONTAGE TYPES**

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A. Attach the facade of building with an attached sidewalk. Sidewalk may occur for the sidewalk within the ground floor setbacks out at the lot line. This type is ideal for small lots but only when the sidewalk is fully attached under the setbacks that a pedestrian cannot bypass it. An attached sidewalk is not a setback. An attached sidewalk is not a setback. An attached sidewalk is not a setback.

B. Step back the facade to align with the setback of sidewalk grade. This type is recommended for small setbacks. It is commonly recognized with a setback of 10'00" or more. The amount of a setback ground floor may provide a setback area on the ground floor facing the street, although the setback is appropriate behind and above.

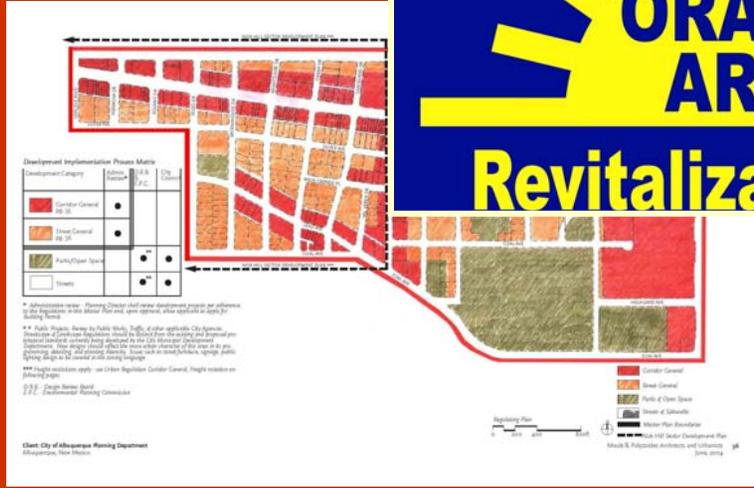
C. Step the facade to align with the setback line with the ground story elevated from the sidewalk, creating a porch for the sidewalk. This type is suitable for ground floor setbacks of 10'00" or more. This type may be integrated with the step back. A porch may also occur on the street.

D. Front facade aligned with the setback line with a portion of it set back. The remaining elements create the facade. This type is suitable for ground floor setbacks of 10'00" or more. This type may be integrated with the step back. A porch may also occur on the street.

E. Step back the facade to align with the setback line with a porch. A porch may be used to define the ground floor of the lot. The porch may also be used to define the sidewalk, creating a small setback area at the property line with steps to the porch.

F. Step back the facade to align with the setback line with a porch. A porch may be used to define the ground floor of the lot. The porch may also be used to define the sidewalk, creating a small setback area at the property line with steps to the porch.

# ORACLE AREA Revitalization Plan



Examples of Revitalization Projects  
Presentation to the CSC, June 25, 2008



# Comparable Projects Research

## Selection Criteria

- Issues
- Planning Process
- Strategies & Tools
- Outcomes



# Comparable Projects Research

## Selections



- Apache Boulevard  
Redevelopment  
(Tempe, Arizona)

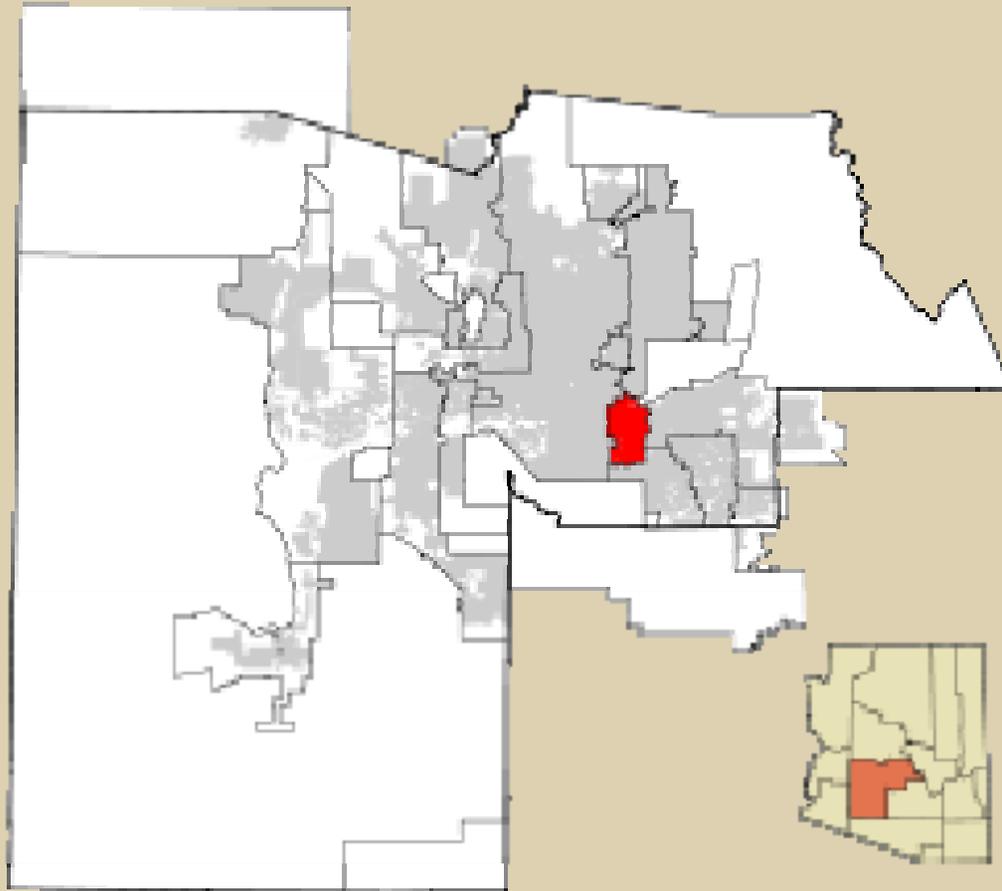


- Nob Hill-Highland-Central  
Redevelopment  
(Albuquerque, New Mexico)

