MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

TRUMBULL NEIGHBORHOOD

Sector Development Plan

Trumbull Neighborhood Sector Development Plan

As Adopted by the Mayor and the City Council City Enactment No. 84-2000

Amendments: This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are available at the beginning of the document and are on file with the City Clerk's Office.

Month / Year Adopted	Council Bill No.	City Enactment No	Relevant page(s), map(s), section(s), etc. affected by the Resolution	Description
July 1998	R-90	84-2000		Plan Adoption
January 2003	R-02-186	6-2003	p. 4-5 Zone Changes p. 6-7 Design Recommendations p. 8 Plan Review and Approval	R-02-186 1) Defines the International Marketplace Community Activity Center; 2) Changes zoning within the center to SU-2 for Mixed Use; 3) Establishes Design Requirements; and 4) Establishes a fast track approval process for site development plans.
May 2011	F/S R-10-181	R.2011.038	p. 6, line 31 of R-02-186	Amends the SU-2 Mixed Use zone category to allow mobile carts as a permissive use.

*These amendments **<u>are not</u>** reflected in the Plan text. The Council Bills are inserted in the Plan and/or available (search for No.) in City Council's Legistar webpage: https://cabq.legistar.com/Legislation.aspx Amendments established by R-02-186 are attached at the end of the Trumbull Neighborhood Sector Development Plan.

CITY of ALBUQUERQUE
NINETEENTH COUNCIL

COUNCIL BILL NO. F/S R-10-181 ENACTMENT NO. R-2011-038

SPONSORED BY: Rey Garduño

RESOLUTION

TEXT AMENDMENT TO THE TRUMBULL NEIGHBORHOOD SECTOR DEVELOPMENT PLAN; AMENDING THE SU-2 MIXED USE ZONE CATEGORY TO ALLOW MOBILE CARTS AS A PERMISSIVE USE.

WHEREAS, the City Council has the authority both to adopt and to amend a sector development plan; and

WHEREAS, the City adopted the Trumbull Neighborhood Sector Development Plan in 1981; and

WHEREAS, the City Council in 2003, in R-02-186, amended the Trumbull Neighborhood Sector Development Plan to establish the SU-2 Mixed Use zone to facilitate the development of the International Marketplace; and

WHEREAS, Mobile Carts have been used in other cities across the country as a way to support small start-up businesses, such as those that can be found and are encouraged in the International Marketplace; and

WHEREAS, Mobile Carts are considered both a community and an economic development tool; and

WHEREAS, the Trumbull Neighborhood Sector Development Plan and specifically the International Marketplace would benefit from the addition of Stationary Mobile Carts (food carts and vendors) as a permissive use in the SU-2 Mixed Use zone; and

WHEREAS, the addition of Mobile Carts as a permissive use in the SU-2 Mixed Use zone of the Trumbull Neighborhood Sector Development Plan will be of minimal impact to surrounding neighborhoods, will facilitate additional development of a site that is partially vacant and has excessive parking, and will promote activity and street life; and

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

WHEREAS, this amendment furthers applicable goals and policies of the *Albuquerque/Bernalillo County Comprehensive Plan*, including Policies II.B.5.d, k, l, o, and p, II.B.7.a.1, and II.B.7.g; and

WHEREAS, this amendment meets the objectives of the Trumbull Neighborhood Sector Development Plan to "encourage mixed uses in the area between Central Avenue and Zuni Road" (page 5) and to "encourage new neighborhood oriented commercial development and other employment-generating activities, especially between Zuni and Central" (page 6).

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. R-02-186 which, in relevant part, created the SU-2 Mixed Use Zone in the Trumbull Neighborhood Sector Development Plan is amended to make Mobile Carts a permissive use in the SU-2 Mixed Use Zone by adding the following language at page 6, line 31 of R-02-186:

"Mobile Carts are also a permissive use in an SU-2 for Mixed-Use zone. Mobile Carts are mobile structures that have functional wheels and an axle, including Mobile Food Units and Raw Produce Vending Stands, used for the sale of goods including but not limited to food, raw produce, flowers, arts, and crafts.

They may occupy one location for an indefinite period of time, subject to the following requirements:

1. They are placed at appropriate locations, including Off-Street Parking areas and paved areas, and with the permission of the property owner.
2. If one lot has in excess of five mobile carts, the site layout and location shall be indicated on a site plan on file with the Environmental Health Department, Fire Department, and the Planning Department and shall include authorization from the property owner.
3. If located in an existing Off-Street Parking area, the parking spaces impacted shall be considered "available" to meet off-street parking requirements for permanent use, thereby not diminishing the quantity of parking provided on-site as required by off-street parking

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

regulations, provided that they do not encumber more than 25 percent of the required off-street parking.

4. There is no off-street parking required for Mobile Carts.
5. Outdoor seating areas are permitted in the public right-of-way provided that they maintain a minimum 6-foot clear pedestrian path and are in compliance with the traffic code.
6. Design Guidelines as provided in the Trumbull NSDP do not apply to Mobile Carts as defined in this section.
7. All applicable Environmental Health and other City regulations shall apply."

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

X:\SHARE\Legislation\Nineteen\R-181fsfinal.doc

PASSED AND ADOPTED THIS 16th DAY OF May, 2011

BY A VOTE OF: 8 FOR 0 AGAINST.

Excused: Sanchez

Don F. Harris, President

City Council

APPROVED THIS 26th DAY OF May, 2011

Bill No. F/S R-10-181

Richard J. Berry, Mayor

City of Albuquerque

ATTEST:

Amy B. Bailey, City Clerk

[+Bracketed/Underscored Material+] - New

[-Bracketed/Strikethrough Material-] - Deletion

CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. R-02-186 ENACTMENT NO. 6-2003

SPONSORED BY: Hess Yntema, by request

RESOLUTION

APPROVING A TEXT AMENDMENT AND A ZONE MAP AMENDMENT FOR THE TRUMBULL NEIGHBORHOOD SECTOR DEVELOPMENT PLAN TO FACILITATE THE DEVELOPMENT OF THE INTERNATIONAL MARKETPLACE.

WHEREAS, the City Council designated the 1,010-acre Near Heights Metropolitan Redevelopment Area in July 1998 and approved the Near Heights Metropolitan Redevelopment Area Plan (NHMRAP) by Resolution (Council Bill No. R-90, Enactment No. 84-2000) on October 6, 2000; and

WHEREAS, of three corridor development alternatives reviewed, the NHMRAP recommended the International Marketplace as the most viable and proposed that the City provide assistance with "property assembly, rezoning, and streetscaping"; and

WHEREAS, as a result of this recommendation, Albuquerque Development Services contracted Sites Southwest LLC to prepare a market research study, a financial feasibility analysis, a conceptual master plan, and recommendations for zoning changes and design guidelines for the International Marketplace, which was submitted to the City Planning Department in January 2002; and

WHEREAS, the site of the International Marketplace is a designated Community Activity Center in the Centers and Corridors component of the Comprehensive Plan; and

WHEREAS, staff from Albuquerque Development Services and the City Planning Department have worked collaboratively to further refine the zoning and design concepts submitted by Sites Southwest LLC to meet the land use and design standards for a Community Activity Center as expressed in the Centers and Corridors component of the Comprehensive Plan; and

[+ Bracketed/Underscored Material +] - New
[- ~~Bracketed/Strikethrough Material~~ -] - Deletion

WHEREAS, the result of this collaborative effort is a text amendment and a zone map amendment to the Trumbull Neighborhood Sector Development Plan (Trumbull NSDP) to facilitate development of the International Marketplace; and

WHEREAS, the amendment to the Trumbull NSDP is consistent with an objective of the Trumbull NSDP to establish SU-2 zoning and mixed use development in the vicinity of the site of the International Marketplace; and

WHEREAS, the Environmental Planning Commission voted unanimously to recommend approval of the text amendment and the zone map amendment for the Trumbull NSDP to the City Council at a public hearing on September 19, 2002; and

WHEREAS, the amendment to the Trumbull NSDP to facilitate development of the International Marketplace is supported by the La Mesa Community Improvement Association and the Trumbull Village Association; and

WHEREAS, the amendment to the Trumbull NSDP will promote the local health, general welfare, safety, convenience and prosperity of the inhabitants of the City and will benefit the City's efforts to revitalize the Near Heights Metropolitan Redevelopment Area; and

WHEREAS, the City Council has the authority to amend Sector Development Plans, including the establishment of tailored SU-2 zoning.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. The Trumbull NSDP is amended as follows:

A. EXHIBIT "A": will amend the Trumbull NSDP by creating a new Subsection C, Centers and Corridors: International Marketplace Community Center, under Section II, Land Use and Zoning Component, beginning on page 11 of the Plan. Exhibit "A" also includes the zone map amendment for the SU-2 for Mixed Use zone to facilitate development of the International Marketplace. Exhibit "A" will read as follows:

II. Land Use and Zoning Component

C. Centers and Corridors: International Marketplace

In July of 1998, the City Council designated the 1,010 acre area shown in FIGURE 1 a Metropolitan Redevelopment Area (MRA). This designation is

[+ Bracketed/Underscored Material +] - New
[-Bracketed/Strikethrough Material-] - Deletion

made according to the Metropolitan Redevelopment Code and authorizes municipal acquisition ownership, lease and improvement of properties within "slums" or "blighted areas."

Following the designation, Albuquerque Development Services (ADS), a division of the City of Albuquerque Department of Family and Community Services, contracted a team of architects, planners, realtors and developers headed by Dekker/Perich/Sabatini to prepare a redevelopment plan for the area. The team completed the Near Heights Metropolitan Redevelopment Area Plan (MHMRAP) in July 2000. The NHMRAP proposed three ways for the City to stimulate development within the MRA:

- Initiate a commercial corridor project,
- Initiate a motel reuse project and
- Prepare a housing master plan.

The NHMRAP identified and evaluated three alternatives for the commercial corridor project:

- The International Marketplace, a shopping district in the vicinity of the intersection of Central Avenue and Louisiana Boulevard,
- The State Fair Plaza, and open air market at the northeast corner of Central Avenue and San Pedro Boulevard and
- The Native American Workforce Training Center, near the existing Albuquerque Indian Center.

Of the three alternatives, the NHMRAP recommended the International Marketplace as the most viable and proposed that the City provide assistance with "property assembly, rezoning and streetscaping." The NHMRAP defined the International Marketplace as the area shown in FIGURE 2. The NHMRAP described the project as a "physical and symbolic center for the various ethnic communities that have settled in the Near Heights...a home to many ethnic markets, community institutions restaurants and stores...centered on the existing Hawaiian Restaurant and Ta Lin Supermarket."

As a result of the NHMRAP recommendations ADS contracted Sites Southwest LLC to prepare a market research study, a financial feasibility analysis, a conceptual master plan and recommendations for zoning changes and design guidelines for the International Marketplace. Sites Southwest

[+ Bracketed/Underscored Material +] - New
[-Bracketed/Strikethrough Material-] - Deletion

submitted their work in December 2001. In January 2002, ADS presented Site Southwest's recommendations for zoning changes and design guidelines to the City of Albuquerque Planning Department and prepared this sector plan amendment based on their advice.

This Sector Plan Amendment defines the International Marketplace as the 21-acre area shown in FIGURE 3. The amendment changes zoning in this area to SU-2 for Mixed-Use which has been specifically designed for this use at this location. The amendment also establishes a fast track approval process for site development plans. The changes are intended to facilitate and guide imminent development in order to catalyze redevelopment within the NHMRA.

Projects currently being considered within the site include:

- The privately funded development of a new 4 acre shopping center consisting of the construction of a new grocery store building with storefront lease space, the renovation of the existing Hawaiian Restaurant building to accommodate a second tenant, and the renovation of the existing Ta Lin grocery store building for new storefront lease spaces,
- The privately funded construction of a new 0.9 acre project consisting of the construction of a new wholesale warehouse with storefront lease space and
- A publicly funded senior housing project
- A publicly funded streetscape project.

International Marketplace Community Activity Center:

The site of the International Marketplace is a designated Community Activity Center under the Centers and Corridors component of the Albuquerque/Bernalillo County Comprehensive Plan (see Centers and Corridors Map, FIGURE 4). A Centers and Corridors Community Activity Center is defined in the Comprehensive Plan as follows:

Community Activity Centers: Areas designated to provide focus, identity, and convenient goods and services as well as some employment for a number of surrounding neighborhoods with a combined population of 30,000 or more. The ideal Community Activity Center should be between 15 and 60 acres of commercial, office, entertainment, medium density residential, and

[+ Bracketed/Underscored Material +] - New
[- ~~Bracketed/Strikethrough Material~~ -] - Deletion

institutional uses accessed by arterial streets and a range of transit service levels.

The ideal Community Activity Center would have parcels and buildings scaled to pedestrians, small enough to encourage parking once and walking to more than one destination. Off-street parking is often shared and on-street parking helps contribute to the intimate scale typical of well functioning pedestrian areas. Parking located between and behind buildings would permit people to walk more safely and comfortably between uses that front on sidewalks rather than parking lots. Seating and shade along pedestrian routes also promote walking and informal gathering. The successful multi-use Community Activity Center is a vibrant people place especially serving the surrounding community as defined by the "Community Identity and Urban Design" sections and map within the Comprehensive Plan (p. 3-4, Activity Centers, Comprehensive Plan).

The International Marketplace is envisioned in the NHMRAP as "a year-round community space and stage for ethnically themed celebrations. Supporting retail, restaurants, open-air markets, small office space, community meeting spaces, loft apartments, and the existing Ta Lin Supermarket will surround it...Due to its adjacency, the marketplace will be focused to take advantage of the high visibility and constant activity of Central and Louisiana by fronting pedestrian friendly restaurants and retail along these corridors. The combination of businesses oriented toward the local communities and a themed plaza that attracts both local and potential tourists helps define an active node for the Trumbull and La Mesa neighborhoods" (p. 32).

Existing Zoning and Land Uses:

Existing zoning at the site consists of R-3, C-1, C-2, and SU-1 for church and related facilities (FIGURE 3).

Existing land uses include:

- restaurant serving beer and wine,
- supermarket,
- bar and retail sales of alcohol,
- church or other place of worship and the usual incidental facilities,

[+ Bracketed/Underscored Material +] - New
[-Bracketed/Strikethrough Material-] - Deletion

- motor cycle repair,
- barber and beauty services,
- off-premise signs,
- single family residences,
- apartment buildings
- vacant lots

In 1981 when the Trumbull Neighborhood Sector Development Plan was adopted, a zoning text amendment was under consideration that would allow SU-2 in established urban areas. The Trumbull Neighborhood Sector Development Plan recommended that the zoning in the area between Central Avenue and Zuni "continue unchanged" until the zoning code allowed "SU-2 in this area... so that a sector development plan and site development plan can guide the combination of business and residential uses that is appropriate there." Shortly thereafter the text amendment was adopted; however, the zoning was never changed.

In order to achieve appropriate development consistent with the Community Activity Center standards and the vision for the site contained in the NHMRAP, new zoning and urban design standards for the site are thus enacted.

SU-2 for Mixed Use Zone:

The existing standard zoning designations support a suburban pattern of development based on a separation of uses, deep building setbacks, restrictive height requirements and substantial off-street parking requirements. The SU-2 for Mixed-Use zone is designed to support the development of a more urban pattern, featuring a carefully integrated mix of uses, higher density of land use and pedestrian-oriented outdoor spaces.

Uses:

Permissive uses for the SU-2 for Mixed-Use zone include all of the uses that are permissive in the R-3, C-1 and C-2 zones except those prohibited below.

Prohibited Uses:

- Gasoline, oil, liquefied petroleum gas retailing, including outside sales.
- Off-premises signs

[+ Bracketed/Underscored Material +] - New
[- ~~Bracketed/Strikethrough Material~~ -] - Deletion

- Vehicle sales, rental, service, repair, and storage
- Drive-in restaurant
- Mobile homes for watchmen or caretakers
- Sample dwelling units

In addition, the following uses will be permitted:

- Warehousing that is conducted in a completely enclosed building
- Wholesaling that is conducted in a completely enclosed building

There are no conditional uses in the SU-2 for Mixed-Use zone.

Height Restrictions:

Building height may not exceed a 60° plane drawn from the horizontal at the mean grade along the centerline of any abutting public right of way.

Lot Sizes:

No restrictions.

Setbacks:

No front, rear, side, or corner setbacks are required. Setbacks for all buildings and structures shall facilitate design requirements and appropriate design recommendations as established in the Trumbull NSDP amendment.

Density:

The minimum density for residential uses is 20 dwelling units per acre rounded up or down to the nearest whole number. For mixed-use projects, this density may be adjusted according to the proportion of the gross building area that is residential.

Off-Street Parking:

Off-street parking shall be provided as specified by the Comprehensive City Zoning Code, Section 14-16-3-1, with the following modifications:

- The following uses shall provide one space for each 300 square feet gross leasable area (pertaining to ZHE Case #02ZHE-00475):
  - Exercise or health club
  - Medical or dental office
  - Office
  - Restaurant, bar
  - Retail and service uses
  - School - private commercial and private trade

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

- Residential uses shall provide a minimum of 1 space per dwelling unit.

Residential Usable Open Space:

For residential uses, 120 square feet of on-site usable open space, as defined by 14-16-1-5, shall be provided for each dwelling unit.

Renovations:

Renovations of existing structures that do not increase the existing building area by more than 25% are not subject to the design requirements and recommendations of the amended Trumbull Sector Development Plan.

Justification for Zone Change Request/Development Proposal:

The proposed SU-2 for Mixed Use zoning will provide the means to develop a mixed-use community center for the surrounding neighborhoods. The development of the International Marketplace, and its SU-2 zoning, will be more advantageous to the surrounding area than the current zoning. The International Marketplace will also be of minimal impact to surrounding neighborhoods, will facilitate redevelopment of a site which is largely vacant, and will promote quality design in its development.

NHMRAP Site Plan Concept:

The first conceptual plan for the site was produced in the Near Heights Metropolitan Redevelopment Area Plan (FIGURE 5). As development concepts for the site have advanced, changes were made and a new Site Plan Concept was created (FIGURE 6). The Site Plan Concept for the International Marketplace is intended to illustrate ideas regarding land uses and locations for buildings, open spaces, and parking areas. The Site Plan Concept illustrates a marketplace environment of small shops, courtyards, and pedestrian corridors that reflects the principles of the Community Activity Center design standards. Future development of this site may reflect the Site Plan Concept, however as the preparations for future development of the site are on-going, minor changes to the Site Plan Concept are likely to occur.

Design Requirements and Recommendations:

Design requirements and recommendations have been designed to promote development of a coherent and distinctive character - a unique commercial destination that is highly visible and attractive to motorists on Central Avenue, Louisiana Boulevard and Zuni Road and provides a

[+ Bracketed/Underscored Material +] - New
[- ~~Bracketed/Strikethrough Material~~ -] - Deletion

comfortable, exciting and distinctive environment for pedestrians. Such development will improve and enhance the ability of the International Marketplace to function as a catalyst for redevelopment within the Near Heights Metropolitan Redevelopment Area.

All construction within the boundaries of the International Marketplace shall adhere to the design requirements and observe design recommendations where practical. These requirements take precedence over other City or County regulations when there is a conflict.

Design Requirements:

1. The area of a façade that adjoins a public sidewalk from the level of the finished floor to 10 feet above the finished floor shall provide a minimum of 40% of transparent area.

2. Facades along a public sidewalk shall be articulated to a maximum height of 20 feet. Articulation shall be pedestrian in scale and shall include light fixtures, signage, murals, decorative reveals and relief, material changes, awnings, marquees, porticos, pediments, cornices, pilasters, columns, and similar architectural elements. Unarticulated façade area up to 25 feet in length is permitted adjoining private sidewalks.

3. Sidewalk along Central Avenue, Louisiana Boulevard, Alcazar Street, and Zuni Boulevard shall be a minimum of 10 feet.

4. Sidewalk which adjoins a façade containing public entrances shall be a minimum of 10 feet in width.

5. All other design standards regarding on-site pedestrian connections shall follow Ordinance 0-02-19.

6. Landscaping shall be as specified by the Comprehensive City Zoning Code Section 14-16-3-10 with the following modifications:

Required landscaped area must include elements from each of the following categories:

a. Shade:

Shade may be provided by trees, awnings and trellises.

b. Living vegetative materials:

5% of the total required landscaped area must be dedicated to beds containing living vegetative materials. These beds may include ground-

[+ Bracketed/Underscored Material +] - New
[-Bracketed/Strikethrough Material-] - Deletion

level tree planters with a minimum of 10 square feet of bed area, including the area under metal tree grates, and free-standing raised planters with a minimum of 7 square feet of bed area.

Standard landscape buffers as described in 14-16-3-E-3 are not required.

7. Permanent outdoor bench seating shall be provided in courtyard areas and pedestrian corridors.

8. Decorative elements shall be provided throughout the site and may include fountains, planters, non-structural walls, surface treatments for all exterior walls, pavement treatments or public art designed to create a marketplace theme and to unify the entire development.

9. Lighting shall be provided as follows:

a. Ground lighting consisting of 3-foot bollard fixtures for courtyard areas and pedestrian corridors.

b. Vehicular parking area lighting consisting of 16-foot light poles with full cut-off fixtures.

c. Wall-mounted lighting consisting of fully hooded, downlit fixtures.

10. Off-street parking is prohibited between a façade and the façade's adjoining public sidewalk.

11. Rooftop mechanical equipment shall be screened by a parapet wall or similar structural feature that emulates the building's architectural design. The parapet wall or similar feature shall be of a height equal to or greater than the height of the mechanical equipment being screened. Visible vent piping shall be painted to match the roof color or the predominant building color. Transformer boxes, telephone boxes, utility pads, service areas and trash receptacles shall be screened on all sides from the view of pedestrians and motorists using private and public sidewalks, streets and off-street parking areas.

12. Permanent bicycle parking facilities shall be installed adjacent to off-street parking areas and may be placed in courtyard areas and pedestrian corridors as appropriate.

13. Portable backlit signs are prohibited.

[+ Bracketed/Underscored Material +] - New
[- ~~Bracketed/Strikethrough Material~~ -] - Deletion

14. Fixed security bars are prohibited. Visually transparent, retractable security devices may be used.

15. Crime Prevention Through Environmental Design (CPTED) principals shall be observed in the development of this site.

Design Recommendations:

The following design recommendations will help insure that each project contributes to the character of the International Marketplace:

1. Facades that face a public sidewalk should incorporate as many public entrances as possible.

2. Outdoor public spaces shall be provided throughout the marketplace in the form of courtyard areas and pedestrian corridors to provide spaces for sitting, eating, social gatherings, public art, and/or community displays. Sidewalk area on Central Avenue, Louisiana Boulevard, Alcazar Street, and Zuni Boulevard should be viewed as pedestrian corridors.

3. Private sidewalks and plazas should integrate functionally into the overall pedestrian circulation for the site.

4. Liner stores along facades that face public and private sidewalks are encouraged in order to increase the number of entrances.

5. Outdoor activities including dining and sidewalk sales are encouraged on the public and private sidewalks and plazas.

6. Multilingual signage is encouraged.

7. Pedestrian-scaled signage that is oriented perpendicularly to the building façade is encouraged.

8. Portable sandwich signs are encouraged but are not allowed within the public right-of-way.

9. Neon signage in the tradition of Route 66 is encouraged.

10. Backlit plastic box type signage is discouraged.

11. Marquees, illuminated outlining of architectural elements and storefront display lighting are encouraged.

12. Shared parking arrangements are encouraged.

13. Landscaped street medians on Central and Louisiana Boulevards are encouraged.

[+Bracketed/Underscored Material+] - New
[-~~Bracketed/Strikethrough Material~~-] - Deletion

14. Façade lighting, illuminated signage, exterior building lighting, street lighting, and parking lot lighting which create a safe and exciting nighttime environment are encouraged.

Project Review:

In order to facilitate a fast track approval process, each project in the International Marketplace will be subject to one of the following three approval processes (see FIGURE 7)

- A normal building permit process for renovations as defined below,
- A fast track approval process for new construction that complies with the Amended Trumbull Sector Development Plan, or
- An EPC process for new construction that does not comply with the Amended Trumbull Sector Development Plan

All applicants for building permits for projects other than renovations must be present and discuss their projects with the Planning Director at a pre-application meeting.

Renovations:

Renovations of existing structures that do not increase the existing building area by more than 25% are not subject to the design requirements and recommendations of the Amended Trumbull Sector Development Plan and do not require review by the Planning Department. These projects are subject to the normal building permit process.

New Construction:

In order to facilitate development within the International Marketplace, proposed development that complies with the requirements of the Amended Trumbull Sector Development Plan will receive an accelerated building permit application process. At the time of application for building permit, 2 sets of complete project documents submitted will be internally routed to the Planning Director, or to a team appointed by the Planning Director, for review. This review will be completed within 12 working days of submission. As soon as this review is complete, the document sets will be routed to the normal building permit reviewers (City Engineer, Zoning, UBC, Plumbing, Mechanical and Electrical, Transportation Development, Environmental Health, Hydrology

[+ Bracketed/Underscored Material +] - New
[- ~~Bracketed/Strikethrough Material~~ -] - Deletion

Reviewer and the Fire Marshall) who will complete their review within 12 working days.