# Case Study #1

## Apache Boulevard Redevelopment Plan (Tempe, AZ)

**Location**



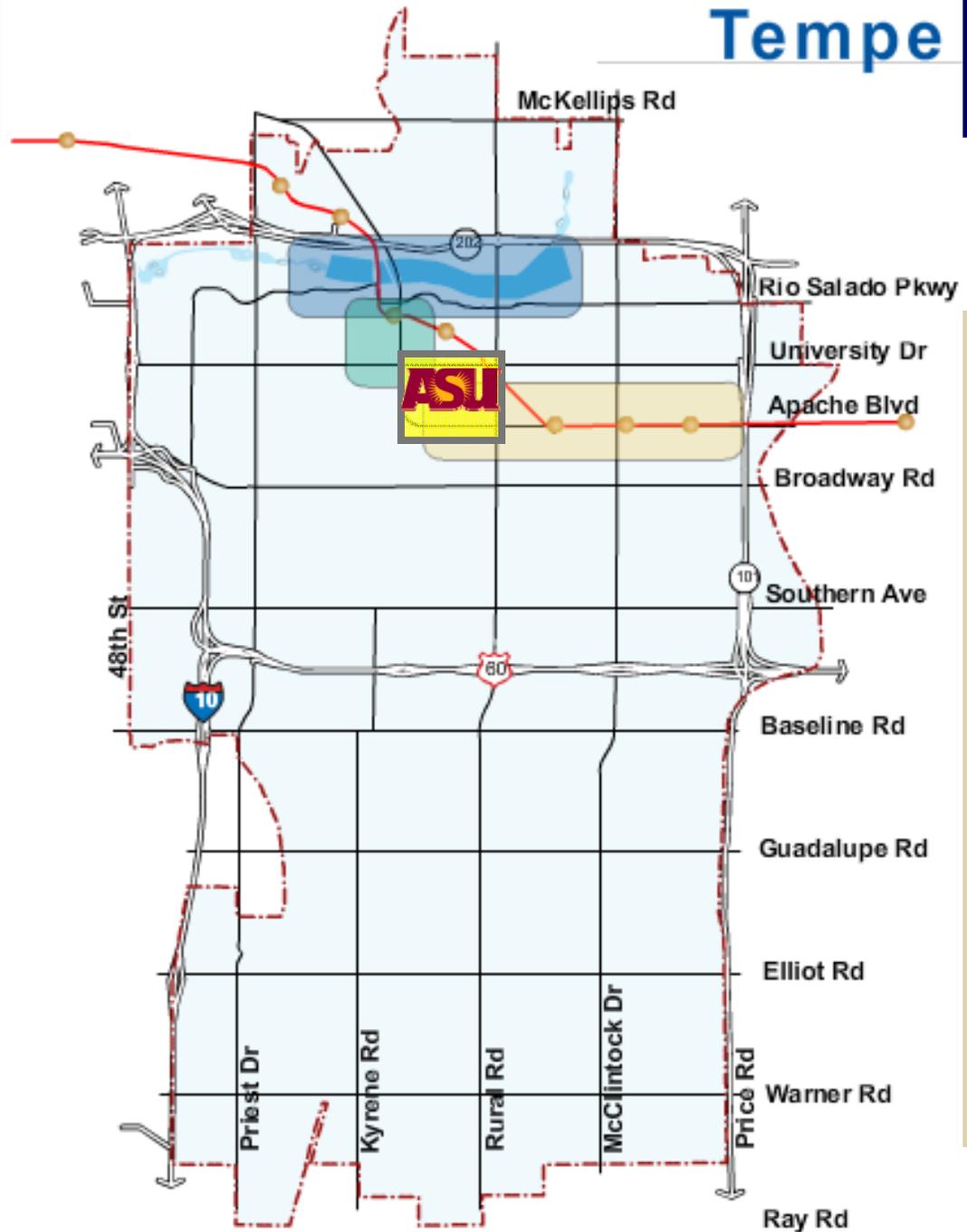
Maricopa County, Arizona



# Case Study #1

# Tempe

## Location



# Case Study #1 – Apache Boulevard



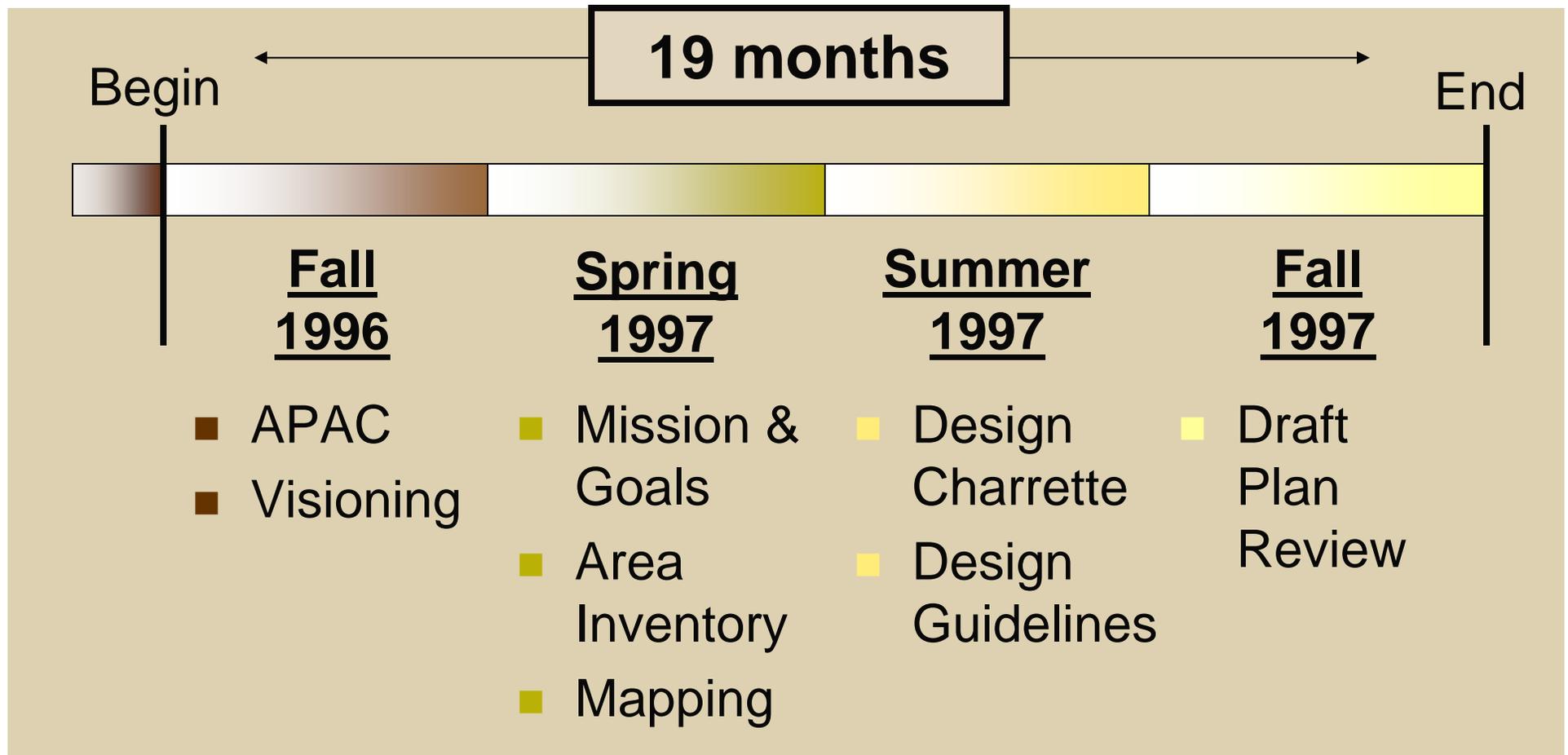
## Key Issues

- Former SR 89 and US Hwy 60
- Commercial corridor in decline
- Diversity of uses
- Lacking investment
- Vacant lots and structures
- Crime
- Near ASU

# Case Study #1 – Apache Boulevard



## Key Steps in Process



# Case Study #1 – Apache Boulevard



## Mission

**Encourage reinvestment** in the Apache Boulevard area in order to build a more desirable neighborhood in which people will enjoy living and working. **Enhance the positive aspects** of this area and **promote desirable reuse** of the land.



# Case Study #1 – Apache Boulevard



## Key Strategies & Tools

- Code enforcement
- Removal of substandard structures
- Land banking
- Design Guidelines
- Public investments
- Funding & financial assistance