B. EXHIBIT "B": will amend the Trumbull NSDP by creating a new Appendix D: International Marketplace Community Center Illustrations, beginning on page 32, and will contain illustrations pertaining to Subsection C as attached to this Resolution.

The Findings of the Environmental Planning Commission for the text amendment to the Trumbull Neighborhood Sector Development Plan and the zone map amendment to the SU-2 for Mixed Use zone are hereby accepted and are as follows:

a. This is a request for an amendment to the Trumbull Neighborhood Sector Development Plan (TNSDP) to add a new zone designation: SU-2 for Mixed Use. This request creates a sub-area within the TNSDP that is designated to facilitate the development of an International Marketplace.

b. This area was designated as a Community Activity Center as a result of a Metropolitan Redevelopment planning process. This process resulted in the Trumbull Neighborhood area receiving the designation as a Metropolitan Redevelopment Area in accordance with the Metropolitan Redevelopment Code and authorizes municipal acquisition, ownership, lease and improvement of properties with "slums" or "blighted areas".

c. The amendment furthers the goals of the Albuquerque/ Bernalillo County Comprehensive Plan by locating intensity and design of new development which respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy d), by planning land adjacent to arterial streets to minimize harmful effects of traffic, improving livability and safety of established residential neighborhoods and protecting the surrounding areas in transportation planning operations (Policy k), and by encouraging quality and innovation in design in all new development which is appropriate to the plan area (Policy l).

d. The subject site is located on two Major Transit Corridors and an Enhanced Transit Corridor.

[+ Bracketed/Underscored Material +] - New
[-~~Bracketed/Strikethrough Material~~-] - Deletion

e. The amendment furthers the policies of the Centers and Corridors amendments to the Comprehensive Plan because the request involves reviewing zoning and codes for revisions necessary to facilitate private land use development and redevelopment of mixed use concentrations of housing and employment that supports transit and pedestrian activity (Policy a.1.), and an activity center location shown on the Comprehensive Plan map, and its predominate use in accordance with its unique roles and expected needs of the community will be developed in accordance with more specific sub-area planning efforts (Policy g), multi-unit housing is an appropriate use in neighborhood, community and major activity centers (Policy i), and the City will structure capital expenditures and land use regulations in support of creating multi-use activity centers, and will promote ongoing public/private cooperation necessary for private market conditions that support the development and functioning of centers (Policy j).

f. The request complies with the goals of the Trumbull Neighborhood Sector Development Plan which are to encourage a quality urban environment by developing neighborhood sector plans that are based on active citizen involvement (Preamble, sector plan adopting resolution).

g. The request meets the objectives of the Trumbull Neighborhood Sector Development Plan to "encourage mixed uses in the area between Central Avenue and Zuni Road" (Page 5) and to "encourage new neighborhood oriented commercial development and other employment-generating activities, especially between Zuni and Central" (Page 6) as well as evaluating development between Zuni Road and Central Avenue to encourage mixed-use, neighborhood-oriented development.

h. Minor comments regarding landscaping are needed from the applicant to insure compliance with existing Zoning Code standards.

i. Adjacent neighborhood associations support the request.

j. This is a request for zone map amendment from C-1, C-2, and R-3 to SU-2 for Mixed Uses for an area bounded by Central Avenue, Louisiana Boulevard, Zuni Road and Alcazar Street. This request creates a sub-area within the *Trumbull Neighborhood Sector Development Plan* that is designed to initiate the development of an International Marketplace.

[+ Bracketed/Underscored Material +] - New
[- ~~Bracketed/Strikethrough Material~~ -] - Deletion

k. The SU-2 for Mixed Uses zone is justified as per Resolution 270-1980 as it would be more advantageous to the community than the existing zoning because it would allow a mix of uses envisioned in the *Metropolitan Redevelopment Plan*, including parking and landscape requirements consistent with the district's urban location. The existing conditions of the site are blighted and the zone map amendment would aide in producing a design that will encourage a pedestrian oriented commercial district with an international flavor, as articulated in the *Comprehensive Plan* (Policies d and l). The SU-2 for Mixed Use zoning is justified as per R-270-1980 as it will provide the means to develop a mixed use community center for the surrounding neighborhoods, facilitating a unified development of the entire site that will maximize the value of the site as a Community Center.

l. The zone map amendment request furthers the policies of the Centers and Corridors amendments to the *Comprehensive Plan* because the request involves reviewing zoning and codes for revisions necessary to facilitate private land use development and redevelopment of mixed use concentrations of housing and employment that supports transit and pedestrian activity (Policies a.1. and a.5.).

m. The zone map amendment request meets the objectives of the Trumbull Neighborhood Sector Development Plan to "encourage mixed uses in the area between Central Avenue and Zuni Road" (page 5) and to "encourage new neighborhood oriented commercial development and other employment-generating activities, especially between Zuni and Central" as well as evaluating development between Zuni Road and Central Avenue to encourage mixed-use, neighborhood-oriented development (page 6).

n. Future development of this site will require traffic studies and such studies should be made a condition of approval for this request.

SECTION 2. The Trumbull NSDP, in its authority as a land use control pursuant to the City's Comprehensive Zoning Code, is amended. The SU-2 for Mixed Use zone applies to the following location: Lots 1-22 and Lot A, Block 11, Lots 1A, C1, D1, E1, 20, 23-25, 27A, 28-36, and 45, Block 10, La Mesa No. 2, located south of Central Avenue SE, east of Louisiana Boulevard SE, north of Zuni Boulevard SE, and both sides of Alcazar Street SE.

[+Bracketed/Underscored Material+] - New
[-~~Bracketed/Strikethrough Material~~-] - Deletion

SECTION 3. If any section, paragraph, clause or provision of the Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not effect any of the remaining provisions of this Resolution.

SECTION 4. Among the existing zone districts on the International Marketplace site is SU-1 for Church and Religious Facility. This zone district exists on Lot 27A, Block 10, La Mesa No. 2 Subdivision, and was not mentioned among the Findings of the Environmental Planning Commission.

SECTION 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

[+ Bracketed/Underscored Material +] - New
[- ~~Bracketed/Strikethrough Material~~ -] - Deletion

X:\SHARE\Legislation\Fifteen\R-186fin.doc

PASSED AND ADOPTED THIS 13 DAY OF JANUARY, 2003
BY A VOTE OF: 7 FOR 0 AGAINST.

Yes: 7

Excused: Gomez, Payne

Vincent E. Griego

Vincent E. Griego, President
City Council

APPROVED THIS 24th DAY OF January, 2003

Bill No. R-02-186

Martin Chávez, Mayor
City of Albuquerque

ATTEST:

City Clerk

[+Bracketed Material+] - New
[-Bracketed Material-] - Deletion

International Marketplace Community Center – Exhibit "A"
September 2002

Introduction:
This proposal is a request to amend the Trumbull Neighborhood Sector Development Plan (Trumbull NSDP) to facilitate the development of the International Marketplace Community Center, including amended zoning, design standards and recommendations, and a conceptual plan for this 21-acre site. The text of the amendment is presented below, and is proposed to be inserted into the Trumbull NSDP as a new Subsection C, Centers and Corridors: International Marketplace Community Center, under Section II, Land Use and Zoning Component. Illustrations pertaining to Subsection C will be contained in a new Appendix D, International Marketplace Illustrations (see Trumbull NSDP Amendment, Exhibit "B").

Trumbull Neighborhood Sector Development Plan Amendment:

II. Land Use and Zoning Component

[+C. Centers and Corridors: International Marketplace Community Center

In July of 1998, the City Council designated the 1,010 acre area shown in **FIGURE 1** a Metropolitan Redevelopment Area (MRA). This designation is made according to the Metropolitan Redevelopment Code and authorizes municipal acquisition, ownership, lease and improvement of properties within "slums" or "blighted areas."

Following the designation, Albuquerque Development Services (ADS), a division of the City of Albuquerque Department of Family and Community Services, contracted a team of architects, planners, realtors and developers headed by Dekker/Perich/Sabatini to prepare a redevelopment plan for the area. The team completed the Near Heights Metropolitan Redevelopment Area Plan (NHMRAP) in July 2000. The NHMRAP proposed three ways for the City to stimulate development within the MRA:

- Initiate a commercial corridor project,
- Initiate a motel reuse project and
- Prepare a housing master plan.

The NHMRAP identified and evaluated three alternatives for the commercial corridor project:

- The International Marketplace, a shopping district in the vicinity of the intersection of Central Avenue and Louisiana Boulevard,
- The State Fair Plaza, an open air market at the northeast corner of Central Avenue and San Pedro Boulevard and
- The Native American Workforce Training Center, near the existing Albuquerque Indian Center.

Of the three alternatives, the NHMRAP recommended the International Marketplace as the most viable and proposed that the City provide assistance with "property assembly,

rezoning and streetscaping." The NHMRAP defined the International Marketplace as the area shown in **FIGURE 2.** The NHMRAP described the project as "a physical and symbolic center for the various ethnic communities that have settled in the Near Heights. . . a home to many ethnic markets, community institutions restaurants and stores . . . centered on the existing Hawaiian Restaurant and Ta Lin Supermarket."

As a result of the NHMRAP recommendations ADS contracted Sites Southwest LLC to prepare a market research study, a financial feasibility analysis, a conceptual master plan and recommendations for zoning changes and design guidelines for the International Marketplace. Sites Southwest submitted their work in December 2001. In January 2002, ADS presented Site Southwest's recommendations for zoning changes and design guidelines to the City of Albuquerque Planning Department and prepared this sector plan amendment based on their advice.

This Sector Plan Amendment defines the International Marketplace as the 21-acre area shown in **FIGURE 3.** The proposed amendment changes zoning in this area to SU-2 for Mixed-Use zoning that has been specifically designed for this use at this site. The proposed Amendment also establishes a fast track approval process for site development plans. These changes are intended to facilitate and guide development in order to catalyze redevelopment within the NHMRA.

Projects currently being considered within the site include:

- The privately funded development of a new 4 acre shopping center consisting of the construction of a new grocery store building with storefront lease space, the renovation of the existing Hawaiian Restaurant building to accommodate a second tenant, and the renovation of the existing Ta Lin grocery store building for new storefront lease spaces.
- The privately funded construction of a new 0.9 acre project consisting of the construction of a new wholesale warehouse with storefront lease space.
- A publicly funded senior housing project.
- A publicly funded streetscape project.

International Marketplace Community Activity Center:

The site of the proposed International Marketplace is a designated Community Activity Center under the Centers and Corridors amendment to the Albuquerque/Bernalillo County Comprehensive Plan (see Centers and Corridors Map, **FIGURE 4**). A Centers and Corridors Community Activity Center is defined in the Comprehensive Plan as follows:

> ***Community Activity Centers:*** *Areas designated to provide focus, identity, and convenient goods and services as well as some employment for a number of surrounding neighborhoods with a combined population of 30,000 or more. The ideal Community Activity Center should be between 15 and 60 acres of commercial, office, entertainment, medium density residential, and institutional uses accessed by arterial streets and a range of transit service levels.*

The ideal Community Activity Center would have parcels and buildings scaled to pedestrians, small enough to encourage parking once and walking to more than one destination. Off-street parking is often shared, and on-street parking helps contribute to the intimate scale typical of well functioning pedestrian areas. Parking located between and behind buildings would permit people to walk more safely and comfortably between uses that front on sidewalks rather than parking lots. Seating and shade along pedestrian routes also promote walking and informal gathering. The successful multi-use Community Activity Center is a vibrant people place especially serving the surrounding community as defined by the "Community Identity and Urban Design" sections and map within the Comprehensive Plan (p. 3-4, Activity Centers, Comprehensive Plan).

The proposed International Marketplace is envisioned in the NHMRAP as "a year-round community space and stage for ethnically themed celebrations. Supporting retail, restaurants, open-air markets, small office space, community meeting spaces, loft apartments, and the existing Ta Lin Supermarket will surround it...Due to its adjacency, the marketplace will be focused to take advantage of the high visibility and constant activity of Central and Louisiana by fronting pedestrian friendly restaurants and retail along these corridors. The combination of businesses oriented toward the local communities and a themed plaza that attracts both locals and potential tourists helps define an active node for the Trumbull and La Mesa neighborhoods" (p.32).

Existing Zoning and Land Uses:

Existing zoning at the site consists of R-3, C-1, C-2, and SU-1 for church and related facilities (see **FIGURE 3**).

Existing land uses include:

- restaurant serving beer and wine
- supermarket
- bar and retail sales of alcohol
- church or other place of worship and the usual incidental facilities
- motor cycle repair
- barber and beauty services
- off-premises signs
- single family residences
- apartment buildings
- vacant lots

In 1981 when the Trumbull Neighborhood Sector Development Plan was adopted, a zoning text amendment was under consideration that would allow SU-2 in established urban areas. The Trumbull Neighborhood Sector Development Plan recommended that the zoning in the area between Central Avenue and Zuni "continue unchanged" until the zoning code allowed "SU-2 in this area ... so that a sector development plan and site development plan can guide the combination of business and residential uses that is

appropriate there." Shortly thereafter the text amendment was adopted; however, the zoning was never changed.

In order to achieve appropriate development consistent with the Community Activity Center standards and the vision for the site contained in the NHMRAP, new zoning and urban design standards for the site are established.

SU-2 for Mixed Use Zone:

The standard zoning designations support a suburban pattern of development based on a separation of uses, deep building setbacks, restrictive height requirements and substantial off-street parking requirements. The **SU-2 for Mixed-Use** zone is designed to support the development of a more urban pattern, featuring a carefully integrated mix of uses, a higher density of land use and pedestrian-oriented outdoor spaces.

Uses:
Permissive uses for the SU-2 for Mixed-Use zone include all of the uses that are permissive in the R-3, C-1 and C-2 zones except those prohibited below.

Prohibited Uses:

- Gasoline, oil, liquefied petroleum gas retailing, including outside sales.
- Off-premises signs
- Vehicle sales, rental, service, repair, and storage
- Drive-up facility
- Mobile homes for watchmen or caretakers
- Model homes

In addition, the following uses will be permitted:

- Warehousing that is conducted in a completely enclosed building
- Wholesaling that is conducted in a completely enclosed building

There are no conditional uses in the SU-2 for Mixed-Use Zone.

Height Restrictions:
Building height may not exceed a 60° plane drawn from the horizontal at the mean grade along the centerline of any abutting public right of way.

Lot Sizes:
No restrictions.

Setbacks:
No front, rear, side, or corner setbacks are required. Setbacks for all buildings and structures shall facilitate design requirements and appropriate design recommendations as established in the Trumbull NSDP amendment.

Density:
The minimum density for residential uses is 20 dwelling units per acre rounded up or down to the nearest whole number. For mixed-use projects, this density may be adjusted according to the proportion of the gross building area that is residential.

Off-Street Parking:
Off-street parking shall be provided as specified by the Comprehensive City Zoning Code, Section 14-16-3-1, with the following modifications:

- The following uses shall provide one space for each 300 square feet gross leasable area (pertaining to ZHE Case #02ZHE-00475):
  - Exercise or health club
  - Medical or Dental Office
  - Office
  - Restaurant, Bar
  - Retail and service uses
  - School – private commercial and private trade
- Residential uses shall provide 1 space per dwelling unit.

Residential Usable Open Space:
A minimum of 120 square feet of on-site usable open space, as defined by Section 14-16-1-5 of the Zoning Code, shall be provided for each dwelling unit.

Renovations:
Renovations of existing structures that do not increase the existing building area by more than 25% are not subject to the design requirements and recommendations of the Amended Trumbull Sector Development Plan and do not require review by the Planning Department.

Justification for Zone Change Request/Development Proposal:

The SU-2 for Mixed Use zoning will provide the means to develop a mixed use community center for the surrounding neighborhoods. The development of the International Marketplace, and its SU-2 zoning, will be more advantageous to the surrounding area than the current zoning. The zoning will facilitate a unified development of the entire site that will maximize the value of the site as a Community Center. The International Marketplace will also be of minimal impact to surrounding neighborhoods, will facilitate redevelopment of a site which is largely vacant and declining, and will promote quality design in its development.

NHMRAP Site Plan Concept:

The first conceptual plan for the site was produced in the Near Heights Metropolitan Redevelopment Plan (**FIGURE 5**). As development concepts for the site have advanced, changes were made and a new Site Plan Concept was created (**FIGURE 6**). The Site Plan Concept for the International Marketplace is intended to illustrate ideas regarding land uses and locations for buildings, open spaces, and parking areas. The Site Plan Concept illustrates a marketplace environment of small shops, courtyards, and pedestrian corridors that reflects the principals of the Community Activity Center design standards. Future development of this site may reflect the Site Plan Concept, however as the preparations for future development of the site are on-going, minor changes to the Site Plan Concept are likely to occur.

Design Requirements and Recommendations:

Design requirements and recommendations have been designed to promote development of a coherent and distinctive character - a unique commercial destination that is highly visible and attractive to motorists on Central Avenue, Louisiana Boulevard and Zuni Boulevard and provides a comfortable, exciting and distinctive environment for pedestrians. Such development will improve and enhance the ability of the International Marketplace to function as a catalyst for redevelopment within the Near Heights Metropolitan Redevelopment Area.

All construction within the boundaries of the International Marketplace shall adhere to the design requirements and observe design recommendations where practical. These requirements take precedence over other City or County regulations when there is a conflict.

Design Requirements:

1. The area of a façade that adjoins a public sidewalk from the level of the finished floor to 10 feet above the finished floor shall provide a minimum of 40% of transparent area.
2. Facades along a public sidewalk shall be articulated to a maximum height of 20 feet. Articulation shall be pedestrian in scale and shall include light fixtures, signage, murals, decorative reveals and relief, material changes, awnings, marquees, porticos, pediments, cornices, pilasters, columns, and similar architectural elements. Unarticulated façade area up to 25 feet in length is permitted adjoining private sidewalks.
3. Sidewalk along Central Avenue, Louisiana Boulevard, Alcazar Street, and Zuni Boulevard shall be a minimum of 10 feet in width.
4. Sidewalk which adjoins a façade containing public entrances shall be a minimum of 10 feet in width.
5. All other design standards regarding on-site pedestrian connections shall follow Ordinance 0-02-19.

6. Landscaping shall be as specified by the Comprehensive City Zoning Code Section 14-16-3-10 with the following modifications:
   Required landscaping must include elements from each of the following categories:
   a. Shade:
      Shade may be provided by trees, awnings and trellises.
   b. Living vegetative materials:
      5% of the total required landscaped area must be dedicated to beds containing living vegetative materials. These beds may include ground-level tree planters with a minimum of 10 square feet of bed area, including the area under metal tree grates, and free-standing raised planters with a minimum of 7 square feet of bed area.

   Standard landscape buffers as described in 14-16-3-10-E-3 are not required.
7. Permanent outdoor bench seating shall be provided in courtyard areas and pedestrian corridors.
8. Decorative elements shall be provided throughout the site and may include fountains, planters, non-structural walls, surface treatments for all exterior walls, pavement treatments or public art designed to create a marketplace theme and to unify the entire development.
9. Lighting shall be provided as follows:
   a. Ground lighting consisting of 3-foot bollard fixtures for courtyard areas and pedestrian corridors.
   b. Vehicular parking area lighting consisting of 16-foot light poles with full cut-off fixtures.
   c. Wall-mounted lighting consisting of fully hooded, downlit fixtures.
10. Off-street parking is prohibited between a facade and the façade's adjoining public sidewalk.
11. Rooftop mechanical equipment shall be screened by a parapet wall or similar structural feature that emulates the building's architectural design. The parapet wall or similar feature shall be of a height equal to or greater than the height of the mechanical equipment being screened. Visible vent piping shall be painted to match the roof color or the predominant building color. Transformer boxes, telephone boxes, utility pads, service areas and trash receptacles shall be screened on all sides from the view of pedestrians and motorists using private and public sidewalks, streets and off-street parking areas.
12. Permanent bicycle parking facilities shall be installed adjacent to off-street parking areas and may be placed in courtyard areas and pedestrian corridors as appropriate.
13. Portable backlit signs are prohibited.
14. Fixed security bars are prohibited. Visually transparent, retractable security devices may be used.
15. Crime Prevention Through Environmental Design (CPTED) principals shall be observed in the development of this site.

Design Recommendations:

The following design recommendations will help insure that each project contributes to the character of the International Marketplace:

1. Facades that face a public sidewalk should incorporate as many public entrances as possible.
2. Outdoor public spaces are encouraged throughout the marketplace site in the form of courtyard areas and pedestrian corridors to provide spaces for sitting, eating, social gatherings, public art, and/or community displays. Sidewalk area on Central Avenue, Louisiana Boulevard, Alcazar Street, and Zuni Boulevard should be viewed as pedestrian corridors.
3. Private sidewalks and plazas should integrate functionally into the overall pedestrian circulation for the site.
3. Liner stores along facades that face public and private sidewalks are encouraged in order to increase the number of entrances.
4. Outdoor activities including dining and sidewalk sales are encouraged on the public and private sidewalks and plazas.
5. Multilingual signage is encouraged.
6. Pedestrian-scaled signage that is oriented perpendicularly to the building facade is encouraged.
7. Portable sandwich signs are encouraged but are not allowed within the public right of way.
8. Neon signage in the tradition of Route 66 is encouraged.
9. Backlit plastic box type signage is discouraged.
10. Marquees, illuminated outlining of architectural elements and storefront display lighting are encouraged.
11. Shared parking arrangements are encouraged.
12. Landscaped street medians on Central and Louisiana Boulevards are encouraged.
13. Facade lighting, illuminated signage, exterior building lighting, street lighting, and parking lot lighting which create a safe and exciting night-time environment are encouraged.

Project Review:

In order to facilitate a fast track approval process, each project in the International Marketplace will be subject to one of the following three approval processes (see **FIGURE 7**):

- A normal building permit process for renovations as defined below,
- A fast track approval process for new construction that complies with the Amended Trumbull Sector Development Plan, or
- An EPC process for new construction that does not comply with the Amended Trumbull Sector Development Plan

All applicants for building permits for projects other than renovations must present and discuss their projects with the Planning Director at a pre-application meeting.

New Construction:

In order to facilitate development within the International Marketplace, proposed development that complies with the requirements of the Amended Trumbull Sector Development Plan will receive an accelerated building permit application process. At the time of application for building permit, the 2 sets of complete project documents submitted will be internally routed to the Planning Director or designee, or to a team appointed by the Planning Director, for review. This review will be completed within 12 working days of submission. As soon as this review is complete, the document sets will be routed to the normal building permit reviewers (City Engineer, Zoning, UBC, Plumbing, Mechanical and Electrical, Transportation Development, Environmental Health, Hydrology Reviewer and the Fire Marshall) who will complete their review within 12 working days. +]

Exhibit "B"

[+ Trumbull Neighborhood Sector Development Plan, Appendix D: International Marketplace Community Center Illustrations +]

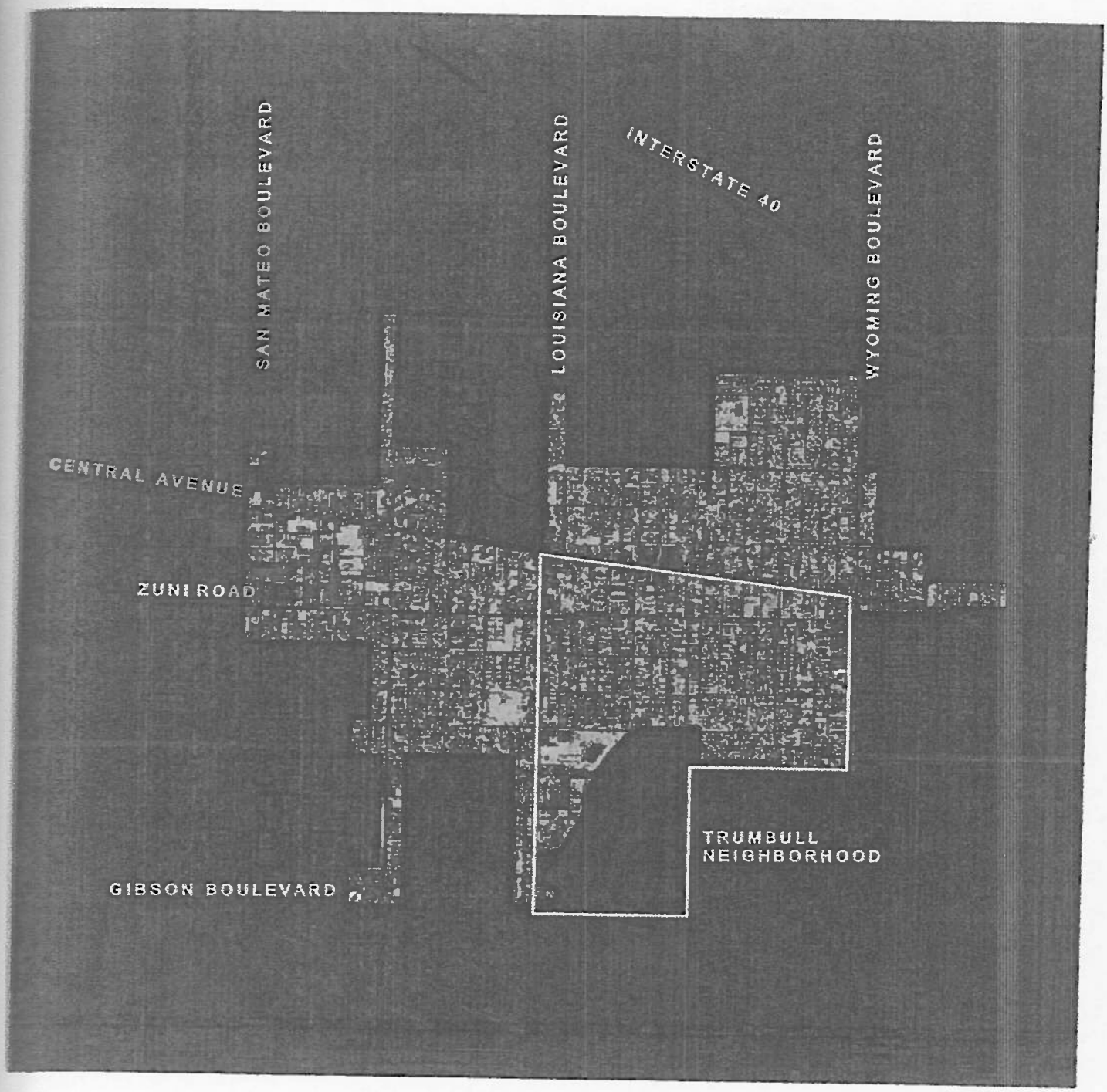


Figure 1:
Near Heights Metropolitan Redevelopment Area /
Trumbull Neighborhood

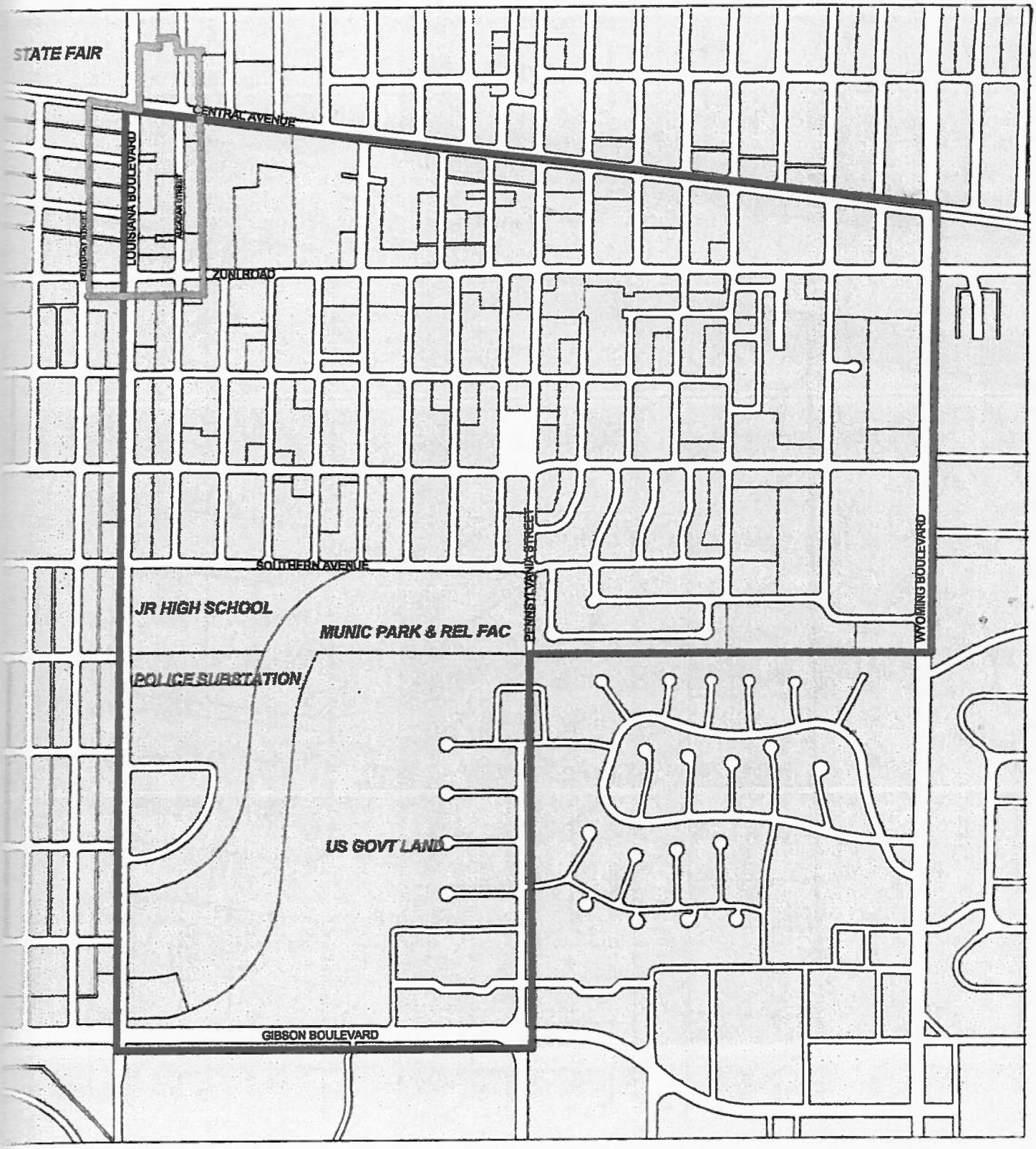
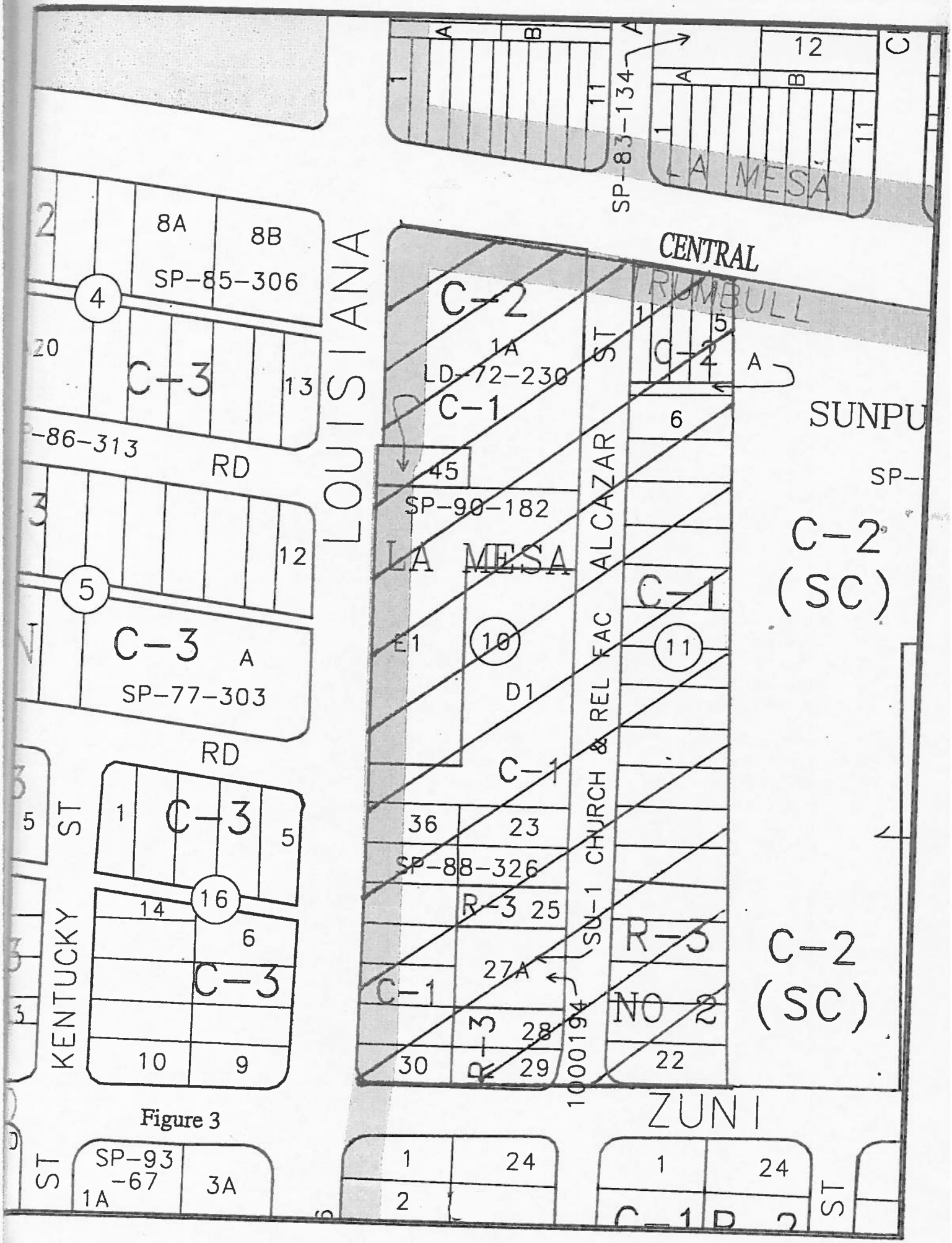


Figure 2:
NHMRAP International Marketplace /
Trumbull Neighborhood



LA MESA
SP-83-134
CENTRAL
TRUMBULL
LOUISIANA
8A
8B
SP-85-306
4
C-3
13
-86-313
RD
12
5
C-3
A
SP-77-303
RD
C-2
1A
LD-72-230
C-1
45
SP-90-182
LA MESA
E1
10
D1
C-1
36
23
SP-88-326
R-3
25
27A
C-1
R-3
28
30
29
1000194
SU-1 CHURCH & REL FAC
ALCAZAR
ST
C-2
A
6
C-1
11
R-3
NO 2
22
SUNPU
C-2
(SC)
C-2
(SC)
ZUNI
KENTUCKY
ST
1
C-3
5
16
14
6
C-3
10
9
SP-93
-67
1A
3A
1
24
2
1
24
ST

Figure 3

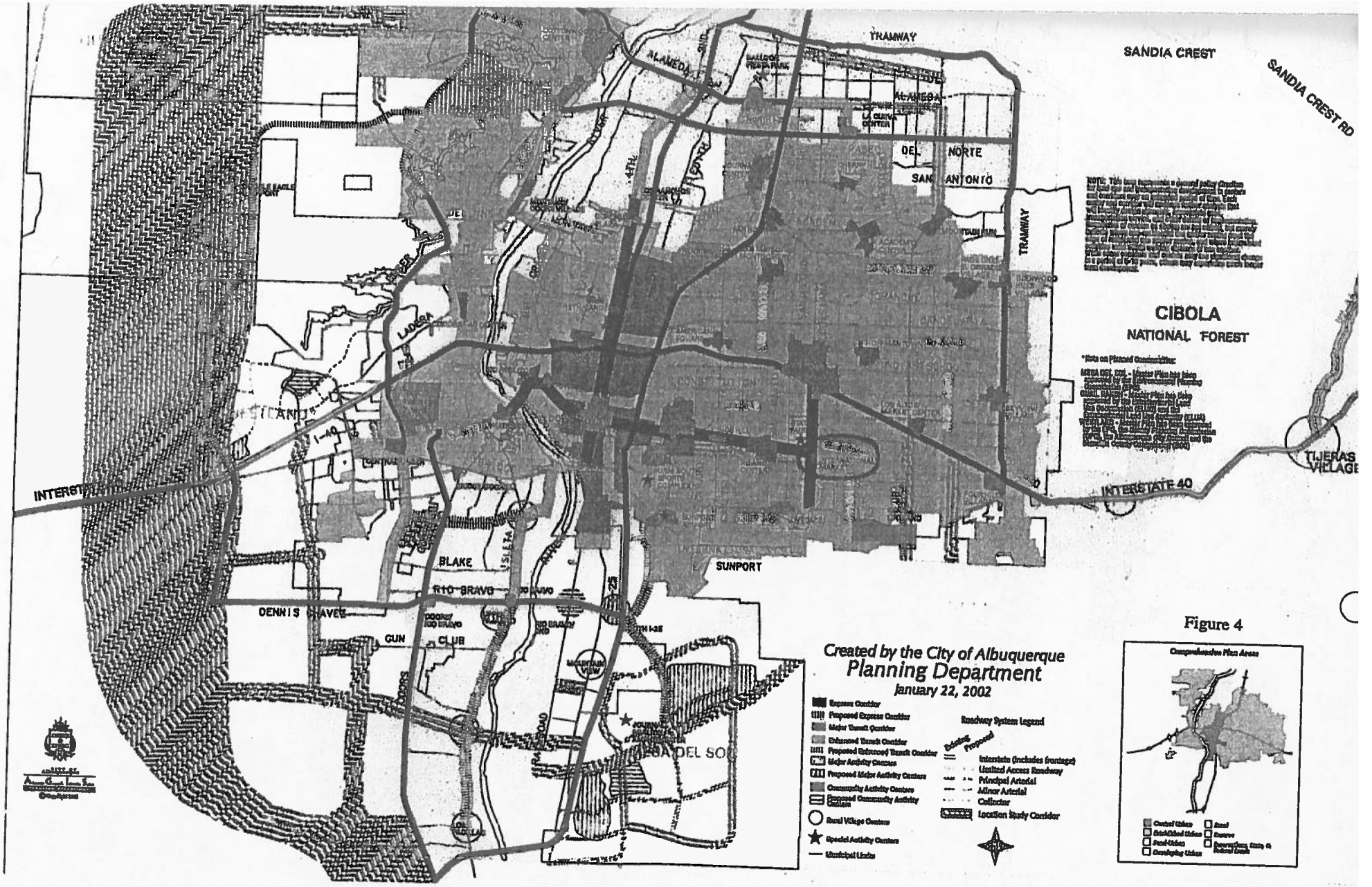
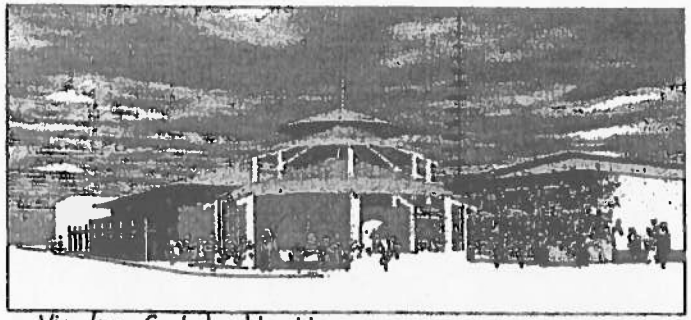

TRAMWAY
SANDIA CREST
SANDIA CREST RD
ALAMEDA
DEL NORTE
SAN ANTONIO
TRAMWAY
CIBOLA
NATIONAL FOREST
INTERSTATE 40
TIJERAS VILLAGE
I-40
BLAKE
RIO BRAVO
DENNIS CHAVEZ
GUN CLUB
SUNPORT
Created by the City of Albuquerque
Planning Department
January 22, 2002
Roadway System Legend
Existing
Proposed
Interstate (includes frontage)
Limited Access Roadway
Principal Arterial
Minor Arterial
Collector
Location Study Corridor

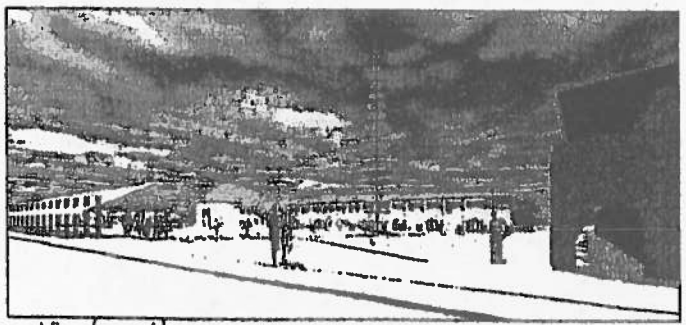
Figure 4

Comprehensive Plan Areas

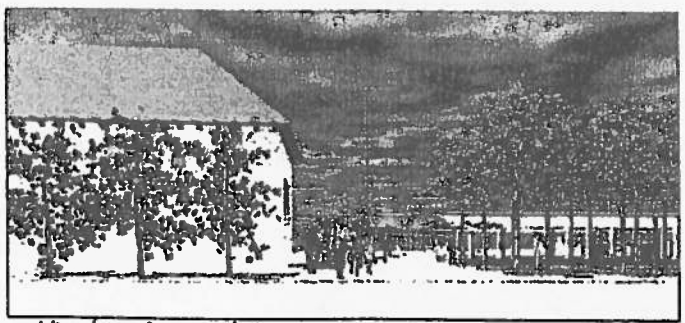
COMMERCIAL REDEVELOPMENT
INTERNATIONAL MARKET PLAZA



View from Central and Louisiana



View from Alcazar



View from Supermarket

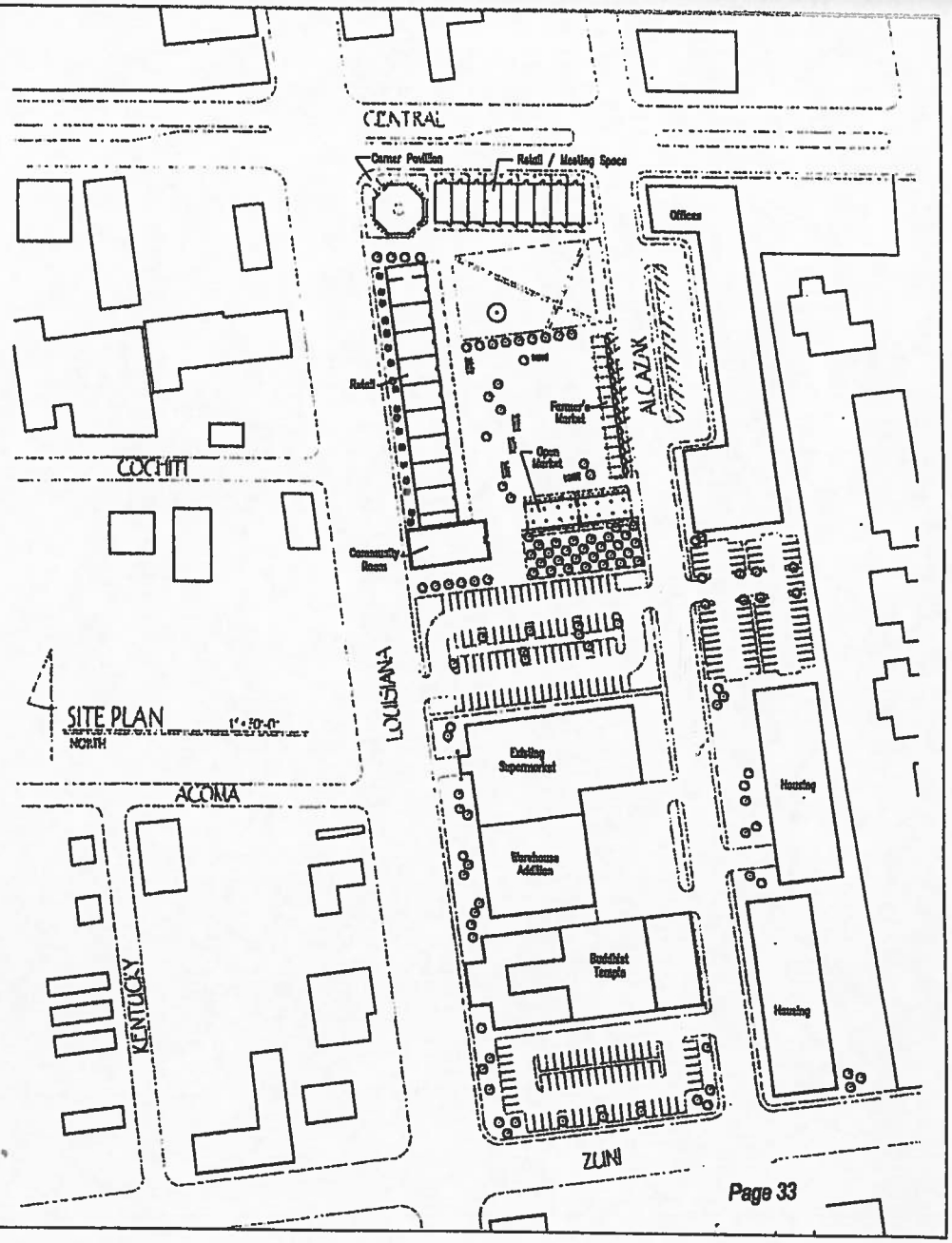
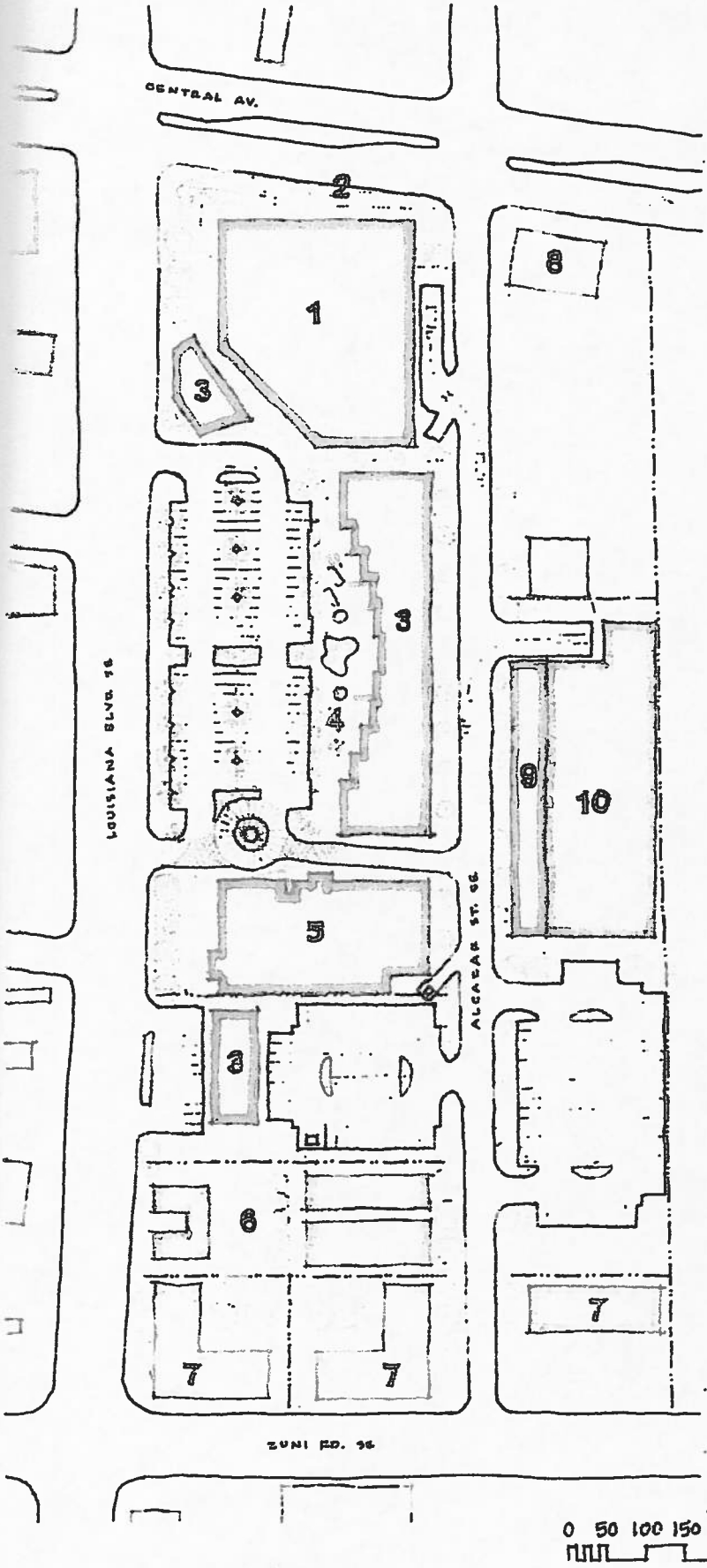


Figure 5.



Grand Central International Marketplace

The Grand Central International Marketplace is located at Louisiana Boulevard SE between Central Avenue and Zuni Road. Prominent organizations on this city block include the Ta Lin Market, the Hawaiian Restaurant, and the Buddhist Temple. The design of the new International Marketplace retains the existing structure of the Ta Lin Market while creating a vibrant and generous pedestrian promenade that links it with a variety of retail spaces. A new Supermarket anchors the development at Central Avenue. Landscaped parking with a fountained roundabout entry is set to the west of the marketplace at Louisiana Boulevard while service vehicles deliver from Alcazar Street. A wholesale warehouse with retail space is set to the east of Alcazar Street offering overflow parking for the marketplace to the south. The southernmost zone of the project is reserved for urban townhouses. The Buddhist Temple and one other retail building fill in the remainder of the southern zone to create a cohesive community setting for the marketplace. Throughout the marketplace design, pedestrian amenities are provided that stimulate patronage, offer security, and instill community pride.