**Over a decade later...**

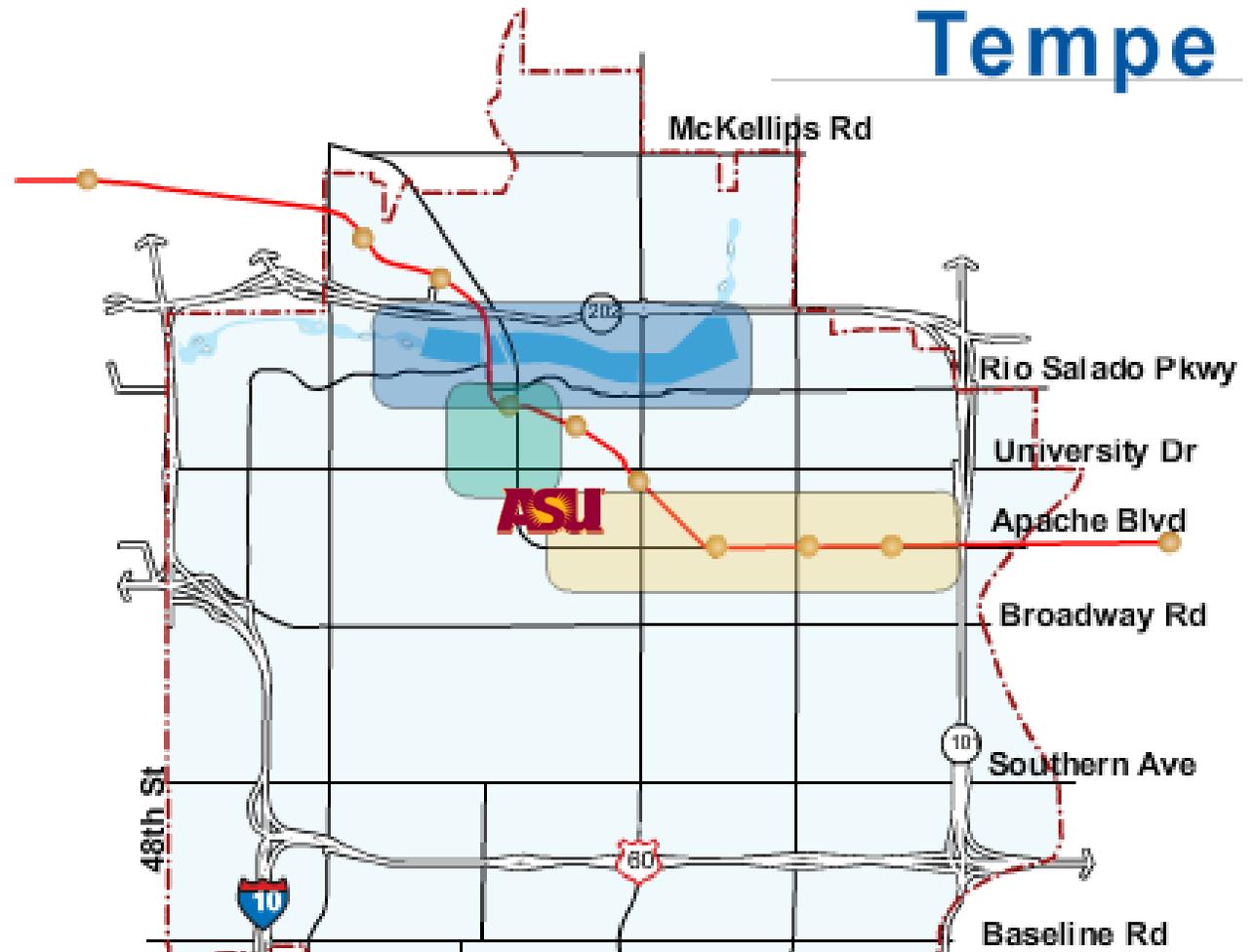


# Case Study #1 – Apache Boulevard



## Tempe

**Major Transit  
Corridor**



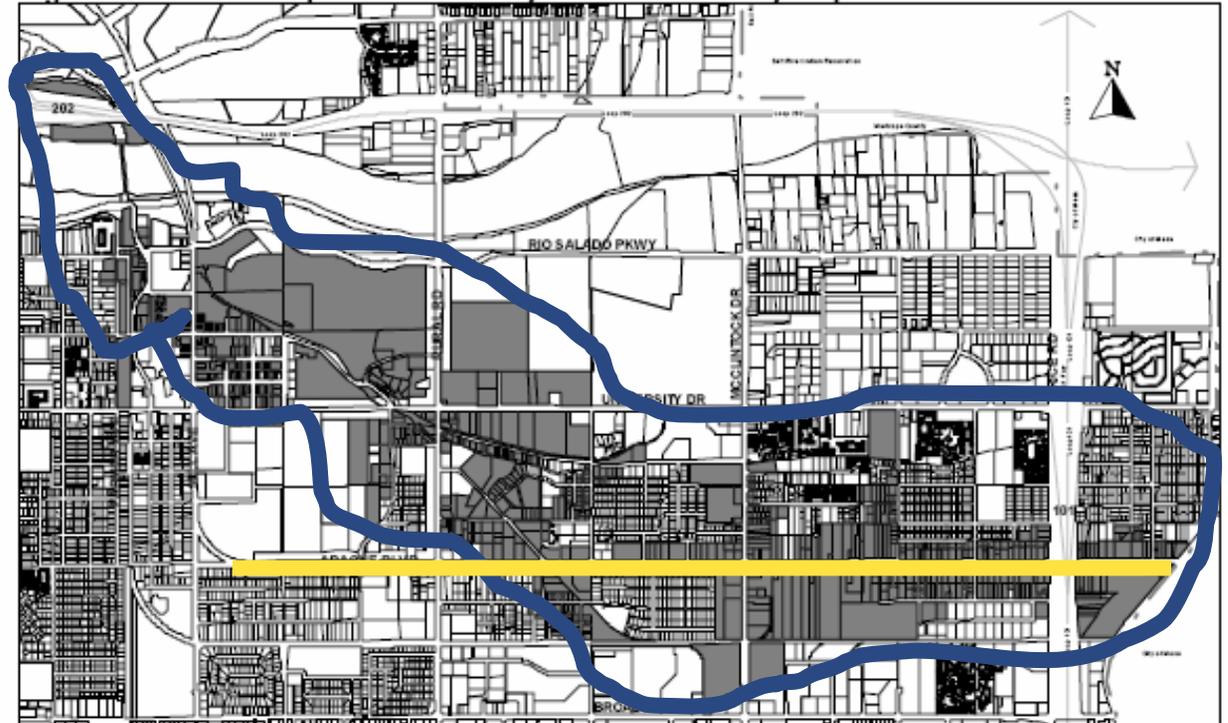