LEGEND

1 NEW SUPERMARKET
2 BUS STOP
3 RETAIL SPACES
4 PROMENADE
5 SUPERMARKET (existing)
6 BUDDHIST TEMPLE (existing)
7 URBAN HOUSING
8 BLUE SPRUCE (existing, owner's intentions unknown)
9 WHOLESALE/RETAIL SPACES
10 WAREHOUSE

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
87102
505/766-6968
FAX/243-4508

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

GRAND CENTRAL INTERNATIONAL MARKETPLACE
Ta Lin Inc.
SITE PLAN

Figure 6

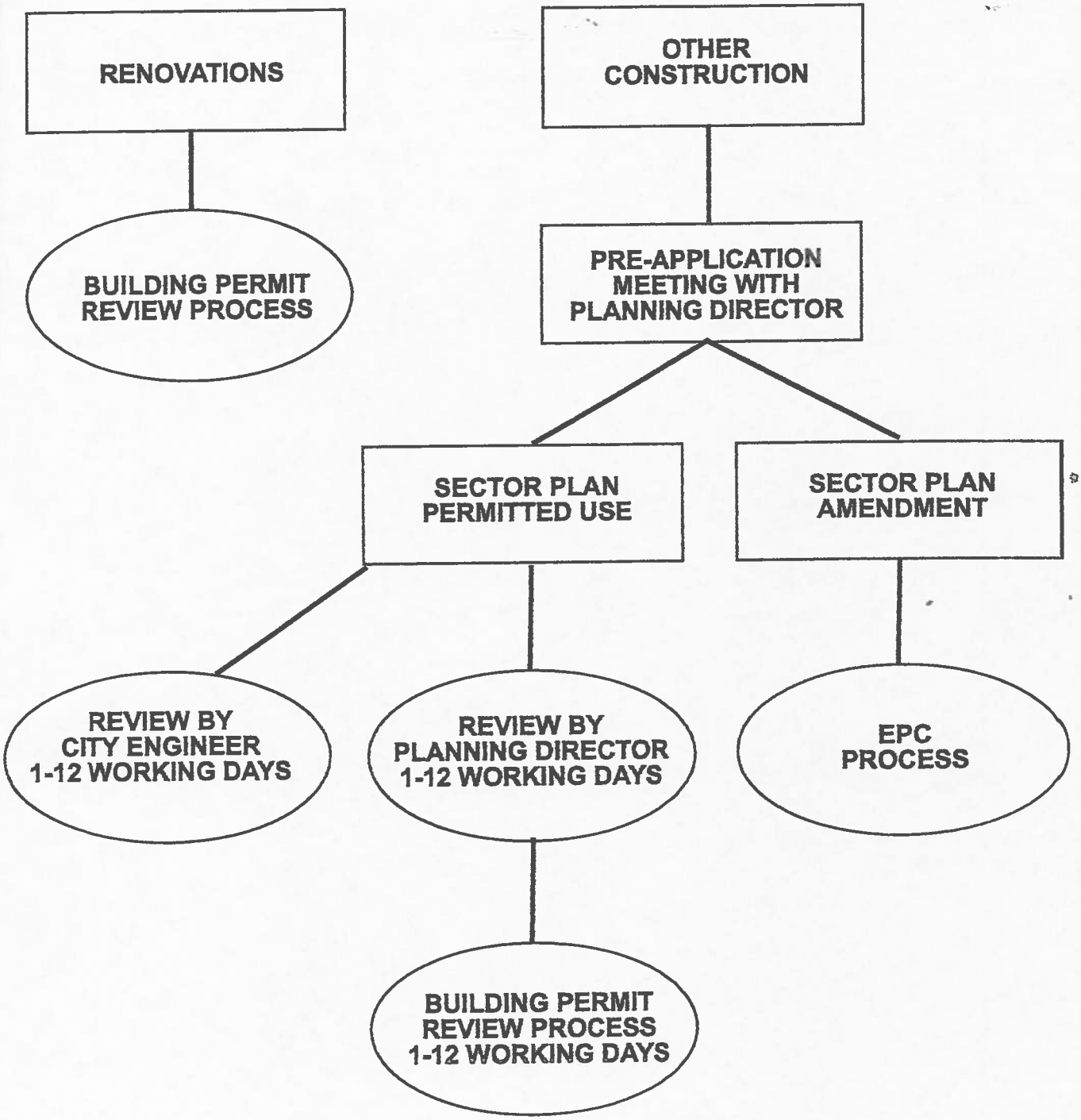


Figure 7

Plan Review and Approval Diagram

RESOLUTION

ADOPTING THE TRUMBULL NEIGHBORHOOD SECTOR DEVELOPMENT PLAN

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to adopt master plans for the physical development of areas within the planning and platting jurisdiction of the City as authorized by New Mexico Statutes, Section 3-19-5, and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, the City of Albuquerque has as one of its goals the encouragement of a quality urban environment; and

WHEREAS, the City of Albuquerque proposes to meet this goal by developing neighborhood sector development plans, based on active citizen involvement, which ensure orderly development and effective utilization of resources; and

WHEREAS, the Trumbull area, as shown on the attached maps, and described in the attached texts, has been experiencing considerable growth which has seriously impacted the quality of life in the neighborhood; and

WHEREAS, the Neighborhood Sector Development Plan for the Trumbull Area has been developed by an eleven member task force representing local interests, in accordance with the needs and interest of area residents and property owners as expressed through public meetings and hearings; and

WHEREAS, the Environmental Planning Commission, in its advisory role on all matters relating to planning, zoning and environmental protection, has approved and recommended the adoption of the Trumbull Neighborhood Sector Development Plan.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

"Section 1. The Trumbull Neighborhood Sector Development Plan, as amended by the Council, is hereby adopted as a guide to partial implementation of the Albuquerque/Bernalillo County Comprehensive Plan.

Section 2. All Development and improvement activities within the area shall be guided by the Trumbull Neighborhood Sector Development Plan.

Section 3. The Trumbull Neighborhood Sector Development Plan is hereby amended as follows:

a. On page 11, delete the last two paragraphs (starting "The zoning recommendation...") and insert the following in lieu thereof:

"The zoning changes are the result of extensive survey, land use analysis, and public discussion.

The zone changes are consistent with the Comprehensive Plan, with the intent and provision of the Comprehensive City Zoning Code, and with Resolution 270-1980 Adopting Policies for Zone Map Changes.

The following more specific policies guided rezoning decisions in the Trumbull Neighborhood:"

b. On page 15, delete the last three paragraphs and insert the following in lieu thereof:

"3. Lots 9A thru 13A, Block 5A, Casas Serenas Addition, which is rezoned from R-3 to R-2, continues to have the needed portion of the variance granted by the Planning Commission in the appeal of ZA-80-92 (AP-80-11), so that the final site plan submitted in that case can be built without further variance, provided the construction is essentially per the final site development plan submitted to the Planning Commission at its hearing on ZA-80-92 and that building permits are issued by June 6, 1981, one year after the Planning Commission's action on that appeal becomes final.

4. The zoning between Central Avenue and Zuni Road should continue unchanged at this time; when it is possible to zone SU-2 in this area, that should be done so that a sector development plan and site development plans can guide the combination of business and residential uses that is appropriate there. (0-117, a zoning text amendment which would allow the use of the SU-2 zone in other than Redeveloping Urban areas, has been recommended by the Planning staff and the Planning Commission.)

5. On vacant sites south of Zuni Road, residential zoning should be no more intense than R-T but the R-T limitation shall not apply to an area which is small and such zoning results in a spot or strip zone which is contrary to Resolution 270-1980."

c. On page 14, the title of Map 4 is deleted and retitled "Revised Zoning." The premises bounded by Zuni Road, Utah Street, Vermont Street, and the south right of way line of Decatur Avenue extended shall be zoned R-T. The official zoning map shall be amended accordingly.

PASSED AND ADOPTED THIS 5th day of JANUARY, 1981.

BY A VOTE OF 8 FOR AND 0 AGAINST

Excused: Hill

Marion M. Cottrell, President
City Council

APPROVED this 20 th day of January, 1981.

David Rusk, Mayor
City of Albuquerque

ATTEST:

City Clerk Recorder

David Rusk, Mayor
James C. Jaramillo. Chief Administrative Officer

CITY COUNCIL

Marion M. Cottrell, President
Patrick J. Baca
Vincent E. Griego
Mel Aragon
Thomas W. Hoover
Sondra L. West
Bob White
Jo F. MacAleese
Fran F. Hill

ENVIRONMENTAL PLANNING COMMISSION (EPC)

Joe F. Fritz, Chairman
Ralph Loken
Hildreth Barker
James L. Sutton
Sallie Martin
Terri Sanchez
Margaret Gregory
Clarence Ashcraft

TRUMBULL NEIGHBORHOOD TASK FORCE MEMBERS

Bob White	Home Owner and Property Owner
Mathew J. Foth	Property Owner
Charles Sheldon	Home Owner
Robert B. Stewart	Home Owner
Donald J. Gould	Property Owner
Margaret Hilliard	Home Owner
Pat Liquori	Land Owner and Apartment Owner
Nancy Robbins	Renter
June Scott	Renter
Carol Holtry	Renter
David Wallace	Renter

Municipal Development Department
Gerald D. Davenport, AICP, Director
Vern C. Hagen, Associate Director/Planning
Robert Miller, Project Planner, Neighborhood & Community Development Section

City Staff Involved in Plan

Randy Traynor, Project Coordinator, Planning Division, M.D.D.
Mary Lou Haywood, Associate Director, Human Services
Marilyn Roberts, Intern, Human Services
Victoria Prinz, Planner, Planning Division, M.D.D.
Gordon Church, Planner, Planning Division, M.D.D.
Bob Fosnaugh, Traffic Engineer
Janet Saiers, Planner, Parks and Recreation
Ernest Bailey, Refuse
Lt. C. Martin, Albuquerque Police Department
Fire Department
Mary Sanchez, Typist, Planning Division, M.D.D.
Carol Gurule, Typist, Administration Division, M.D.D.
Kris Sage, Graphics, Administration Division, M.D.D.
Carrie Roberts, Graphics, Administration Division, M.D.D.
Perry Key, Graphics, Planning Division, M.D.D.
Rick Steffey, Planning Intern, Planning Division, M.D.D.
Wendy Myers, Planning Intern, Planning Division, M.D.D.
Wendy York, Legal Intern, Legal Department

TRUMBULL NEIGHBORHOOD
Sector Development Plan

January 5, 1981

TRUMBULL NEIGHBORHOOD PLAN

TABLE OF CONTENTS

I. Overview

A. Introduction 1
B. Neighborhood Profile 1
C. Planning Process 4
D. Purpose of Plan 4
E. Goals and Recommendations in Relation to the Trumbull Neighborhood Plan 4
F. Summary of Objectives and Recommendations of the Trumbull Neighborhood Plan 5
G. General Findings 7

II. Land Use and Zoning Component 8

A. Land Use and Zoning 8
B. Zoning Recommendations 8

III. Economic Development Component 13

IV. Social Profile

A. Social Description of the Trumbull Neighborhood 14
B. Identified Service Needs and Social Concerns 18
C. Strategies and/or Resources to Address Social Needs and Concerns 19
D. Social Impact of Proposed New Public Facilities 21
E. Social Responsibility of the Neighborhood 22

APPENDICES

Appendix A - City Comprehensive Plan Policies 25
Appendix B - Definitions of Terms 29
Appendix C - Zoning Classifications 31

LIST OF MAPS

MAP 1 - Boundary Map 2
2 - Existing Land Use 9
3 - Prior Zoning 10
4 - Revised Zoning 12
5 - Housing Conditions 17

LIST OF FIGURES

FIGURE 1 - Median Adult Age 3
2 - Median Household Income 3
3 - Public Assistance Households 15
4 - Ethnic Distribution 15
5 - Housing Units 16
6 - Mobility 16

I. OVERVIEW

A. INTRODUCTION

The Trumbull Neighborhood Plan area is bounded by Central Avenue on the north, Wyoming Boulevard on the east, Louisiana Boulevard on the west and the municipal limits on the south. The portion of Kirtland Air Force Base located within the municipal limits is included, although this plan is not applicable to federal activities or development on federally owned lands. The La Mesa Neighborhood is located to the north across Central Avenue, and Kirtland Air Force Base is located to the south of the plan area. See Map 1 for plan area boundaries.

This plan includes recommendations for zone changes, acquisition of park land, provisions of social services, and improved communications between local residents and various city service departments. Many of the issues identified during the planning process can be addressed by improved access and communication with existing city or social service agencies, and therefore require little, if any, expenditure on the part of the city.

The plan also recommends initiation of two additional studies. A traffic study is to be initiated to evaluate traffic patterns, on-street parking, speeding on local streets, the street network and pedestrian movements. Also, an economic development strategy is to be developed addressing the Trumbull and La Mesa Neighborhoods.

The zoning recommendations serve two purposes. First, the recommended mixed-use zone reflects existing land use to the greatest extent possible. Secondly, the recommendations are intended to stabilize conditions in the neighborhood by maintaining or lowering potential housing densities. The platting and design of this area has resulted in an overdevelopment of land and crowded conditions, compounding the high incidence of crime, particularly violent crime.

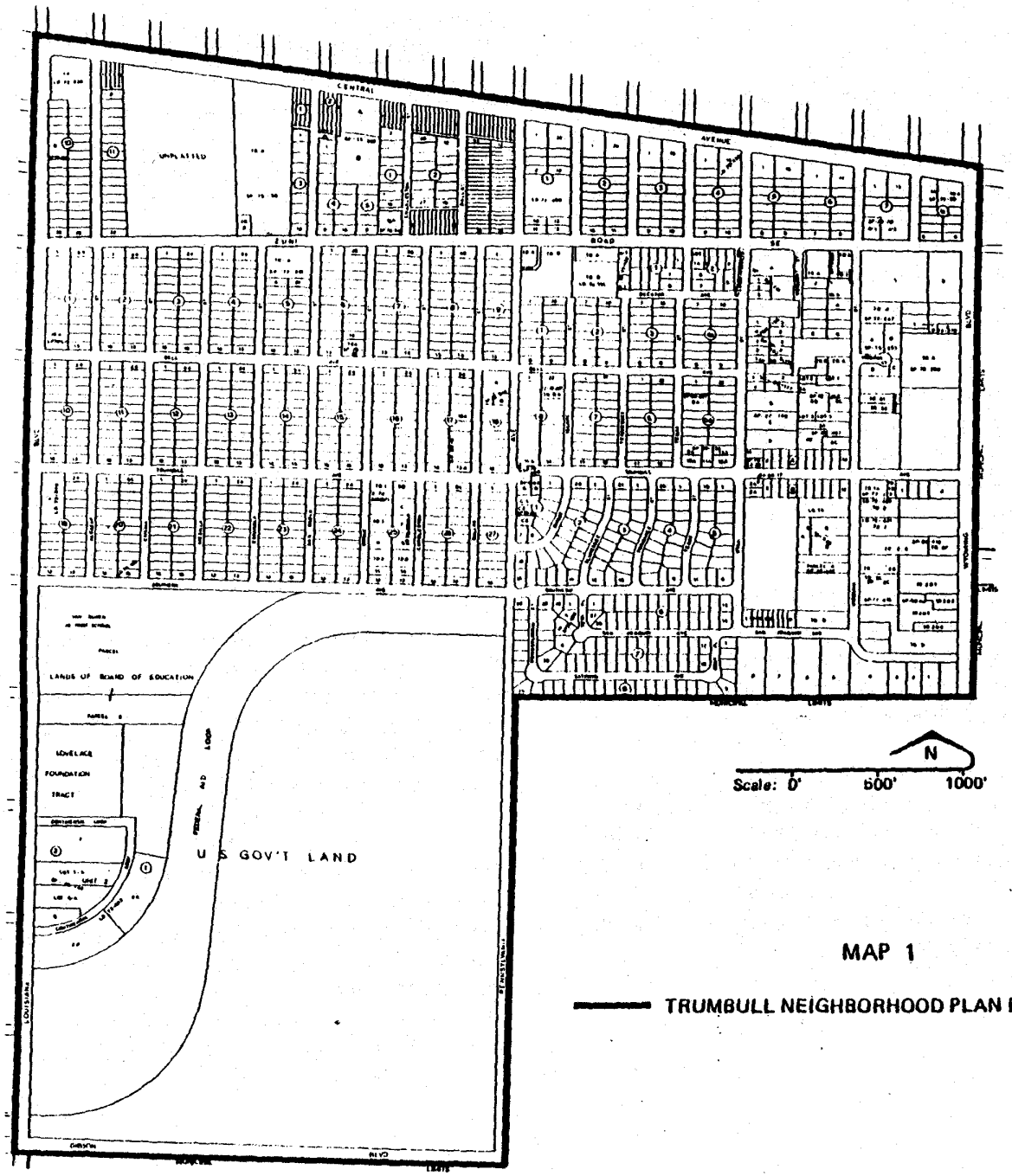
B. NEIGHBORHOOD PROFILE

The Trumbull area can probably best be described as a neighborhood in social and economic transition. In 1970 the population of the area was 4,153. By 1980 the population is estimated to have increased by almost 30 percent to approximately 6,000 residents. The number of dwelling units in 1970 was 1,668; in 1980 an estimated 3,070. The 54 percent increase in dwelling units in ten years is made up entirely of multi-family units and mobile homes with single-family housing showing a decline of 37 units.

The population of the Trumbull area in 1980 is, for the most part, younger than the majority of the city. For example, Figure 1 shows mean adult age in the Trumbull area to be 28.8 years; city-wide the mean adult age is 37.8 years. The Trumbull area is more mobile than most areas of the city (median years at current address, Trumbull area 1.1 years - city-wide 3.3 years), and the Trumbull area is poorer than most. For example, Figure 2 shows median income in the Trumbull area to be $11,175; city-wide the median income is $17,533.

Because of the rapid development of multi-family housing in the area in the past ten years, it is difficult to accurately reflect the social characteristics of the neighborhood by using 1970 census data. In the 1970 census data, the bulk of the area was included in census tract 009, the boundary of which was San Mateo, Zuni, Wyoming, and Kirtland Air Force Base. The sparsely populated northern edge of the area between Zuni and Central was included in census tract 6.02.

The southern part of the Trumbull area made up roughly one-third of the total geographical area of census tract 009 in 1970. However, because of the sparse development between Bell and Zuni, the actual numbers of households and population-based statistics compared to census tract 009 may not reflect one-third of the corresponding totals. For this reason, wherever possible, this study has attempted to use more current projections and reported data in reaching the following description and assessment of needs.



MAP 1

TRUMBULL NEIGHBORHOOD PLAN BOUNDARY

FIGURE 1

MEDIAN ADULT AGE

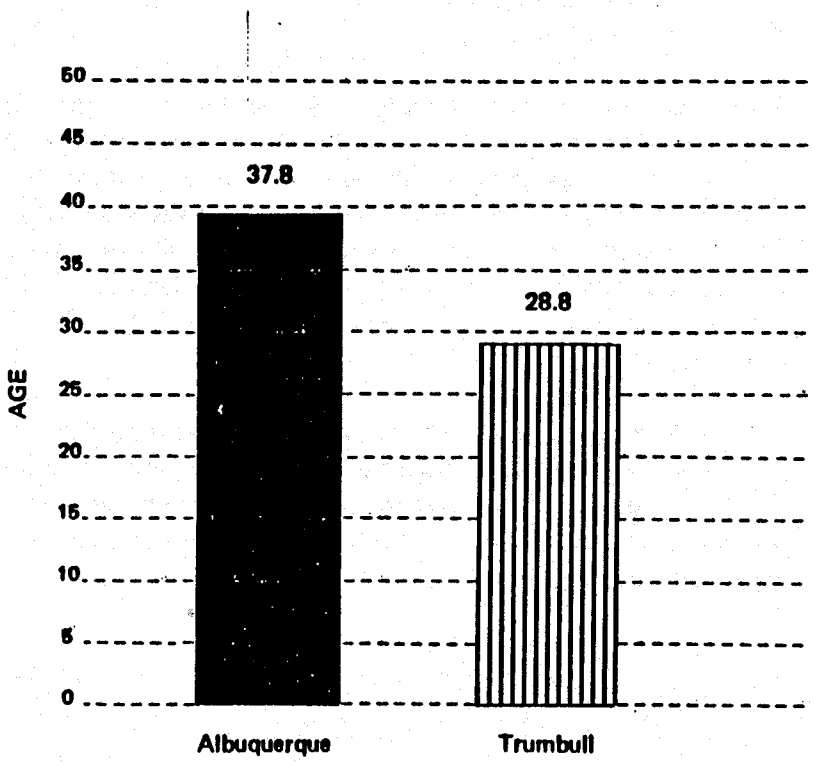
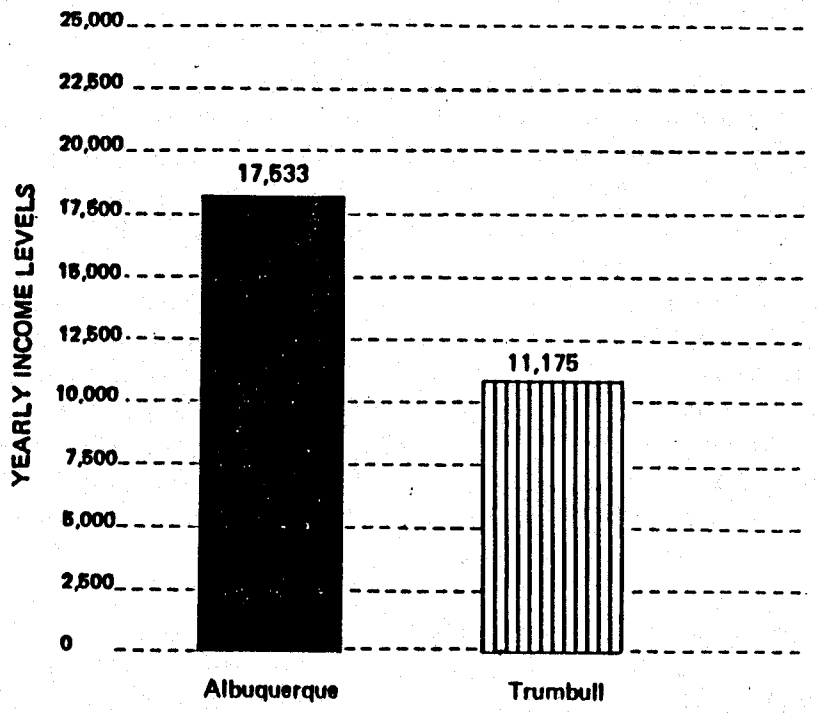


FIGURE 2

MEDIAN HOUSEHOLD INCOME



Source: Comprehensive Aerial Demographic Information Systems (CADIS). A Preliminary Report, May, 1980. Albuquerque Urban Observatory.

In the 1980 census, the area of Trumbull south of Zuni will compose a separate census tract, 9.01. The area from Zuni to Central will still be included in tract 6.02. For the majority of the Trumbull population, the 1980 census should serve to more clearly define the area's social description.

C. PLANNING PROCESS

This plan was designed in accordance with the desires and needs of area residents as expressed through a citizen task force, surveys, and at three public meetings held on April 2, May 28, and July 30, 1980. All processes correspond to those used in the development and adoption of the Comprehensive Policies Plan for Albuquerque and Bernalillo County.

The development of a neighborhood plan for the Trumbull area was initiated by the Trumbull Neighborhood Association, which organized in response to the declining nature of the physical, social and economic conditions in the area. The Environmental Planning Commission (EPC) was also faced with numerous zone change requests and appeals from Zoning Hearing Examiner decisions. The EPC recognized the need for a plan and therefore began deferring all actions until September or the preparation of the plan, whichever came first.

Homeowners, property owners, renters, apartment owners and business owners were organized to review information gathered. The task force met on a regular basis to prepare a work program of issues to be addressed as part of the neighborhood planning study affecting the livability of the Trumbull area. The following major topics were identified in the work program:

1. Zoning and land use, especially densities
2. Development of vacant land
3. Inadequate park and open space
4. Physical appearance of the neighborhood
5. Crime and vandalism
6. Inadequate social and human service programs
7. Economic development, especially along Central Avenue.

D. PURPOSE OF THE PLAN

One of the most important results of the planning process is a greater understanding by the decision makers of Albuquerque regarding the special needs of this area, and conversely, a greater understanding by the Trumbull Neighborhood residents as to how this particular area fits into the fabric of the entire city.

The principal of self-determination is a crucial aspect of the Comprehensive Plan. Residents of each neighborhood or community must determine their own priorities, resolve their own conflicts, and determine their own future, with city staff furnishing technical expertise where needed. The Comprehensive Plan policies are utilized to help give direction, with the city administration and city council keeping the larger city-wide picture in perspective. The Comprehensive Plan objectives elaborating these goals can be found in Appendix A.

The purpose of the neighborhood plan is to provide solutions to specific problems which have been identified within the Trumbull Neighborhood. The planning process provided an opportunity for residents and property owners to become informed of the variety of city services and the best method of securing them.

E. GOALS AND RECOMMENDATIONS IN RELATION TO THE COMPREHENSIVE POLICIES PLAN

The foundation upon which the recommendations were made is the Comprehensive Policies Plan for Albuquerque and Bernalillo County, adopted by Resolution No. 49-1975 (as amended). The approach of the Policies Plan is to articulate ideas which will help to create a quality environment while leaving open the changing patterns of development which achieve the general goals and policies intended in the plan.