# Case Study #1 – Apache Boulevard



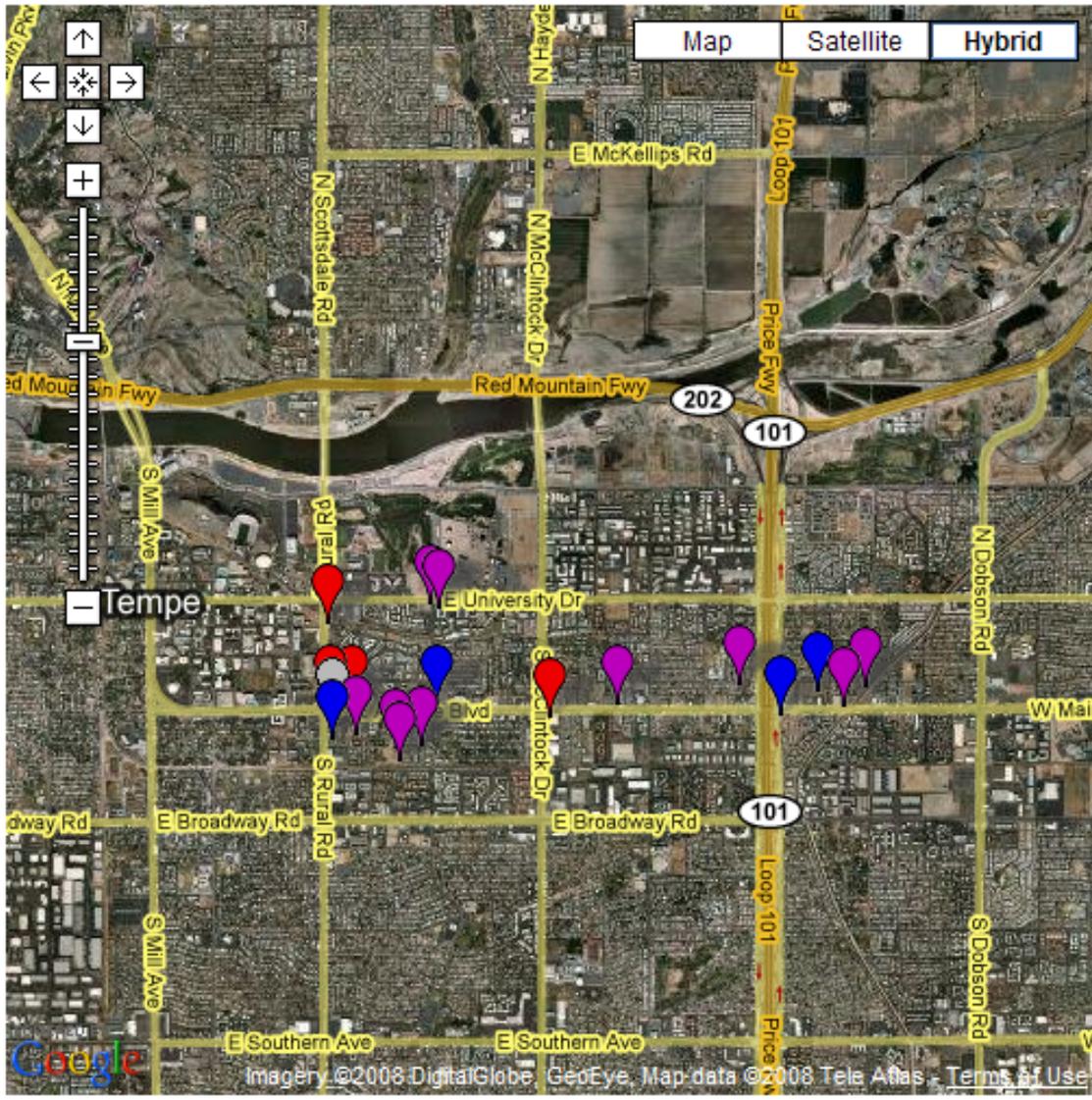
## Transportation Overlay District

- 2006
- Regulations for design
- Prohibited uses
- Strategic retail, residential & commercial