The Policies Plan emphasizes the mixing of various types of land use - such as businesses, residences, schools, parks, and employment - in compatible ways so as to lessen travel distances and make access to these activities more convenient. This is a significant departure from land use

practices of the past which emphasized separation of activities. To achieve quality, successful mixed-use development requires detailed master planning for smaller areas.

It must be noted that the Policies Plan does not set rules, but suggests techniques to achieve quality land uses and services -- quality which can be achieved in many different ways.

F. SUMMARY OF OBJECTIVES AND RECOMMENDATIONS OF THE TRUMBULL NEIGHBORHOOD PLAN

Objectives and recommendations for the plan area were developed through the assistance of the Trumbull Neighborhood Task Force and city departments.

1. Land Use and Zoning

a. Objectives
   1) Revise current zoning so that it is compatible with existing uses.
   2) Evaluate development between Zuni Road and Central Avenue to encourage mixed use, neighborhood-oriented development.
   3) Stabilize the neighborhood by assuring compliance with all zoning regulations.

b. Recommendations
   1) Implementation of zoning changes as proposed on Map 4.
   2) Urge Trumbull residents to report zoning violations. The zoning enforcement office must respond to citizen complaints and ensure compliance with all city zoning regulations.

2. Parks and Open Space

a. Objectives
   1) Acquire land for development of neighborhood-oriented parks and recreation.
   2) Relieve intensive recreational use on Trumbull Park.
   3) Provide younger children a safe and centrally located park in which supervised activities may be conducted.

b. Recommendations
   1) Acquire surplus federal lands, formally part of the Gibson extension, for use as a neighborhood-oriented park.
   2) Encourage residents to work closely with Parks and Recreation Department and Albuquerque Public Schools in the development of parks and programs for the neighborhood.

3. Social and Human Services

a. Objectives
   1) Provide access to a variety of existing, but inaccessible social services.
   2) Reduce crime.

b. Recommendations
   1) Develop a multi-service center for the Trumbull/La Mesa area.
   2) Create a bus route through the area.
   3) Continue the Neighborhoods Organized Against Crime activities.
   4) Encourage citizens to report crimes immediately to the Albuquerque Police Department.
   5) Initiate a concentrated effort by the Albuquerque Police Department and the Crime Prevention Council

to specifically address the high rate of crime in the area; especially sexual assaults and home burglaries.

6) Modify street design where possible and place additional lighting in the densely populated apartment areas to discourage crime.

7) Encourage social service providers and the Albuquerque Police Department to take measures to relieve the tension in the area caused by increasing disagreements among the diverse minority populations.

4. Transportation

a. Objectives

1) Create more distinct travel routes within the neighborhood.

2) Make public transportation more accessible for residents of the inner-Trumbull Neighborhood area.

3) Encourage alternative forms of transportation.

4) Reduce speeding and extraneous traffic on local streets.

b. Recommendations

1) Undertake a traffic study by the City Traffic Engineer and Trumbull residents assessing the validity and engineering requirements of street blocking and lighting, particularly in the densely populated apartment area.

2) Establish a bus route through the area.

3) Expand existing bicycle networks throughout the area.

5. Economic Development

a. Objectives

1) Stabilize and upgrade existing businesses.

2) Encourage new neighborhood-oriented commercial development, and other employment-generating activities especially between Zuni and Central.

b. Recommendation

1) Develop an economic development strategy, especially for the area between Central and Zuni.

6. Neighborhood Maintenance

a. Objective

1) Improve the overall appearance of the area.

b. Recommendation

1) Educate neighborhood residents to become effective consumers of existing city services to solve problems such as weed and litter removal, insect and rodent extermination, and substandard housing improvement.

7. Public Improvements

a. Objectives

1) Improve public facilities in the plan area.

2) Create visually pleasing and physically defineable neighborhood boundaries.

b. Recommendations

1) Encourage systematic enforcement of the existing sidewalk ordinance and establish a sidewalk assessment district.

2) Establish mid-block lighting to discourage crime and street violence.

3) Increase neighborhood identity by additional landscaping and pedestrian-scaled amenities along Central, Zuni, Louisiana and Wyoming. The Louisiana/Wyoming improvements should be jointly undertaken by the city and Kirtland Air Force Base.

8. Other

a. Objective

1) Utilize existing area resources such as Kirtland Air Force Base, area businesses and private organizations for the improvement of the Trumbull area.

b. Recommendation

1) Contact Kirtland Air Force Base, area businesses and private organizations to assist in meeting the needs of the Trumbull area.

G. GENERAL FINDINGS

During the planning process, several issues were discussed that have city-wide impact. The land uses along Central Avenue have great effect on many residential areas. A study, possibly similar in scope to the Coors Corridor Study, should be made.

Another finding was that the use of the SU-2 Special Neighborhood Zone, for areas other than Redeveloping Areas, as designated by the Metropolitan Areas and Urban Centers Plan would be desirable. The SU-2 zone provides a great amount of flexibility not offered elsewhere in the Comprehensive City Zoning Code. The SU-2 zone should be made available to Planning staff to properly address unique problems that cannot be accomplished within the more traditional zones.*

1. A study of Central Avenue, which incorporates land use, transportation, economic development and landscaping and involves all adjacent neighborhoods should be made.

2. The SU-2 Special Neighborhood Zone should be expanded for use in Established as well as Redeveloping Areas as identified in the Comprehensive Plan.

* See "NOTE," page 11

A. LAND USE AND ZONING

A review of existing zoning and land use in the plan area as of May, 1980 indicates that a significant portion of the original zoning, established in 1959 is clearly inappropriate. Much of the plan area is designed and platted for single-family dwellings, with most lot sizes 50 feet by 135 feet. However, the majority of the area is zoned and developed with R-2 densities, primarily four-plexes.

The land use pattern of the plan area is extremely mixed, ranging from single-family dwellings to manufacturing activities. The area between Central Avenue and Zuni Road is characterized by large vacant parcels, car lots, restaurants, gas stations, offices, mobile home parks and warehouses. Within the last two years, several zone changes and conditional uses have been granted for apartments, furthering the mix of land uses. The zoning pattern for this area has also become mixed through zone changes. Generally, Community Commercial (C-2) zoning fronts Central Avenue, with lots approximately 300 feet deep, some extending to Zuni Road. The remaining land is generally zoned Neighborhood Commercial (C-1) with several small parcels zoned for medium and higher density residential development (R-2, R-3).

The Emil Mann Addition, with densities approaching 11 dwelling units per acre, has been seriously impacted by the original zoning. The area consists largely of apartments with single-family dwellings mixed throughout. The zoning is primarily R-2, with a strip of R-3 along Southern Avenue, Alcazar Street and Espanola Street north of Bell Avenue. The strip along Louisiana Boulevard and the south side of Zuni Road primarily consists of neighborhood-oriented commercial uses and zoning.

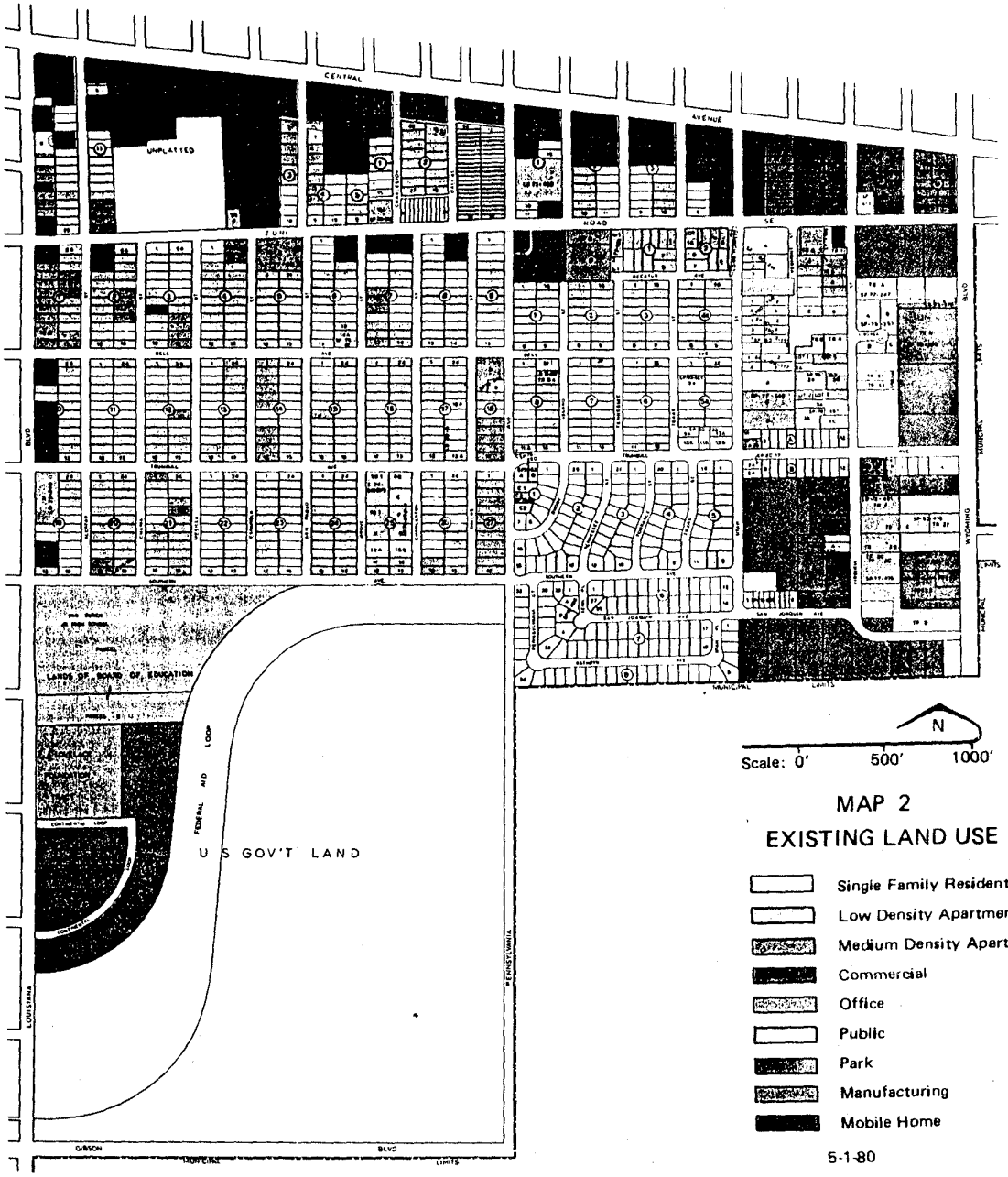
Apartments, single-family dwellings, mobile home parks, commercial and manufacturing activities comprise the land uses east of Pennsylvania Avenue and south of Zuni Road. The zoning is again primarily R-2, with Special Use, C-1, C-2 and M-1 zoning comprising the balance. The land uses south of Southern Avenue include Van Buren Middle School and apartments, which are zoned appropriately.

The area south of Zuni Road is an example of poor land use planning. The zoning pattern, particularly the R-2, should have required the accumulation of property into larger parcels to avoid overdevelopment of single-family lots. Platting and design of the plan area was originally for single-family dwellings. Lot sizes average 50 feet by 135 feet. East/west streets generally have 50 foot right-of-way and a 32 foot pavement width; north/south streets generally have 60 foot right-of-way and 40 foot pavement width. The streets were not designed for the amounts of on-street parking occurring in the plan area. All of this has resulted in overcrowded conditions, and has compounded the many social problems, especially crime. The overcrowding problem has been partially rectified with the text amendment to the R-2 zone. To avoid future overdevelopment of land in locations similar to the plan area, the city officially enacted on July 11, 1980, a text amendment, Z-80-49(t), to the R-2 zone setting a lot width requirement of 60 feet for lots platted on or before June 1, 1980 and 75 feet for lots platted thereafter. [NOTE: A later amendment to Article XIV of Chapter 7, of the Revised Ordinances of Albuquerque, New Mexico, 1974, the Comprehensive City Zoning Code, Section 12.D.1 sets the minimum lot width for lots developed with apartments other than town houses at 60 feet. Thus, the 75 feet requirement is negated.]

It is apparent that the land uses are extensively mixed in this area. The commercial/manufacturing uses and zoning do not present serious threats to the stability of the plan area. However, the combination of single-family platting and R-2 zoning has created an undesirable land use pattern, compounding many social problems, without providing the urban amenities and services which make higher density development more compatible. Maps 2 and 3 indicate the land use and zoning in the plan area as of May 1980.

B. ZONING RECOMMENDATIONS

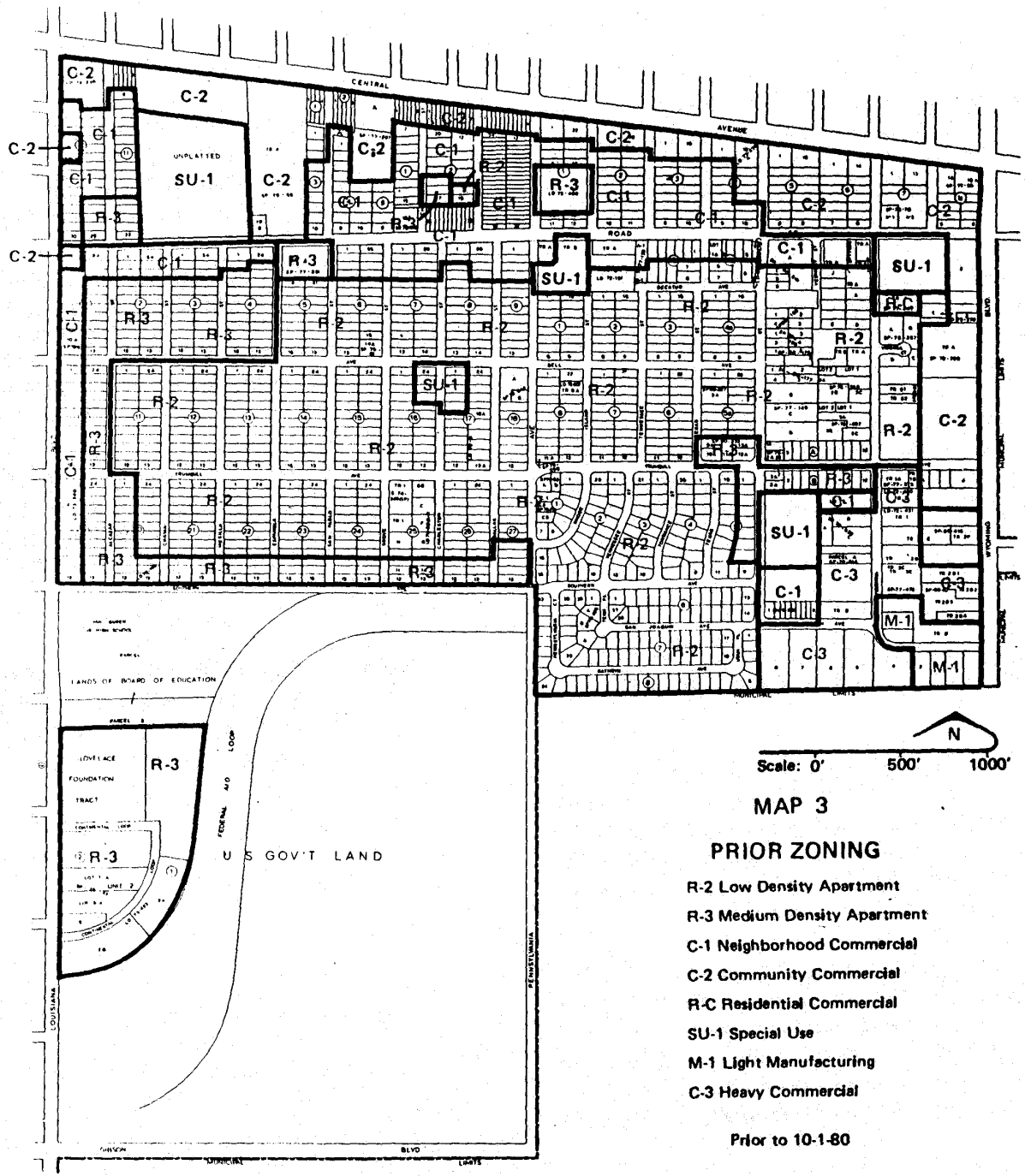
The Trumbull Neighborhood, lying within the Established Urban Area, is not eligible for the SU-2, Special Neighborhood Zone for Redeveloping



MAP 2
EXISTING LAND USE

- Single Family Residential
- Low Density Apartments
- Medium Density Apartments
- Commercial
- Office
- Public
- Park
- Manufacturing
- Mobile Home

5-1-80



MAP 3

PRIOR ZONING

R-2 Low Density Apartment

R-3 Medium Density Apartment

C-1 Neighborhood Commercial

C-2 Community Commercial

R-C Residential Commercial

SU-1 Special Use

M-1 Light Manufacturing

C-3 Heavy Commercial

Prior to 10-1-80

Urban Areas, as provided for in the Comprehensive City Zoning Code. The proposed zoning therefore utilizes the more traditional zones in the Comprehensive City Zoning Code. However, use of the SU-2 zone would have allowed city staff greater flexibility in implementing a variety of design controls. *

The major objectives of the land use plan are to revise zoning to be compatible with existing land uses and, to the extent possible, utilize zoning as a tool for stabilizing the area. Map 4 shows the revised zoning for the plan area.

The zoning changes are the result of extensive survey, land use analysis, and public discussion and are consistent with the Comprehensive Plan, with the intent and provisions of the Comprehensive City Zoning Code, and with Resolution 270-1980, Adopting Policies for Zone Map Changes.

The following are more specific rezoning recommendations for the Trumbull Neighborhood:

1. SU-1 for all Churches, Schools, Mobile Home Parks, Parks and Community Centers to make zoning compatible with land use.

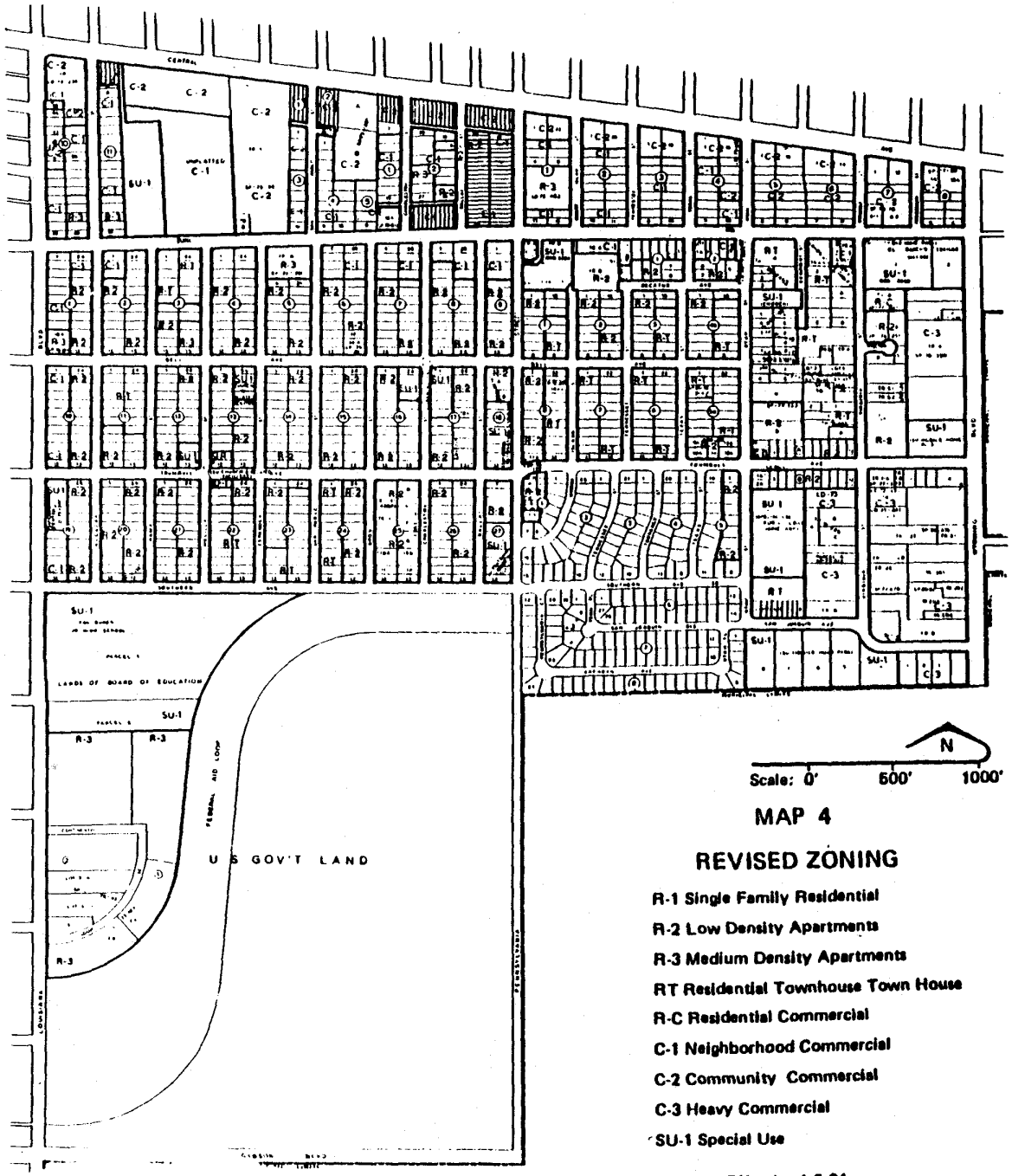
2. R-1 for Southern Terrace Addition except lots A and B and lots C-1, C-2, and C-3, block 1; and lots 1 thru 8, block 5. Southern Terrace Addition is developed with single-family dwellings, with the exceptions noted, and zoned R-2. This area represents the only large area of single-family development in the plan area and should be preserved.

3. Lots 9A thru 13A, Block 5A, Casas Serenas Addition which is rezoned from R-3 to R-2, continues to have the needed portion of the variance granted by the Planning Commission in the appeal of ZA-80-92 (AP-80-11), so that the final site plan submitted in that case can be built without further variance, provided the construction is essentially per the final site development plan submitted to the Planning Commission at its hearing on ZA-80-92, and that building permits are issued by June 6,1981, one year after the Planning Commission's action on that appeal becomes final.

4. The zoning between Central Avenue and Zuni Road should continue unchanged at this time; when it is possible to zone SU-2 in this area, that should be done so that a sector development plan and site development plan can guide the combination of business and residential uses that is appropriate there. *

5. On vacant sites south of Zuni Road, residential zoning should be no more intense than R-T but the R-T limitation shall not apply to an area which is small and such zoning results in a spot or strip zone which is contrary to Resolution 270-1980.

* NOTE: Council Bill 0-117,Z-80-163(t) a zoning code text amendment which would allow the use of the SU-2 zone in other than Redeveloping Urban Areas, was approved by the City Council on February 11, 1981.



MAP 4

REVISED ZONING

R-1 Single Family Residential

R-2 Low Density Apartments

R-3 Medium Density Apartments

RT Residential Townhouse Town House

R-C Residential Commercial

C-1 Neighborhood Commercial

C-2 Community Commercial

C-3 Heavy Commercial

SU-1 Special Use

Effective 1-5-81

III. ECONOMIC DEVELOPMENT COMPONENT

Economic development on a neighborhood scale is a new endeavor for the city. Information on neighborhood areas will be used to identify specific economic problems of the area and the relation of those problems to other needs, priorities and potentials in the context of the city-wide economic development strategy.

The goal of the strategy is to provide economic development activities to alleviate physical and economic distress through the stimulation of private investment, community revitalization and expansion of economic opportunities for all residents of the Trumbull/La Mesa Neighborhoods and for business people, investors and others involved with the growth and development of the area.

The economic development process for the Trumbull Neighborhood and for the adjacent commercial section of the La Mesa Neighborhood will require four basic projects:

1. Survey commercial and adjacent land use in the area, characterizing and mapping to provide an overview of existing conditions.

2. Conduct a marketing study assessing trends and experiences of commercial development in the area including consumer needs and how those might be met.

3. Identify resources including local residents, committees, organizations, funding sources, etc. which can be utilized to improve economic conditions in the area.

4. Develop alternative strategies for the improvement of local economic conditions based on information from the above three projects.

The economic development process must also include analyses of landscaping, signage, pedestrian proximity to street traffic, ease of entering and exiting a business in relationship to the street and other elements essential to commercial viability.

Commercial revitalization will be an important element for the future of the neighborhood; alternative strategies may encompass innovative approaches to community food production through neighborhood gardens, co-op type business ventures, and local development mechanisms.

Selection and implementation of appropriate strategies will depend upon neighborhood initiative and public-private sector cooperation.

IV. SOCIAL PROFILE

A. SOCIAL DESCRIPTION OF THE TRUMBULL NEIGHBORHOOD

Population

Based on estimates from the Albuquerque City Planning Division's 1980 Forecast, there are approximately 6,000 persons residing in the Trumbull area.

Age

Because of the influx of apartment dwellers moving into buildings constructed since the 1970 census, it is difficult to arrive at an exact age breakdown. However, based on the Albuquerque Urban Observatory's telephone survey over the past four years, the following conclusion can be made concerning the adult population:

18 - 33 years of age	65%	(2,691)
34 - 54 years of age	20%	(828)
55 - + years of age	15%	(621)

The total adult population is 4,140. The juvenile population (0 - 18 years of age) is, therefore, 1,860. The latest published surveillance report from the Council of Governments indicates 693 as the school enrollment from the area as of 1977. The most recent unpublished reports indicate, however, that the school enrollment may be closer to 850.

The discrepancy between the school enrollment and the total juvenile population may be at least partially explained by looking at the substantially lower median age in the Trumbull area (28.8 years) as compared to the median age of 37.4 years in the remainder of 1970 census tract 009 and 34.2 years as the city-wide median adult age. This may indicate an unusually high proportion of childless young adults and/or young parents with children under the age of five who are not reflected in the school enrollment. This phenomenon would seem to be confirmed by a windshield survey of the apartment area.

Income

Census data, for the entire census tract 009 showed that 10.9 percent of the families' income fell below poverty level. The median income was $8,239, while the city-wide median was $9,641. The suspicion that the Trumbull area contains a higher proportion of low income families is confirmed by the Urban Observatory's May, 1980 study which shows the 1980 median income in the Trumbull area to be $11,175 as compared to $16,711 for the remainder of old tract 009 (1980 census tract 9.02) and $17,533 city-wide.

Data obtained from the New Mexico Human Services Department shows 273 certified Aid for Families with Dependent Children (AFDC) households as of June, 1980 in the Trumbull area. The State Health and Social Services Department estimates that approximately three times as many households are certified for food stamps as AFDC certified in any given area for an estimated total of 819 food stamp recipients in the Trumbull area. (See Figure 3)

In addition to AFDC and food stamps, an approximation of the number of Social Security (SS) and Supplemental Security Income (SSI) recipients is derived by using the 1970 census data percentages of four percent of the total number of SS and SSI recipients in Bernalillo County residing in census tract 009. The Trumbull area is one-third of census tract 009 or 1.3 percent. Therefore, of the estimated 1980 recipients (48,000) living in the County, the total number of SS and SSI recipients in the Trumbull area would be about 640.

The combination of these forms of assistance would mean that approximately 1,450 households in the area are receiving some form of assistance.

FIGURE 3
PUBLIC ASSISTANCE HOUSEHOLDS

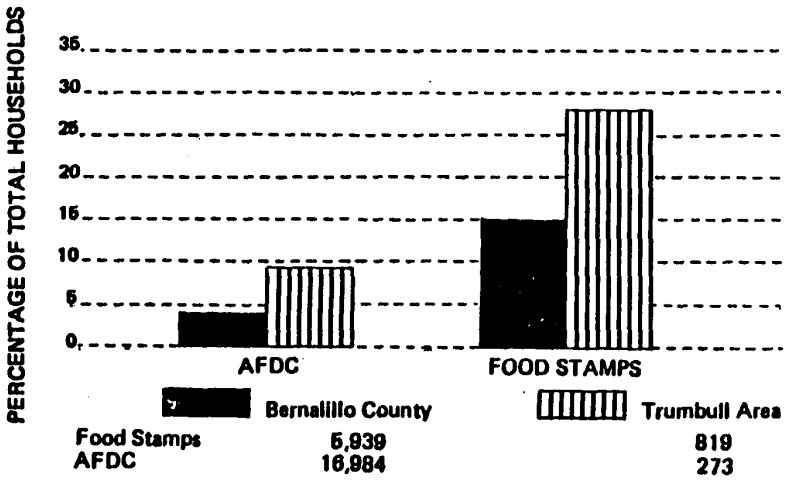
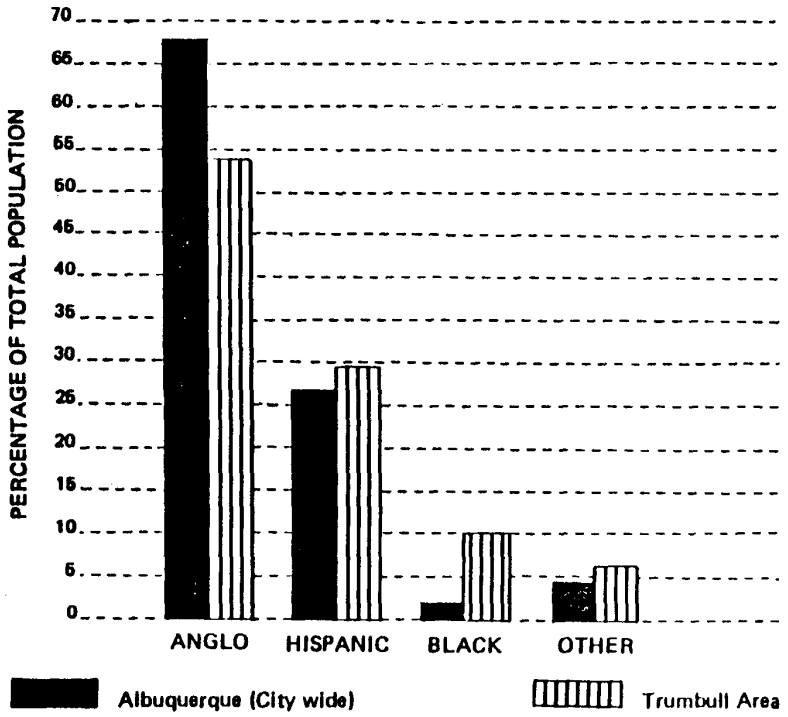


FIGURE 4
ETHNIC DISTRIBUTION



Ethnicity

The May 1980 Urban Observatory survey estimates the ethnic breakdown of the population of the area to be 29.3 percent Hispanic (1,758), 9.9 percent Black (594), 53.3 percent Anglo (3,198), and 7.5 percent Other (450). Catholic Social Services personnel who work directly with the Southeast Asian refugees estimate the presence of approximately 200 Laotian and 150 Vietnamese refugees in the area, or about six percent of the total population. (See Figure 4)

These figures represent a significant variation from the city-wide ethnic population breakdown of 67.3 percent Anglo, 26.3 percent Hispanic, 1.9 percent Black and 4.5 percent Other as reported by the Urban Observatory.

Housing

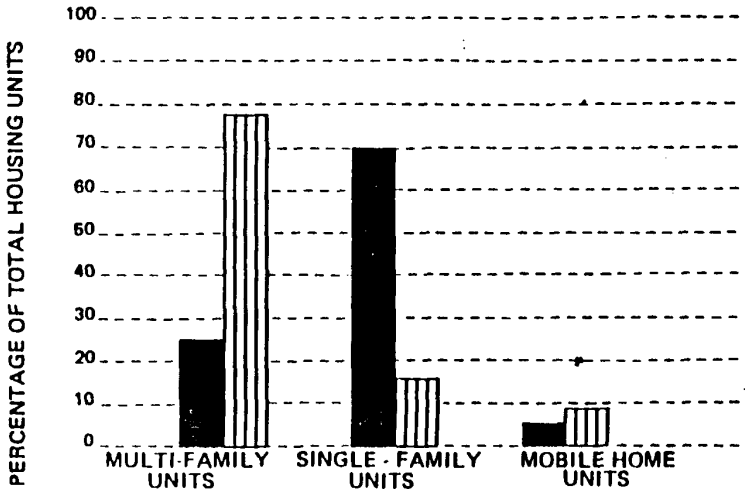
An increase of approximately 1,382 dwelling units or 54 percent between 1970 and 1980, is reflective of the relatively good housing conditions in the plan area, despite the overall appearance of the neighborhood. Of the 3,070 dwelling units surveyed, 90 percent are standard, 80 percent showed moderate neglect, one percent are deteriorated and

Source: FIGURE 3 - Information Obtained from the New Mexico Department of Human Services, July, 1980.
FIGURE 4 - Comprehensive Aerial Demographic Information Systems (CADIS). A Preliminary Report, May, 1980. Albuquerque Urban Observatory.

less than one percent are dilapidated. Figure 5 indicates that this area is significantly different from Bernalillo County in percentage of housing types.

Within the plan area, there are 117 public assisted housing units - 79 subsidized units and 38 public housing units. Despite the overall appearance of the neighborhood, housing conditions in the plan area are relatively good. Map 5 indicates housing conditions.

FIGURE 5
HOUSING UNITS



	Bernalillo County	Trumbull Area
Multi-Family Units:	34,268	2,372
Single-Family Units:	98,731	448
Mobile Home Units:	7,916	250
Total Units:	140,915	3,070

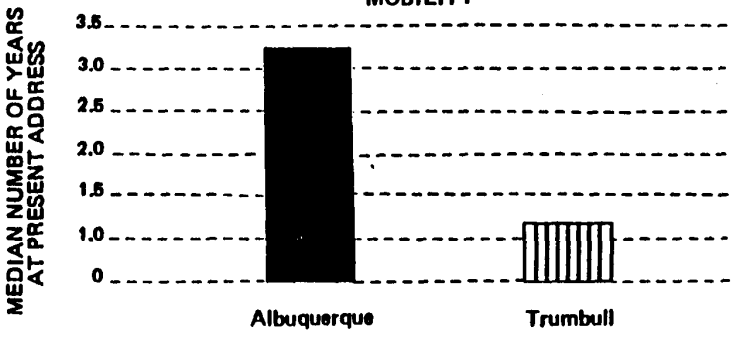
Household Size

According to information from the Greater Albuquerque Area, 1995 Socio-Economic Forecast, published by Council of Governments in June, 1979, the average household size in Albuquerque is 1.8 persons per apartment and 3.2 persons per single-family dwelling. By applying these figures to an estimated total of 2,372 apartments and 448 single-family dwellings in the Trumbull area, the total population comes to 5,703, only 297 short of the 1980 projections.

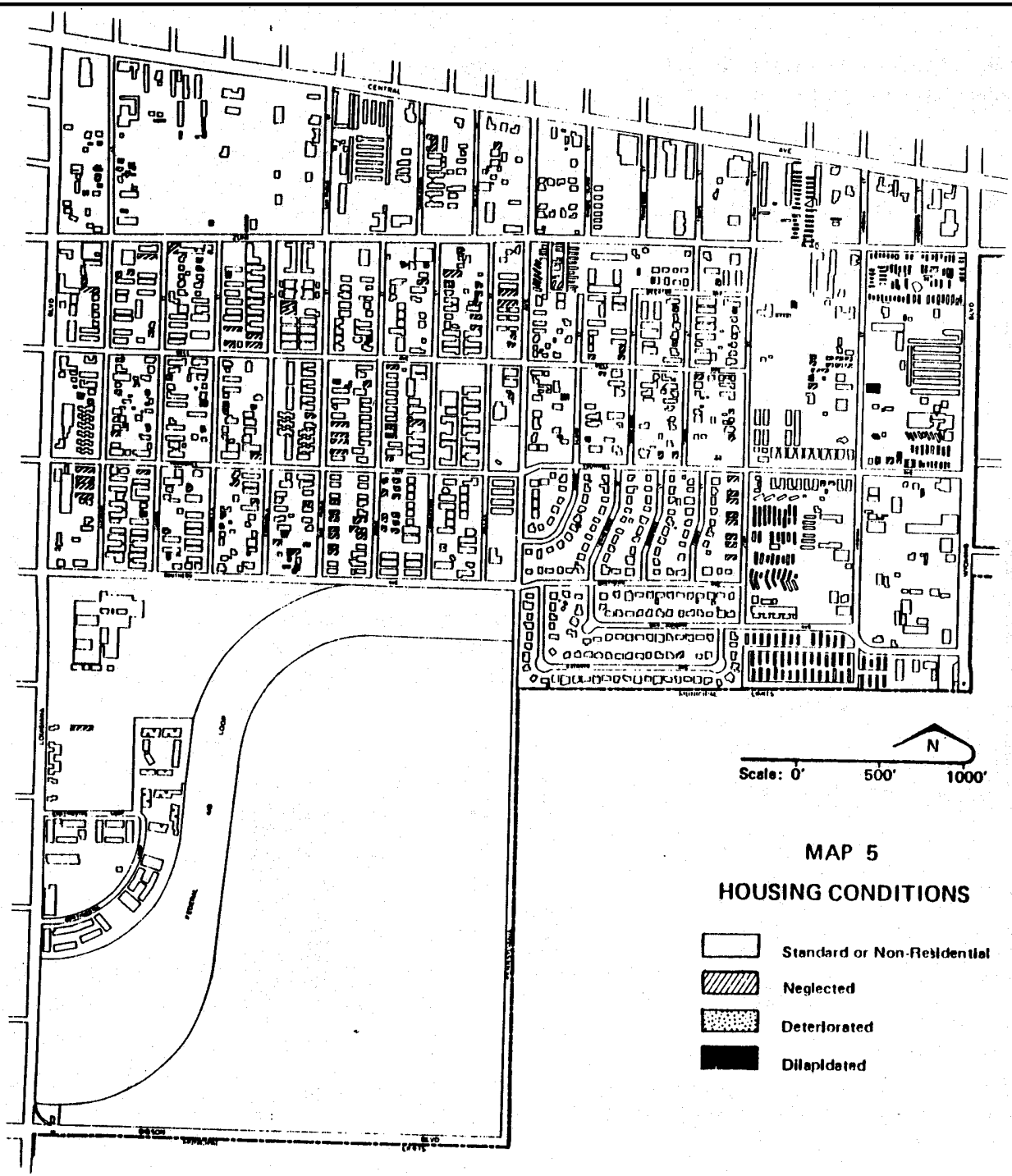
Mobility

Another factor which has a direct bearing on the social conditions of the neighborhood is the degree of transiency of the population. The Bureau of the Census 1970 census tract 009 data indicates 3,702 persons (32 percent of 11,568) who are over the age of five lived in the same house in 1970 as in 1965. However, for the 1980 census tract 9.01, the Urban Observatory reports that the median number of years at the present address is 1.1, while citywide the median number of years at the present address for Albuquerque citizens is 3.3. This substantiates citizen reports of a rapidly changing population. Figure 6 shows the comparision of mobility between the City of Albuquerque and the plan area.

FIGURE 6
MOBILITY



Source: FIGURE 5 - Urban Transportation Information System Demographic Surveillance Sub-System, MRGCG, July, 1980 and Windshield Survey, May, 1980.
FIGURE 6 - Comprehensive Aerial Demographic Information Service Systems (CADIS). A Preliminary Report, May, 1980. Albuquerque Urban Observatory.



MAP 5

HOUSING CONDITIONS

- Standard or Non-Residential
- Neglected
- Deteriorated
- Dilapidated

Employment

Although the exact number of unemployed persons in the area is impossible to ascertain, the 1979 Albuquerque Human Services Plan indicates that census tract 009 was the third highest in terms of unemployed males and second highest for unemployed females. This was substantiated by 1970 census data as updated by the State Employment Security Department.

The previously presented median income data and the number of households on assistance seem to substantiate the fact that a large portion of the unemployed in census tract 009 live in the Trumbull area.

Crime Statistics

For the past three years, the Trumbull area, as part of Police District 307 has been one of the top ten areas in Albuquerque for reported property crime. The area reported a total of 127 home burglaries in 1978 and 134 home burglaries in 1979. The totals for the first six months of 1980 indicate that the trend is still increasing, with 89 home burglaries reported as of June 30. The bulk of the increases in reported home burglaries has been noted in the Emil Mann Addition area where the first six months of 1980 indicate 58 home burglaries compared to 79 home burglaries for all of 1979. However, the Southern Terrace Addition, which is predominantly single-family in nature, has absorbed an almost equal burden with a reported burglary rate of 1 in 17, equal to the burglary per housing unit ratio of the Emil Mann Addition.

The incidence of violent crime in the Trumbull area is alarmingly high. Thirty-eight (38) separate incidents of armed robberies, strong-armed robberies, aggravated assault and rape have been recorded from January 1 to July 15 of 1980.

The highest incidence of violent crime has been reported in the Emil Mann Addition with nine sexual offenses (rape and attempted rape), four strong arm robberies, three aggravated burglaries, two armed robberies and two aggravated batteries. The second highest violent crime area was the area along Central and along Zuni. This area reported three strong arm robberies, five sexual offenses and nine armed robberies.

In addition, the transient nature of the neighborhood contributes to the lower reporting of crimes; thus, the problems are probably even greater than indicated.

Existing Area Social Service Resources

1. Heights Economic Opportunity Board Office (EOB)-corner of Central and Louisiana - Serves as a referral agency for economically disadvantaged. Disburses supplemental payments for energy bills, weatherization assistance; recruits children for various recreation programs.

2. Family Resources - Zuni S.E. - A division of State Human Services Division - Handles child abuse investigations for Bernalillo County.

3. Trumbull Community Center - Northwest corner of Trumbull and Pennsylvania - Activities for youth and senior citizens, senior meal site, crafts instruction, recreation programs, four outdoor basketball courts and children's recreation equipment.

4. Channel One Drug Prevention Program - A pilot program sponsored by the National Institute for Drug Abuse and private industry to encourage the development of positive activities for neighborhood youth.

B. IDENTIFIED SERVICE NEEDS AND SOCIAL CONCERNS

In order to supplement the data mentioned above, several surveys of neighborhood residents served as an indicator of needs.

A survey was conducted by Heights EOB in the spring of 1979 with the assistance of University of New Mexico students. Nine hundred eighty-four households (984) were contacted and 379 households responded to

a face-to-face interview. This survey established three major problem areas:

1. Animal Control (134 complaints)
2. Litter and Trash Control (125 complaints)
3. Crime (also juvenile) - (118 complaints).

An additional survey of a small group of residents (17 replies) at the second Trumbull Neighborhood Plan public meeting resulted in the following human service need areas:

1. Jobs and programs for teenagers
2. More parks and recreation
3. Senior citizen programs.

The residents also indicated concern about the following crime problems:

1. Vandalism
2. Speeding on neighborhood streets
3. Home burglary.

In addition to the surveys of citizens, interviews were conducted with staff of the EOB Center and counselors from Albuquerque Public Schools in the area.

The overall needs identified were:

1. To provide access:
   a. for certification to various public assistance programs
   b. to employment services
   c. to dental and health care
   d. to public transportation
2. To reduce cultural tension
3. To reduce crime
4. To increase recreation possibilities.

C. STRATEGIES AND/OR RESOURCES TO ADDRESS SOCIAL NEEDS AND CONCERNS

Access to Public Assistance Programs

Although an abnormally high number of the Trumbull area residents are eligible for participating in some type of public assistance program, the nearest access point for certification is at 1401 Williams S.E. This office is approximately seven miles from the Trumbull Neighborhood. Since there is no busline directly serving the neighborhood, a trip to obtain certification requires multiple transfers. For many of the residents who do not have their own transportation, this trip is expensive, time-consuming, and possibly dangerous.

On the basis of the high number of eligible recipients, it would seem advantageous for the pertinent agencies to locate a certification worker in the neighborhood on a regular rotating basis once or twice a week.

Access to Employment Services

Based on information from the 1970 census, tract 009 ranked third in the city in unemployed males and second in the city for unemployed females. Employment services such as counseling, CETA eligibility, unemployment compensation, and job placement needs are being met at present only by the closest Employment Service Office at 1000 Broadway S.E., almost seven miles from the neighborhood.

An interviewer and/or job developer accessible to the residents in the area, on a rotating basis, could eliminate many of the present employment service problems, or at least make sure persons seeking employment are channeled to the available training programs and job placement agencies.

Dental Care

Information from the Albuquerque Public School counselors in the area, Parks and Recreation personnel, parents, and other concerned residents

indicates that dental care needs are a severe problem for elementary school age children. The nearest Family Dental Clinic is approximately seven to eight miles away at 3204 Carlisle Blvd., N.E.

The Albuquerque Family Health Center, which serves low income families, has a dental program for juveniles. Their services are provided only to residents living within a specified radius of the clinics. The Trumbull area is nearest to the South Broadway Clinic, located at 1316 Broadway S.E. However, Trumbull does not fall within the designated radius for health services. Considering the large population of moderate to low income families, the transportation problems, and the high percentage of residents relying on some form of public assistance, an easily accessible medical/dental facility in the area appears to be badly needed.

Also in view of the relatively young population in the area, the high incidence of women of child bearing age and the high number of infants implied in the population statistics, a maternal and infant care facility would seem to be warranted.

Day Care Provision

Based on 1970 census information and the previously mentioned projection of juveniles living in the area, it can be conservatively estimated that 29 percent of the 0 - 18 age group, or 540 juveniles fall under the age of five years.

Surveys conducted in the area and individual contacts have expressed a need for some type of subsidized day care facility in the area especially drop-in care for kindergarten age children after school hours, and/or for unemployed mothers who need to shop or just take a break for an hour or two.

Public Transportation Access

The high percentage of low to moderate income families, the high cost of gas and other inflationary factors, as well as the lack of availability of social services in the area points to transportation as a major problem for the residents. Public transportation is difficult for residents of the inner-Trumbull Neighborhood area. Many families on assistance are limited in shopping options by the lack of transportation and the lack of low cost food outlets. As indicated in the previously mentioned survey results, residents have expressed a definite need for some improvement in the present accessibility to public transportation.

Senior Citizen Activities

The demographic statistics indicate that 15 percent of the area's population is made up of citizens over the age of 55. The closest senior citizen center at present is Palo Duro Center at 5221 Palo Duro N.E. The opening of the Heights Center at Copper and Manzano N.E. will greatly improve the Trumbull area senior citizens' service access. The Copper Center will be a multi-purpose senior center, with educational, social, and physical programs. Serious consideration should be given to making transportation available from the neighborhood to the Copper Center.

Access to Recreation

The lack of facilities for recreation, both juvenile and adult, is a problem confirmed both by a windshield survey of the area and by responses from residents.

The only recreational facility in the area is the Trumbull Community Center located on the northwest corner of Trumbull and Pennsylvania. Trumbull Park has four outdoor basketball courts and a community center which offers a variety of activities for young and old, and receives extensive use. However, park land and open areas are limited to less than one acre, and do not in any way begin to meet the needs of the area's population.

One proposed change includes the 28.114 acres located east of Louisiana and north of Gibson S.E. An application has been submitted requesting this land for park and recreation purposes. This application would include development of a neighborhood facility relocating the basketball courts and other older juvenile and adult facilities, and therefore, free

the Trumbull Center area for younger children's activities.

Crime Reduction

There is a need to continue the efforts of Neighborhoods Organized Against Crime activities in the general area. The effort so far has centered in the single-family areas and should continue to attempt to make inroads into the apartment areas. Further contacts on the block level will assist in the stregthening of the Trumbull Neighborhood Association which is seen as a major positive force in the area. The Albuquerque Police Department should continue to encourage citizens, particularly those in the Emil Mann Area, to report incidents as soon as possible in order to attempt to curb personal violence. Focusing on the concentrated patrolling in this area may eventually build rapport with residents to the point that additional cooperation with law enforcement is noted.

A focused effort must be made by the Albuquerque Police Department and the Crime Prevention Council to address the exceptionally high rate of sexual assaults through increased education of both apartment residents and landlords. The use of the Crime Prevention Council's Mobile Van may enable them to reach residents in the apartment areas who formerly have not been reached by any organizational attempt.

Some modifications in street design and additional lighting in the densely populated apartment areas are needed in order to more clearly define the area as a residential neighborhood. The intent of such modifications should be to try to assist in the development of a more visually pleasing environment with which the residents can identify, rather than just a shortcut from one part of the city to another.

Ethnic Disagreement

Since the Trumbull Neighborhood and the surrounding area has been recently impacted by Indochinese refugees, social service personnel working in the area have noticed increased disagreements mounting among this and other minority groups living in the area, especially Hispanics and Blacks.

Summary

Several of the social needs of the area previously mentioned can best be served by the city acting in the capacity of landlord in the development of a La Mesa/Trumbull Multi-Service Center. The city could use an existing building or construct a space to enable private non-profit agencies and government agencies to deliver their services to the neighborhood. Without being involved in the direct delivery of human services in the area, the city could serve as a significant force in enabling the needs of the citizens in the various social services areas to be met.

Since the development of such a center would require at least two years from the time the commitment has been made, interim efforts should be made to find alternate sites for the private sector and other governmental agencies to deliver the much-needed services in the area.

D. SOCIAL IMPACT OF PROPOSED NEW PUBLIC FACILITIES

Proposed Street Blocking

It is anticipated that this proposed change would be a deterrent to crime in the Trumbull Neighborhood. Also by limiting the open accessability of neighborhood streets, the proposed plan would help cut down on the speeding now occurring there.

Multi-Service Center

The social impact of a facility of this sort in the area or in close proximity would be mutifaceted. It would serve as the initial step in providing many of the expressed needs and changes in the area, such as providing space for:

1. Day care facilities
2. Medical facilities (dental, other)
3. Food stamp service personnel
4. Employment service personnel

5. More recreational and juvenile diversion programs.

More Parks and Recreational Space

The Trumbull area is 635 acres with only .93 acres of park space, and a population over 6,000. The major park and recreation deficiency in the Trumbull area is the lack of play area for small children. An anticipated change would move the four basketball courts, now located at the Trumbull Center and completely dominated by older teenagers and young adults, to the new proposed 28.114 acre recreation site, leaving the .93 acres on the corner of Trumbull and Pennsylvania for use by the tiny tots in the area.