Figure 5-602A. Transportation Overlay District Boundary Map



# Development on Apache Blvd



- ADA Accessible Facility
- Mixed Use
- Public Facility
- Residential
- Hotels



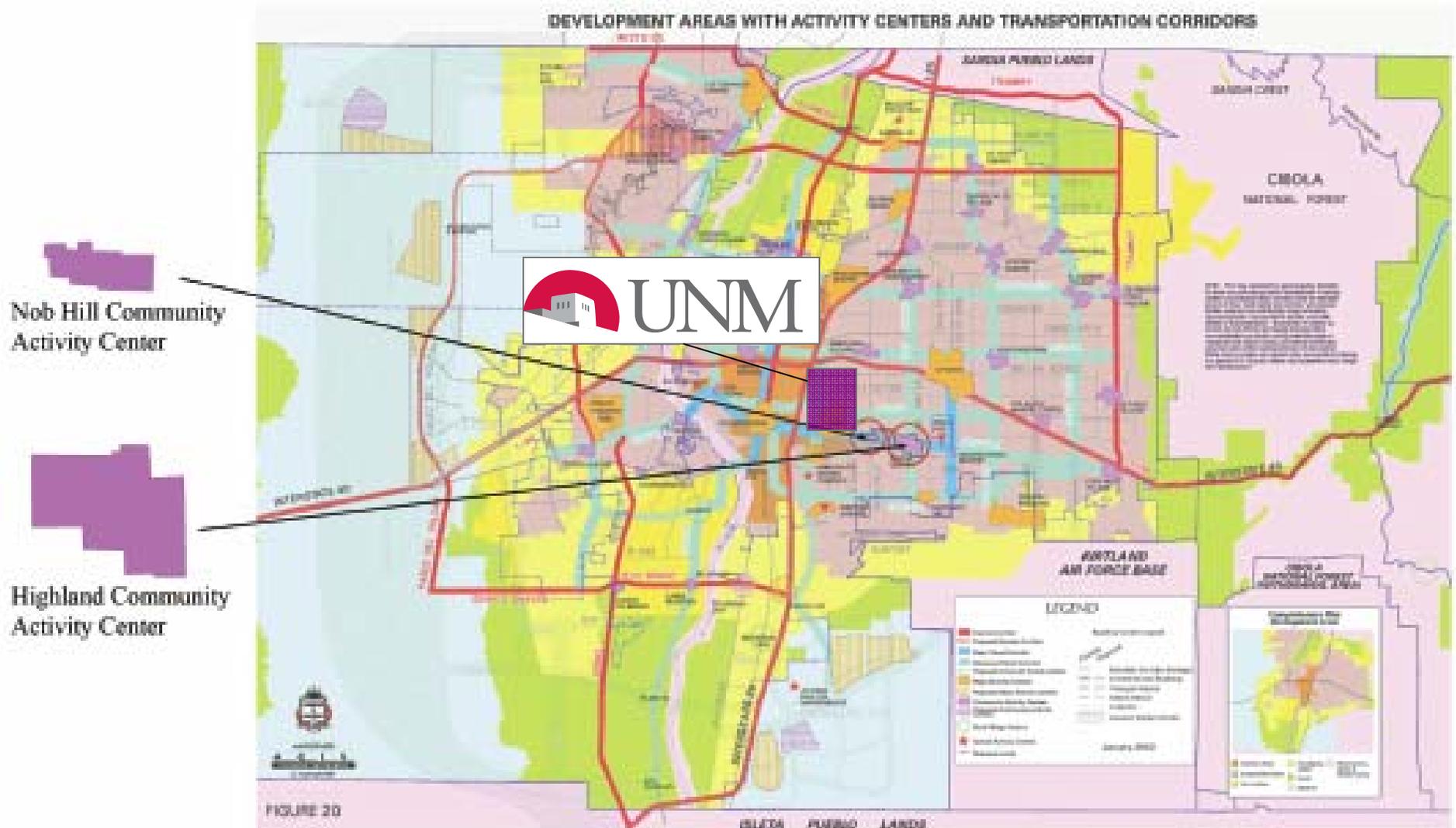
# Case Study #2

## Nob Hill-Highland-Central Redevelopment (Albuquerque, NM)



# Case Study #2

## Nob Hill-Highland-Central Redevelopment (Albuquerque, NM)



# Case Study #2 – Nob Hill-Highland-Central

## Key Issues

- Former commercial corridor
- Aging motels
- Disinvestment
- Public perception
- Famous Route 66
- Near University of New Mexico