Additional Street Lighting

The addition of mid-block lighting in the densely populated apartment areas in the Emil Mann Addition should help to cut down the automobile burglary rate as well as to decrease the propensity for certain kinds of street violence. This should also lessen the occurrence of sexual attacks in this area.

Landscaping On the Fringes of the Area

The addition of landscaping on Central, Zuni, Louisiana and Wyoming should increase perception of the neighborhood's territorial boundaries. Previous experiments in cities such as Hartford, Connecticut have pointed to landscaping as a technique to encourage citizen participation in neighborhood activities and increase crime reporting, thus eventually lowering the crime rate. The change in traffic patterns should also contribute to this increased feeling of neighborhood identity.

Mid-Heights Senior Center

The opening of the Mid-Heights Senior Center in early October should help meet many of the needs of senior citizens in the area. The types of programs offered will address the social and physical needs of seniors. With the possibility of adding regular transportation service to and from the Trumbull area, this should provide all necessary services.

E. SOCIAL RESPONSIBILITY OF THE NEIGHBORHOOD

The most important mechanism available to the citizens of the Trumbull Neighborhood at this point in time is the existence of an active and growing neighborhood association. The Trumbull Neighborhood Association, which in the past has been basically composed of residents of the single-family areas, could be strengthened by making additional contacts with the residents of the apartment areas. Members should continue to be sought among the less-represented areas as well as among apartment owners, managers, business owners and representatives of the various churches, unions and lodges in the area. A consistent effort towards visible and constructive community projects will help to keep the association growing and viable.

One such project was suggested at one of the community meetings. A Welcome Wagon type of committee could be composed of long-term residents of the area who, in cooperation with apartment managers and owners, would visit newcomers with information concerning the area's positive aspects and would distribute literature about the Trumbull Neighborhood Association. Perhaps such a group could be supported financially by local banks and other institutions. This committee could serve to make new residents feel more a part of the community, increase pride in where they live, and encourage them to become contributing members of the Trumbull Neighborhood.

Many of the suggestions made for bringing additional social service programs into the area depend largely upon community support. The neighborhood will need to continually assess its needs and problems and bring those needs to the attention of governmental agencies and their local representatives. A concentrated effort to increase participation of the local residents in the political process certainly would be productive in the long term in making local politicians see the area as a viable political constituency. Individual citizens will be needed in many cases as volunteers to pass the word to their neighbors about services coming into the

area and make sure that those who need the services are aware of what is available.

The neighborhood has an important role in the development of programs such as Channel One, which is presently trying to ogranize an on-going youth program. The most meaningful input in this type of effort comes from the people who live with the problems day by day. Other innovative programs such as Neighborhood Conflict Resolution Projects are a possibility, but would require a great deal of organized effort by neighborhood residents. The neighborhood should continue to investigate the possibility of obtaining funds for such projects under HUD, LEAA, Community Development, Action, etc. The initial project of obtaining and operating even a small self-help grant as a neighborhood association would open many doors for future projects.

Many of the social needs created by the environment of the Trumbull Neighborhood could be addressed by cooperative efforts among its residents. Serious consideration should be given to the development of cooperatives: a community-run cooperative grocery store, farmers' market, clothing exchange, day care center, etc. Many of these projects hinge upon a unified effort to solve the neighborhood's problems. The large number of senior citizens in the neighborhood and its adjacent area might be called upon to provide the expertise and volunteer labor to make such programs function.

In the final analysis, the problems observed in the Trumbull area did not develop overnight; neither will they disappear overnight. The anticipated decrease in funding available for all types of social services makes it necessary for the neighborhood to work closely with private and public agencies to document the needs of the area and to become an active advocate for their constituency. Specifically, a plan should be developed to approach the private organizations who have offices or headquarters in the area with a direct request that they participate in some specific projects to benefit the community. This kind of working coalition of private citizens, businesses, private agencies, and governmental efforts depends, to a large measure, upon the continuing efforts of the neighborhood citizens themselves acting as a catalytic agent.

BLANK PAGE
(Please continue on to following page.)

APPENDIX A

COMPREHENSIVE PLAN POLICIES

A.2. URBAN AREAS

THE GOAL IS A QUALITY ENVIRONMENT WHICH PERPETUATES THE TRADITION OF IDENTIFIABLE, INDIVIDUALISTIC COMMUNITIES WITHIN THE METROPOLITAN AREA AND OFFERS VARIETY AND MAXIMUM CHOICE IN HOUSING, WORK AREAS AND LIFE STYLES,[1] WHILE CREATING VISUALLY PLEASING ARCHITECTURE, LANDSCAPING AND VISTAS TO ENHANCE THE APPEARANCE OF THE COMMUNITY.

A.2.a Redevelopment and rehabilitation of older neighborhoods should be continued and expanded.[x]

A.2.c An increased proportion of new growth shall be accommodated through infill development in established areas where vacant land is appropriate for urban facilities and services and where protection of viable neighborhoods can be ensured.[x]

A.2.g Higher density housing should be mixed with single-family housing[x*] under carefully planned area developments to ensure compatibility. Higher density housing should be allowed in other planned area developments only where protection of viable neighborhoods can be ensured. To achieve this protection, higher density residential development should be located:

1. In areas where a mixed dwelling type of pattern is already established by zoning and land use.
2. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher intensity development: 6-10 dwelling units per acre.

Key to Symbols

1 Indicates high priority rating by City Manager's 701 Task Force.
2 Indicates mid-range priority rating by City Manager's 701 Task Force.
3 Indicates low priority rating by City Manager's 701 Task Force.
* Indicates citizen support as shown by scientific sampling of opinion.
** Indicates low citizen support as shown by scientific sampling of opinion.
x Indicates citizen support as shown by mail-in survey results.
xx Indicates low citizen support by mail-in survey results.

3. In areas where a transition is needed between single-family homes and much more intensive development: 8-30 dwelling units per acre with densities varying according to the intensity of development in adjacent areas.
4. Densities over 30 dwelling units per acre only where access is directly available to a collector (preferably) or arterial street.

A.2.l Land uses adjacent to arterial streets shall be planned to minimize harmful effects of traffic on people residing on or utilizing adjacent lands.

A.2.n Landscaping with native or naturalized vegetation where appropriate shall be encouraged within public and private rights of way to control water erosion and dust, absorb atmospheric pollutants, and create a pleasing visual environment.

A.4. OPEN AREAS

THE GOAL IS TO ENHANCE RECREATIONAL OPPORTUNITIES AND PROVIDE VISUAL RELIEF TO URBANIZATION BY SETTING ASIDE ACCESSIBLE AND USABLE OPEN SPACES WITHIN EACH NEIGHBORHOOD.

A.4.a Park facilities within one half mile of every home shall be the objective for existing, redeveloping and developing areas.[2]

A.4.c The design of parks and open space shall incorporate the following critera:
1. Multi-functional use of resources and compatible facilities.
2. Maintenance requirements and landscaping appropriate to the location, function, public expectations and intensity of use.
3. Integration into residential areas for easy accessibility and orientation to encourage use.
4. Lighting or other methods to minimize vandalism.

A.5. CIRCULATION

THE GOAL IS TO MINIMIZE TRANSPORTATION REQUIREMENTS THROUGH EFFICIENT PLACEMENT OF EMPLOYMENT AND SERVICES CONVENIENT TO PEOPLE, [x] AND TO PROVIDE A BALANCED CIRCULATION SYSTEM THROUGH ENCOURAGEMENT OF BICYCLING, WALKING, AND USE OF MASS TRANSIT AS ALTERNATIVES TO AUTOMOBILE TRAVEL[1x] WHILE PROVIDING SUFFICIENT ROADWAY CAPACITY TO MEET MOBILITY AND ACCESS NEEDS.

A.5.a Compatible mixing of residential, commercial, light industrial, and educational activities on an area-wide basis shall be encouraged where desirable and appropriate to lessen the need for travel.[x]

A.5.c Appropriate branches of public services such as health, social, library, and emergency services should be located to reduce travel distances.

A.5.h Higher density development shall be concentrated in selected areas (urban centers, satellite communities) to facilitate development of mass transit.

A.5.k A metropolitan area-wide bicycle network shall be constructed.[3x]

A.5.p Street, bicycle and pedestrian way location and design shall provide for efficient crisis response capability.

B.1. AIR QUALITY

THE GOAL IS THE IMPROVEMENT OF AIR QUALITY IN ORDER TO ATTAIN AND MAINTAIN LOCAL NATIONAL AMBIENT AIR QUALITY STANDARDS.[1x]

B.1.a Automobile travel shall be reduced and travel by transit, bicycle and walking encouraged as travel alternatives.[1x]

B.1.b Pollution from particulates shall be minimized.

B.2.7 EMPLOYMENT

THE GOAL IS TO REDUCE THE NUMBER OF UNEMPLOYED AND RAISE MEDIAN FAMILY INCOME AT LEAST TO THE NATIONAL URBAN AVERAGE.

The number of jobs in the Albuquerque area shall be increased in accordance with local employment needs.[2xx*]

New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be accessible to all residents particularly the unemployed and disadvantaged groups.[3*]

Opportunities for improvement in occupational skills and advancement shall be encouraged.

B.3 ENERGY

THE GOAL IS TO MAINTAIN AN ADEQUATE, ECONOMICAL SUPPLY OF ENERGY FOR INDUSTRY AND RESIDENTS OF THE METROPOLITAN AREA, WHILE ACHIEVING AN OPTIMAL BALANCE BETWEEN MEETING ENERGY NEEDS AND PROTECTING THE ENVIRONMENT.

B.3.c Transportation and land use planning shall be encouraged which conserves energy by reducing automobile travel[1x] and promoting public transportation, bicycling and walking as transportation alternatives.[3x]

B.8. PUBLIC TRANSIT

THE GOAL IS TO IMPROVE THE PUBLIC TRANSIT SYSTEM TO EXPAND ITS ROLE IN METROPOLITAN TRANSPORTATION AND PROVIDE AN EFFICIENT ALTERNATIVE TO AUTOMOBILE TRAVEL.[3x]

B.8.c Efficient, inexpensive transportation shall be provided to those without ready access to a car - the very young, elderly, poor, incapacitated.

APPENDIX B
DEFINITIONS OF TERMS

"BLOCK" means an area no larger than ten acres which is bounded by but not crossed by public streets.

"CONDITIONAL USE" means one of those uses enumerated as conditional uses in a given zone. Such uses require individual approval on a given lot.

"FLOOR AREA RATIO" means the heated gross floor area divided by the area of the premises.

"DWELLING" means a dwelling unit or a mobile home.

"DWELLING UNIT" means one or more connected rooms and a single kitchen designed to be occupied by no more than one family for living and sleeping purposes. A recreational vehicle or mobile home is not a dwelling unit.

"ESTABLISHED AREA" means the area designated "Established Urban" on the Metropolitan Areas map of the Albuquerque/Bernalillo County Comprehensive Plan; generally it is stable and developed in urban uses or a subdivision plat for such use was approved as of January, 1975.

"HOUSE" means a single-family, detached dwelling unit; a building containing only one dwelling unit.

"LANDSCAPING" means the planting and maintenance of live plants including trees, shrubs, ground cover, flowers, or other low-growing plants that are native or adaptable to the climatic conditions of the Albuquerque area. In addition, the landscape design may include some natural and manufactured materials including but not limited to rocks, fountains, reflecting pools, works of art, screens, walls, fences, benches and other types of street furniture.

"LOT LINE, FRONT" means a legal boundary of a lot bordering on a street. For the purpose of determining yard requirements on a corner lot, any one side bordering on a street may be considered the front. On a double frontage interior lot where the lots on both sides are committed to one street as the front lot line, the lot between shall use the same front lot line.

"LOT WIDTH" means the length of a straight line between the two points where the side lot lines meet the line defining the minimum front setback for buildings.

"MOBILE HOME" means a trailer larger than 40 feet in body length, 8 feet in width, or 11 feet in overall height, which is intended to be used as a human habitation.

"MOBILE HOME PARK" means a lot developed or intended to be developed for occupancy by two or more mobile homes which are used for dwelling purposes, normally on a long-term occupancy basis; it does not mean a mobile home subdivision.

"REDEVELOPING AREA" means an area designated "Redeveloping Urban" by the Metropolitan Areas map of the Albuquerque/Bernalillo County Comprehensive Plan; generally, redevelopment or rehabilitation is appropriate.

"SITE DEVELOPMENT PLAN" means an accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, exact structure locations, structure (including sign) elevations and dimensions, pedestrian and vehicular circulation, parking facilities, loading facilities, and proposed schedule for development. Similar, related data may be required when relevant to the City's evaluation.

"TOWN HOUSE" means one of a group of two to eight attached dwelling units divided from each other by common walls and each having a separate entrance leading directly to the outdoors at ground level.

"VARIANCE" means variation from the strict application of this ordinance when by reason of exceptional shape of specific lots, exceptional topographic conditions, or other exceptional physical conditions of specific premises, the strict application of this ordinance would result in unusual practical difficulties to, or undue hardship upon the owner or user of such property; provided that such relief of variance can be granted without substantial impairment of the intent and purpose of this ordinance and integrity of the master plan. Use of a premises may never be changed via a variance. Financial gain or loss shall not be the determining factor in deciding a variance.

APPENDIX C
ZONING CLASSIFICATION

R-1 RESIDENTIAL ZONE. -- This zone provides suitable sites for houses and uses incidental thereto in the Established and Redeveloping Areas.

R-T RESIDENTIAL ZONE. -- This zone provides suitable sites for houses, town houses, and uses incidental thereto in the Established and Redeveloping Areas.

R-2 RESIDENTIAL ZONE. -- This zone provides suitable sites for houses, town houses, low density apartments, and uses incidental thereto in the Established and Redveloping Areas.

R-3 RESIDENTIAL ZONE. -- This zone provides suitable sites for houses, town houses, higher density apartments, and uses incidental thereto in the Established and Redeveloping Areas.

C-1 NEIGHBORHOOD COMMERCIAL ZONE. -- This zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.

C-2 COMMUNITY COMMERCIAL ZONE. -- This zone provides suitable sites for commercial activities, and certain specified outside storage.

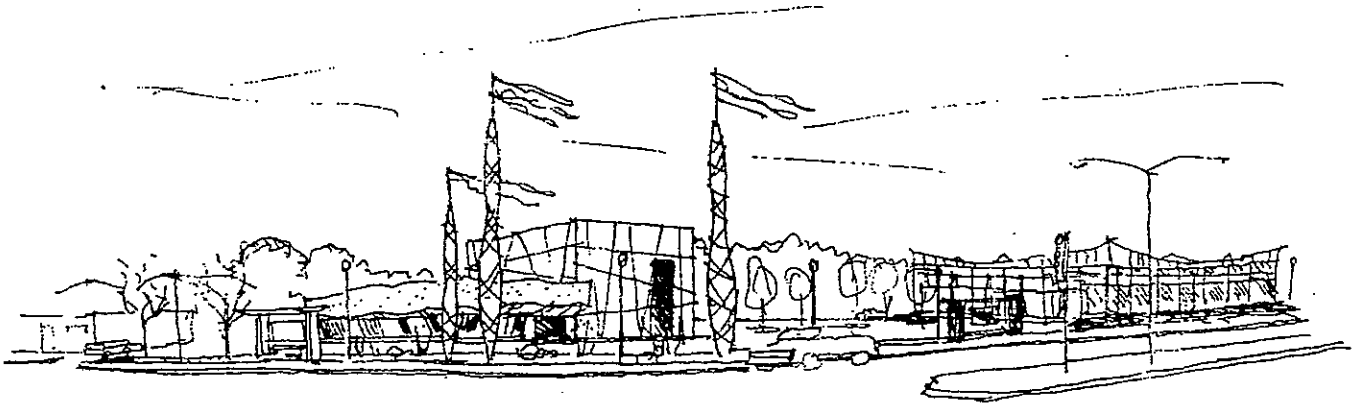
C-3 HEAVY COMMERCIAL ZONE. -- This zone provides suitable sites for C-2 uses, wholesale commercial uses, and some light industrial uses which cause no vibration discernible beyond the premises.

M-1 LIGHT MANUFACTURING ZONE. -- This zone provides suitable sites for heavy commercial and light manufacturing uses.

SU-1 SPECIAL USE ZONE. -- This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons.

SU-2 SPECIAL NEIGHBORHOOD ZONE, REDEVELOPING AREA. -- This zone allows a mixture of uses controlled by a plan which specifies new development which is appropriate to a given neighborhood in the Redeveloping Area.

INTERNATIONAL MARKETPLACE



AMENDMENT TO THE
TRUMBULL NEIGHBORHOOD SECTOR DEVELOPMENT PLAN

APRIL 2002

PREPARED FOR :
ALBUQUERQUE DEVELOPMENT SERVICES

PREPARED BY:
GARRETT SMITH LTD.
SITES SOUTHWEST, LLC

Table of Contents

Background 1

Zone Changes 3

Justification for Zone Changes
SU-2 for Mixed-use - Permissive Uses
SU-2 for Mixed-use- Conditional Uses
SU-2 for Mixed-use - Height Restrictions
SU-2 for Mixed-use - Lot Sizes
SU-2 for Mixed-use - Setbacks
SU-2 for Mixed-uses - Denisty
SU-2 for Mixed-use - Off-street Parking
SU-2 for Mixed-use - Usable Open Space
SU-2 for Mixed-use - Landscaping Regulations

Design Requirements and Recommendations 6

Justification for Design Requirement and Recommendation
Scope of Design Requirements and Recommendations
Design Requirements
Design Recommendations

Plan Review and Approval 8

Figures

Figure 1: Near Heights Metropolitan Redevelopment Area
Figure 2: **NHMRAP** International Marketplace / Trumbull Neighborhood
Figure 3: International Marketplace / Trumbull Neighborhood - Existing Zoning
Figure 4: International Marketplace - Existing Zoning
Figure 5: International Marketplace - Revised Zoning
Figure 6: Trumbull Neighborhood - 2001 Land Uses
Figure 7: International Marketplace / Trumbull Neighborhood - Revised Zoning
Figure 8: Shade
Figure 9: Liner Stores
Figure 10: Pedestrian Friendly Site Design
Figure 11: Facade Transparency
Figure 12: Facade Detail
Figure 13: Equipment Screens
Figure 14: Plan Review and Approval Diagram

Background

In July of 1998, the City Council designated the 1,010 acre area shown in **Figure 1** a **Metropolitan Redevelopment Area (MRA)**. This designation is made according to the Metropolitan Redevelopment Code and authorizes municipal acquisition, ownership, lease and improvement of properties within "slums" or "blighted areas."

Following the designation, **Albuquerque Development Services (ADS)**, a division of the City of Albuquerque Department of Family and Community Services, contracted a team of architects, planners, realtors and developers headed by Dekker/Perich/Sabatini to prepare a redevelopment plan for the area. The team completed the **Near Heights Metropolitan Redevelopment Area Plan (NHMRAP)** in July 2000. The **NHMRAP** proposed three ways for the City to stimulate development within the **MRA:**

- Initiate a commercial corridor project,
- Initiate a motel reuse project and
- Prepare a housing master plan.

The **NHMRAP** identified and evaluated three alternatives for the commercial corridor project:

- The **International Marketplace,** a shopping district in the vicinity of the intersection of Central Avenue and Louisiana Boulevard,
- The **State Fair Plaza,** an open air market at the northeast corner of Central Avenue and San Pedro Boulevard and
- The **Native American Workforce Training Center,** near the existing Albuquerque Indian Center.

Of the three alternatives, the **NHMRAP** recommended the **International Marketplace** as the most viable and proposed that the City provide assistance with "property assembly, rezoning and streetscaping." The **NHMRAP** defined the **International Marketplace** as the area shown in **Figure 2.** (Though the **NHMRAP** referred to this as an 11.3 acre area, it is actually 21 acres.) The **NHMRAP** described the project as "a physical and symbolic center for the various ethnic communities that have settled in the Near Heights . . . a home to many ethnic markets, community institutions restaurants and stores . . . centered on the existing Hawaiian Restaurant and Ta Lin Supermarket."

As a result of the **NHMRAP** recommendations **ADS** contracted Sites Southwest to prepare a market research study, a financial feasibility analysis, a conceptual master plan and recommendations for zoning changes and design guidelines for the **International Marketplace.** Sites Southwest submitted their work in December 2001. In January 2002, ADS presented Site Southwest's recommendations for zoning changes and design guidelines to the City of Albuquerque Planning Department and prepared this sector plan amendment based on their advice.

Background

This Sector Plan Amendment defines the International Marketplace as the 11.3 acre area shown in **Figure 3.** It changes zoning in this area to SU-2 for Mixed-use, defines this designation and institutes a fast track approval process. These changes are intended to facilitate and guide imminent development in order to catalyze redevelopment within the **NHMRA.**

Projects currently being considered within the area include:

- The privately funded development of a new 4 acre shopping center consisting of the construction of a new grocery store building with storefront lease space, the renovation of the existing Hawaiian Restaurant building to accommodate a second tenant, and the renovation of the existing Ta Lin grocery store building for new storefront lease spaces,
- The privately funded construction of a new 0.9 acre project consisting of the construction of a new wholesale warehouse with storefront lease space and
- A publicly funded senior housing project
- A publicly funded streetscape project.

Zone Changes

Justification for Zone Changes

In order to establish an **International Marketplace** as proposed in the **NHMRAP,** zone changes are required.
Existing zoning consists of R-3, C-1, C-2, and SU-1 for church and related facilities, see **Figure 4.**

Existing land uses include, see Figure 6:

- restaurant serving beer and wine,
- supermarket,
- bar and retail sales of alcohol,
- church or other place of worship and the usual incidental facilities,
- motor cycle repair,
- barber and beauty services,
- off-premises signs,
- single family residences,
- apartment buildings and
- vacant lots

The **International Marketplace** is located in the northwest corner of the Trumbull Neighborhood, see **Figure 3.** In 1981 when the Trumbull Neighborhood Sector Development Plan was adopted, a zoning text amendment was under consideration which would allow SU-2 in established urban areas. The Trumbull Neighborhood Sector Development Plan recommended that the zoning in the area between Central Avenue and Zuni "continue unchanged" until the zoning code allowed "SU-2 in this area ... so that a sector development plan and site development plan can guide the combination of business and residential uses that is appropriate there." Shortly thereafter the text amendment was adopted; however, the zoning was never changed.

The existing standard zoning designations support a suburban pattern of development based on a separation of uses, deep building setbacks, restrictive height requirements and substantial off-street parking requirements. The SU-2 for Mixed-use zone is defined so as to support the development of a more urban pattern, featuring a carefully integrated mix of uses, a higher density of land use and pedestrian-oriented outdoor spaces.

0550 0466

Zone Changes

SU-2 for Mixed-use - Permissive Uses

Permissive uses for the SU-2 for Mixed-use zone include all of the uses that are permissive under R3, C1 and C2 zoning with the following exceptions and additions.

Exceptions:

- Antenna up to 65' in height
- Public utility structure
- Gasoline, oil, liquefied petroleum gas retailing, including outside sales.
- Off-premises signs
- Vehicle sales, rental, service, repair, and storage
- Drive-in restaurant
- Wireless Telecommunications Facility
- Mobile homes for watchmen or caretakers
- Sample dwelling units

Additions:

- Warehousing that is conducted in a completely enclosed building
- Wholesaling that is conducted in a completely enclosed building

SU-2 for Mixed-use - Conditional Uses

There are no conditional uses in the SU-2 for Mixed-use Zone.

SU-2 for Mixed-use - Height Restrictions

Building height may not exceed a 60° plane drawn from the horizontal at the mean grade along the centerline of any abutting public right of way.

SU-2 for Mixed-use - Lot Sizes

No restrictions.

SU-2 for Mixed-use - Setbacks

The following regulations apply to structures other than signs

- No front yard setback is required
- No corner side yard setback is required
- No side yard setback is required
- No rear yard setback is required

SU-2 for Mixed-use - Density

The minimum density for residential uses is 20 dwelling units per acre rounded up or down to the nearest whole number. For mixed-use projects, this density may be adjusted according to the proportion of the gross building area that is residential.

Zone Changes

SU-2 for Mixed-use - Off-street Parking

Off-street parking shall be provided as specified by the Comprehensive City Zoning Code, Section 14-16-3-1, with the following modifications:

- The following uses shall provide one space for each 300 square feet gross leasable area:
  - Exercise or health club
  - Medical or dental office, clinic
  - Offices
  - Restaurant, bar
  - Retail and service uses
  - School – private commercial and private trade
- Residential uses shall provide 1 space per dwelling unit.

SU-2 for Mixed-use - Usable Open Space

For residential uses, 120 square feet of on-site usable open space, as defined by 14-16-1-5, shall be provided for each dwelling unit.

SU-2 for Mixed-use - Landscaping Requirements

Landscaping shall be as specified by the Comprehensive City Zoning Code Section 14-16-3-10 with the following modifications:

- The required landscaped area may include areas of covered non-vehicular areas open on at least 2 sides. The required landscaped area must include elements from each of the following categories:
  1. Shade
     Shade may be provided by trees, awnings and trellises. (**Figure 8**)
  2. Living vegetative materials
     5% of the total required landscaped area must be dedicated to beds containing living vegetative materials. These beds may include tree planters, including the area under metal tree grates and free standing planters with at least 7square feet of bed area.
  3. Seating
  4. Decorative elements
     Decorative elements may include fountains, planters, walls, pavement treatments or public art.
  5. Lighting
- Standard landcape buffers as described in 14-16-3-10-E-3 are not required.
- There are no tree requirements for Multi-Family Residential Developments.