# Case Study #2 – Nob Hill-Highland-Central

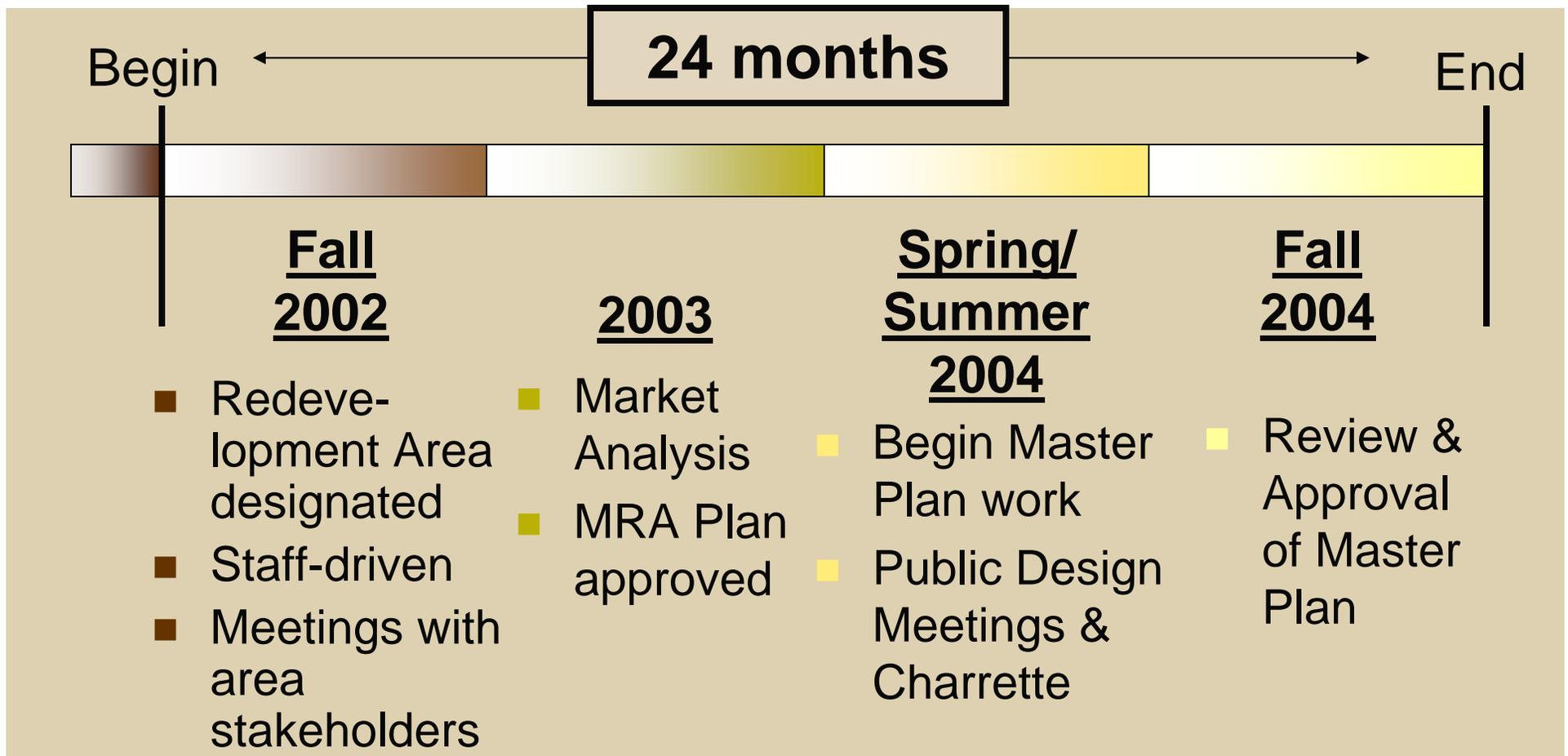
## Key Steps in Process

- Redevelopment Area Plan
- Master Plan - 'Blueprint'

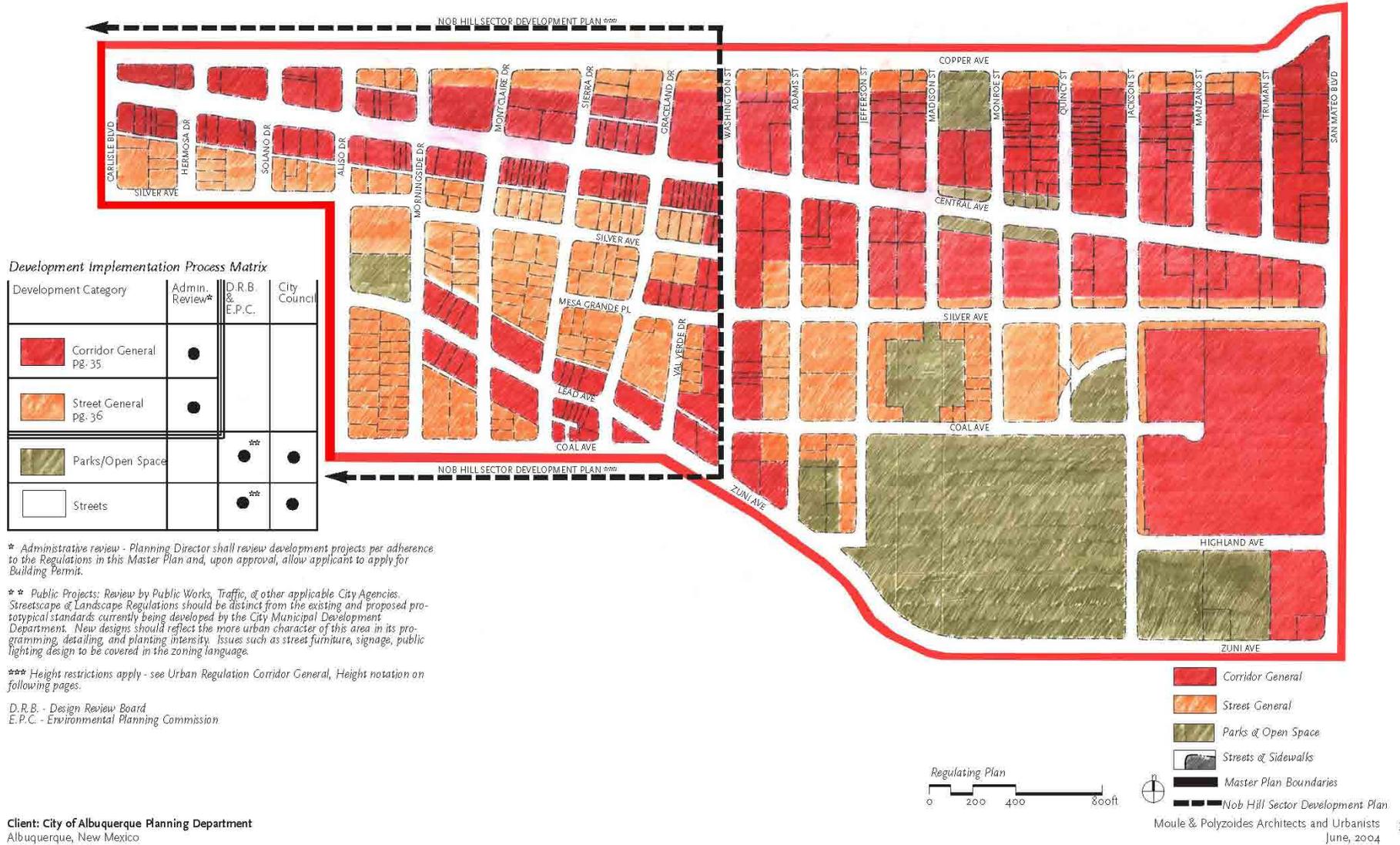


# Case Study #2 – Nob Hill-Highland-Central

## Key Steps in Process



# Case Study # 2 - Nob Hill-Highland-Central



# Case Study #2 - Nob Hill-Highland-Central

## Redevelopment Plan Vision

The Metropolitan Redevelopment Plan for the Central-Highland-Upper Nob Hill area seeks to create a place that is both identifiable for its **unique Route 66 character** and is a **livable, walkable, mixed-use** and **vibrant economic and residential part** of Albuquerque.



# Case Study #2 - Nob Hill-Highland-Central

## Key Strategies & Tools

- Code enforcement
- Removal of substandard structures
- Design & development guidelines
- Incentives (waivers, loans, fast-tracking)
- Coordinated public planning
- Involvement



# Case Study #2 - Nob Hill-Highland-Central



## **NOB HILL-HIGHLAND SECTOR DEVELOPMENT PLAN**

- Adopted September 2007
- Enforces Master Plan “blueprint” through design & development regulations
- Implementation (Action) Plan

# Case Study #2 - Nob Hill-Highland-Central

## Key Successes



# Case Study #2 - Nob Hill-Highland-Central

## Active Coordinated Involvement by Area Groups



**Nob Hill Neighborhood Association**



**Nob Hill**  **HIGHLAND**  
RENAISSANCE CORPORATION

# NOB HILL

NEIGHBORHOOD TOUR

1.3 MILES



**No 5** ALBUQUERQUE NEIGHBORHOOD WALKING TOUR SERIES



# Comparable Projects Research

## In brief...

- No two plans – or planning processes – are exactly alike.
- The resulting plans generally provide a future vision, or 'Blueprint', for an area.
- Having tools in the toolbox is important.
- The resulting plans are usually just the beginning...



# Comparable Projects Research

## Five Steps to Making Revitalization Work

- 1) Know what you want.
- 2) Know what you have.
- 3) Make sure there is a place to come home to – and a place to walk the dog.
- 4) If you are going to play the game, get the right equipment.
- 5) Focus on the process as well as the money.

Source: Morrison Institute for Public Policy, Nov. 2004 Report





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B. Step back: the facade is placed at or close to the right-of-way line with the setbacks of sidewalk grade. This type is recommended for small setbacks. It is commonly recognized with a combined sidewalk or canopy. The amount of a ground plane setback provides a setback area on the ground plane facing the street, although the setback is appropriate behind and above.

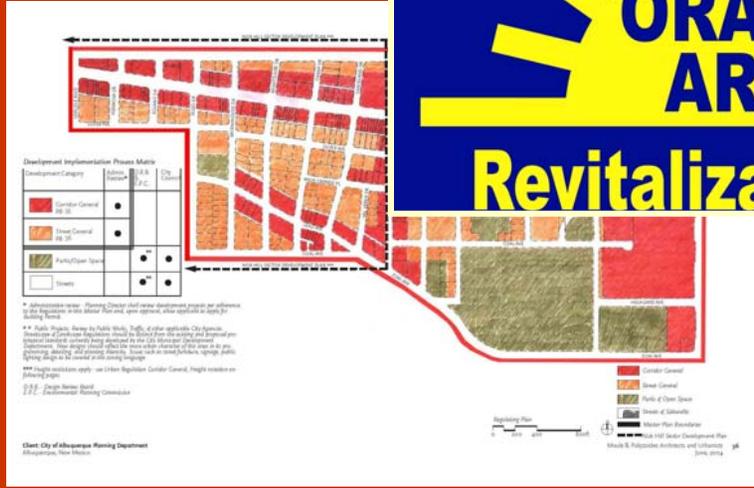
C. Step back: the facade is placed close to the setbacks line with the ground plane setback from the sidewalk, creating a space for the sidewalk. This type is suitable for ground plane setbacks of 10 feet or more. This type may be incorporated with the step back. A setback may also occur the setback.

D. Front facade aligned with setbacks: the setbacks line with a portion of a setback. The setbacks line may be separated from the setbacks. A great variety of setbacks are possible. The setbacks line should be less than 6 feet deep and 10 feet wide. A setback is not at the property line may be used to define the setback space of the setback. The setbacks line may be used to define the setbacks, creating a small setback area at the property line with setbacks to the setback.

E. Front facade aligned with setbacks and ground plane: the setbacks line with a portion of a setback. The setbacks line may be separated from the setbacks. A great variety of setbacks are possible. The setbacks line should be less than 6 feet deep and 10 feet wide. A setback is not at the property line may be used to define the setback space of the setback. The setbacks line may be used to define the setbacks, creating a small setback area at the property line with setbacks to the setback.

F. Front facade aligned with setbacks and ground plane with a small setback: the setbacks line with a portion of a setback. The setbacks line may be separated from the setbacks. A great variety of setbacks are possible. The setbacks line should be less than 6 feet deep and 10 feet wide. A setback is not at the property line may be used to define the setback space of the setback. The setbacks line may be used to define the setbacks, creating a small setback area at the property line with setbacks to the setback.

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