Design Requirements and Recommendations

Justification for the Design Requirements and Recommendations

These requirements and recommendations have been designed to promote development of a coherent and distinctive character - a unique commercial destination that is highly visible and attractive to motorists on Central Avenue, Louisiana Boulevard and Zuni Road and provides a comfortable, exciting and distinctive environment for pedestrians. Such development will improve and enhance the ability of the **International Marketplace** to function as a catalyst for redevelopment within the **Near Heights Metropolitan Redevelopment Area.** All construction within the boundaries of the **International Marketplace**, except renovations of existing structures that do not increase the existing building area by more than 50%, are subject to these requirements. These requirements take precedence over other City or County regulations when there is a conflict.

Design Requirements

1. Over at least 50% of the length of facades that adjoin a public sidewalk, the facade area from the level of the finished floor to 10' above finished floor shall include at least 40% transparent area. (**Figure 11**)
2. Up to a height of 20', facades along a public or private sidewalk shall be articulated to the scale of a pedestrian in close proximity. Unarticulated expanses greater than 25' long are prohibited and shall be interrupted by transparent areas, light fixtures, signage, murals, decorative reveals and relief, material changes, awnings, marquees, porticos, pediments, cornices, pilasters, columns, and similar architectural elements. (**Figure 12**)
3. Off-street parking is prohibited between a facade and the public sidewalk that it faces. If three facades of a building face a public sidewalk, one facade shall be exempt from this requirement. If four facades of a building face a public sidewalk, two facades shall be exempt from this requirement.
4. Rooftop equipment, transformer boxes, telephone boxes, utility pads, service areas and trash receptacles shall be screened from the view of pedestrians and motorists using private and public sidewalks, streets and off-street parking areas. (**Figure 13**)
5. A system of private sidewalks and plazas shall link public sidewalks, bus stops, public entrances and off-street parking.
6. Portable backlit signs are prohibited.
7. Fixed security bars are prohibited. Visually transparent, retractable security devices may be used.

Design Requirements and Recommendations

Design Recommendations

The following design recommendations will help insure that each project contributes to the character of the International Marketplace:

1. Public entrances should be highly visible. Lighting, signage, paint, decorative reveals and relief, material changes, awnings, marquees, porticos, columns and other architectural elements help to articulate public entrances.
2. Facades that face a public sidewalk should incorporate as many public entrances as possible.
3. Liner stores along facades that face public and private sidewalks are encouraged in order to increase the number of entrances. (**Figure 9**)
4. Outdoor activities including dining and sidewalk sales are encouraged on the public and private sidewalks and plazas. Sidewalk widths that accommodate outdoor activities are encouraged. (**Figure 10**)
5. Multilingual signage is encouraged. (**Figure 10**)
6. Pedestrian-scaled signage that is oriented perpendicularly to the building facade is encouraged. (**Figure 10**)
7. Portable sandwich signs are encouraged but are not allowed within the public right of way. (**Figure 10**)
8. Neon signage in the tradition of Route 66 is encouraged.
9. Backlit plastic box type signage is discouraged.
10. Marquees, illuminated outlining of architectural elements and storefront display lighting are encouraged.
11. On-street parking is encouraged. (**Figure 10**)
12. Shared parking arrangements are encouraged.
13. Street, parking lot and site lighting should be scaled to the pedestrian. (**Figure 10**)
14. Landscaped street medians and sidewalk bump outs are encouraged in order to narrow the length of pedestrian street crossings. (**Figure 10**)
15. The use of consistent site design elements including site furniture, pavement treatments, vegetative materials and light fixtures throughout the International Marketplace is encouraged in order to create a distinctive and cohesive character.
16. Facade lighting, illuminated signage, exterior building lighting, street lighting, and parking lot lighting whichcreate a safe and exciting nightime environment are encouraged.

Plan Review and Approval

Overview

In order to facilitate a fast track approval process, each project in the International Marketplace will be subject to one of the following three approval processes, see **Figure 14:**

- A normal building permit process for renovations as defined below,
- A fast track approval process for new construction that complies with the Amended Trumbull Sector Development Plan or
- An EPC process for new construction that does not comply with the Amended Trumbull Sector Development Plan

All applicants for building permits for projects other than renovations must present and discuss their projects with the Planning Director at a pre-application meeting.

Renovations

Renovations of existing structures that do not increase the existing building area by more than 50% are not subject to the design requirements and recommendations of the Amended Trumbull Sector Development Plan and do not require review by the Planning Department. These projects are subject to the normal building permit process.

Sector Plan Amendment

Proposed development that does not comply with the requirements of the Amended Trumbull Sector Development Plan must make application to the Environmental Planning Commission (EPC) for a plan amendment.

New Construction

In order to facilitate development within the International Marketplace, proposed development that complies with the requirements of the Amended Trumbull Sector Development Plan will receive an accelerated building permit application process. At the time of application for building permit, the 2 sets of complete project documents submitted will be internally routed to the Planning Director, or to a team appointed by the Planning Director, for review. This review will be completed within 12 working days of submission. As soon as this review is complete, the document sets will be routed to the normal building permit reviewers (Zoning, UBC, Plumbing, Mechanical and Electrical, Transportation Development, Environmental Health, Hydrology Reviewer and the Fire Marshall) who will complete their review within 12 working days.

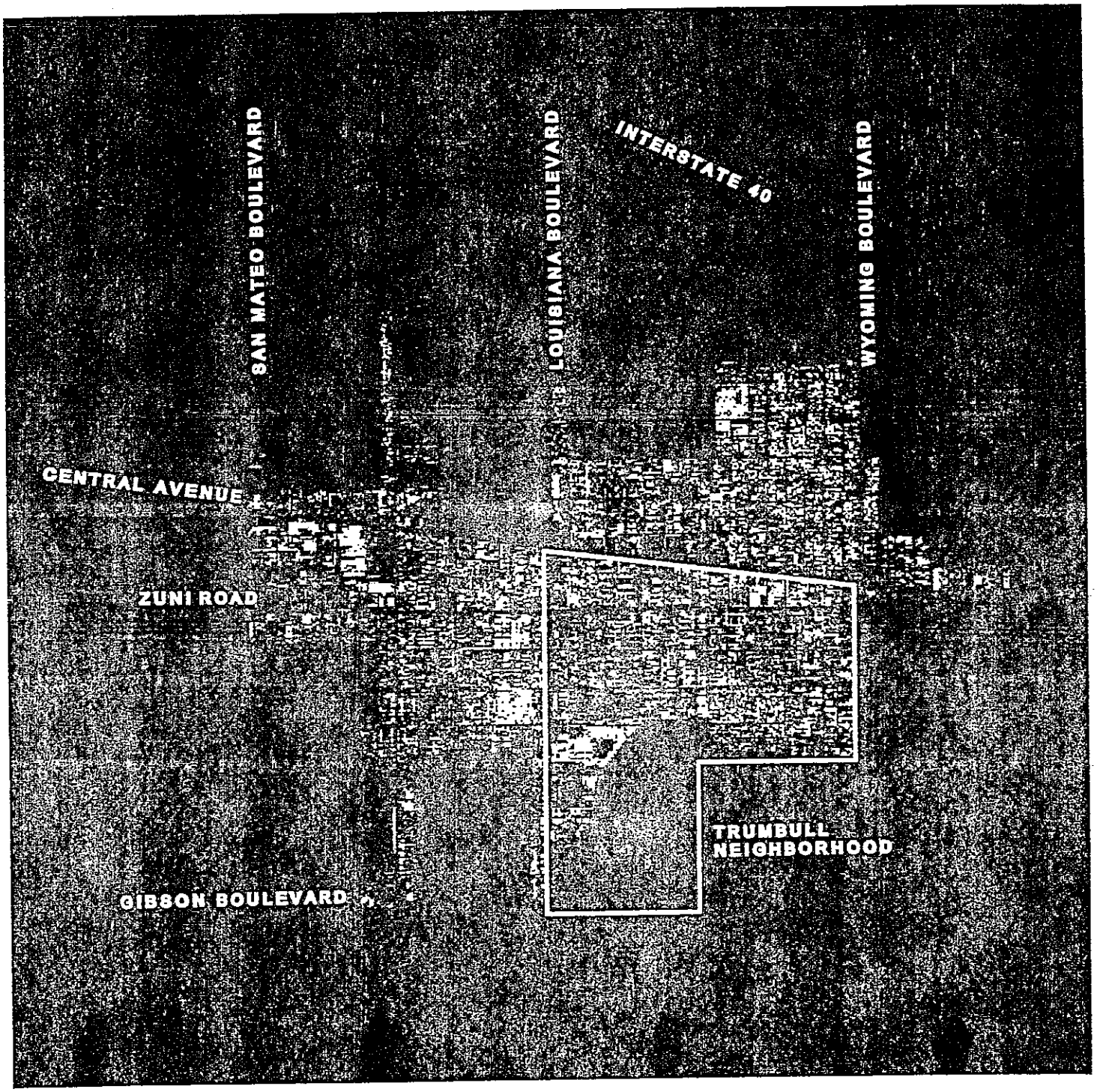


Figure 1:
Near Heights Metropolitan Redevelopment Area / Trumbull Neighborhood

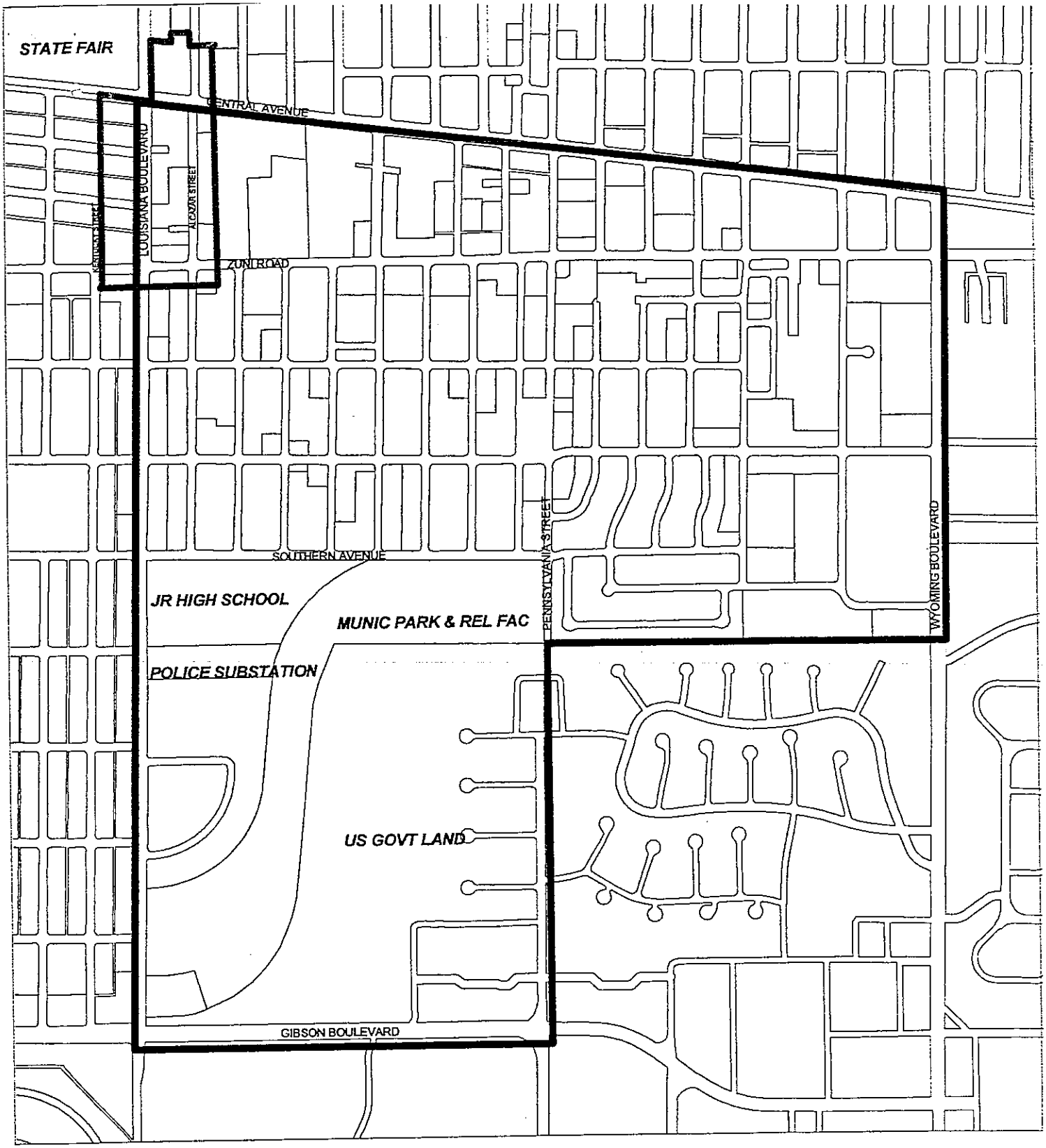


Figure 2:
NHMRAP International Marketplace /
Trumbull Neighborhood

International Marketplace
Trumbull Neighborhood

200 0 200 400 600 800 1000 Feet

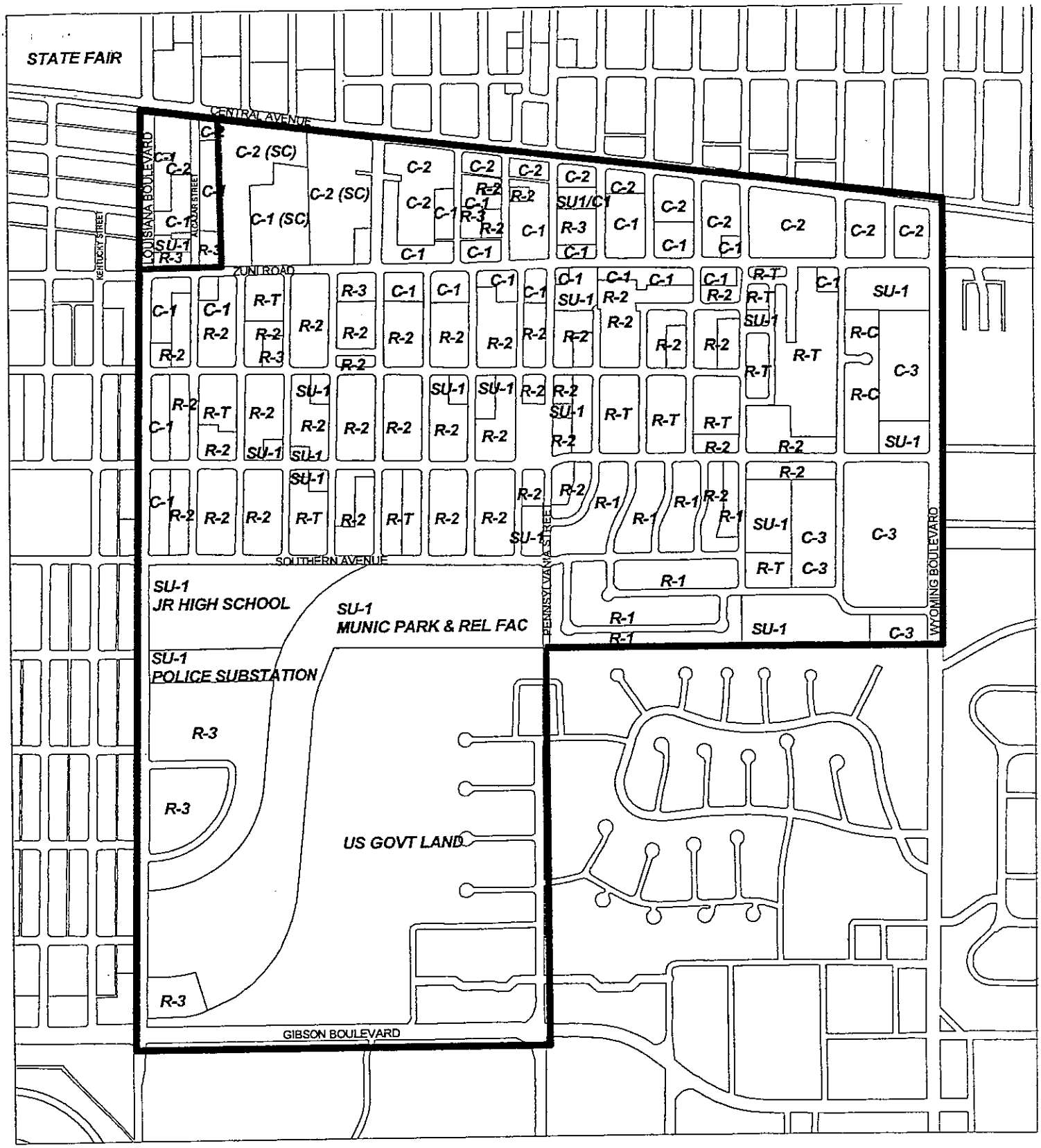


Figure 3:
International Marketplace / Trumbull Neighborhood - Existing Zoning

International Marketplace
Trumbull Neighborhood

200 0 200 400 600 800 1000 Feet

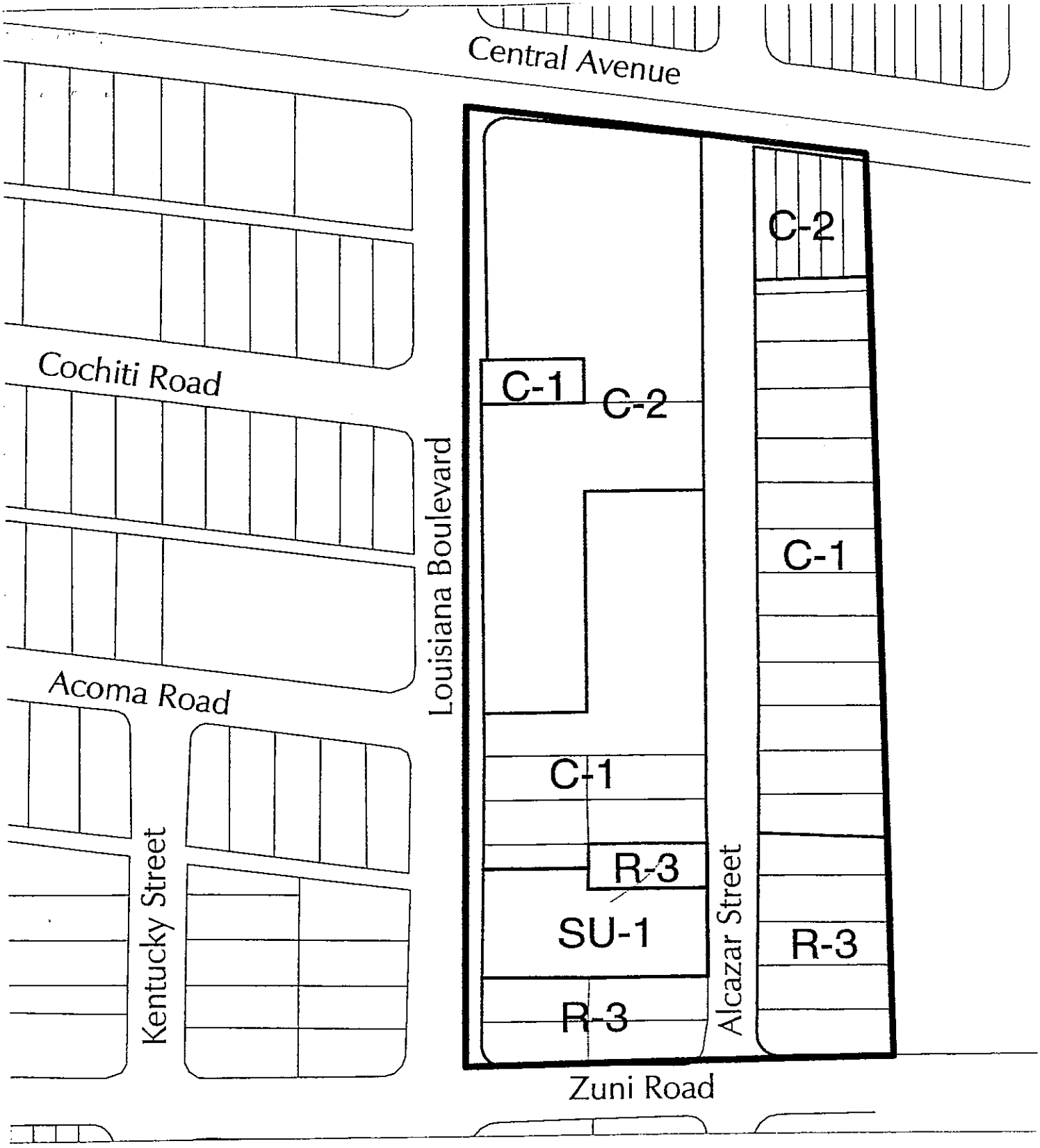


Figure 4:
International Marketplace - Existing Zoning

International Marketplace

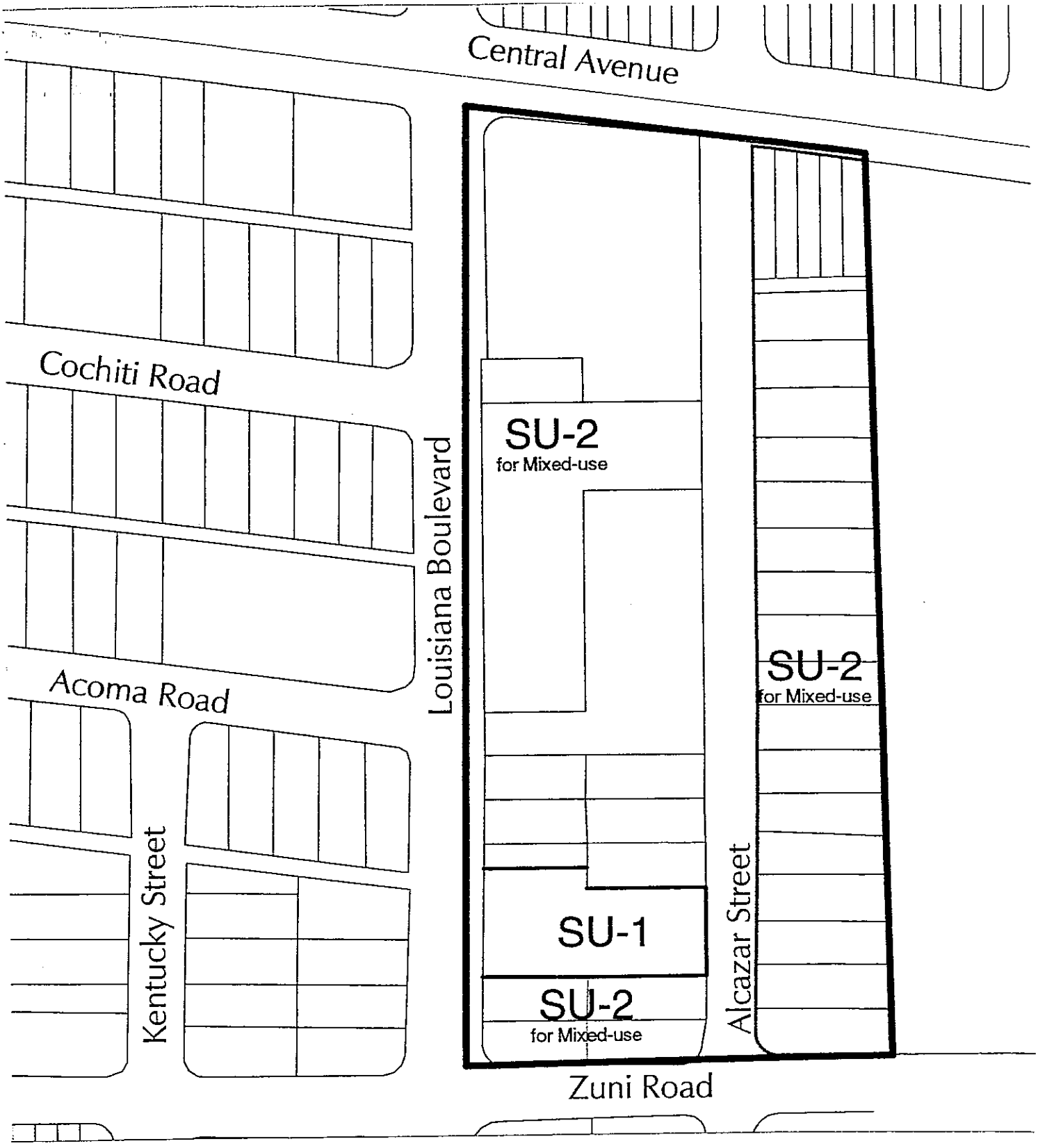


Figure 5:
International Marketplace - Revised Zoning

International Marketplace

100 0 100 Feet

Figure 6:
Trumbull Neighborhood - 2001 Land Uses
International Marketplace
Trumbull Neighborhood

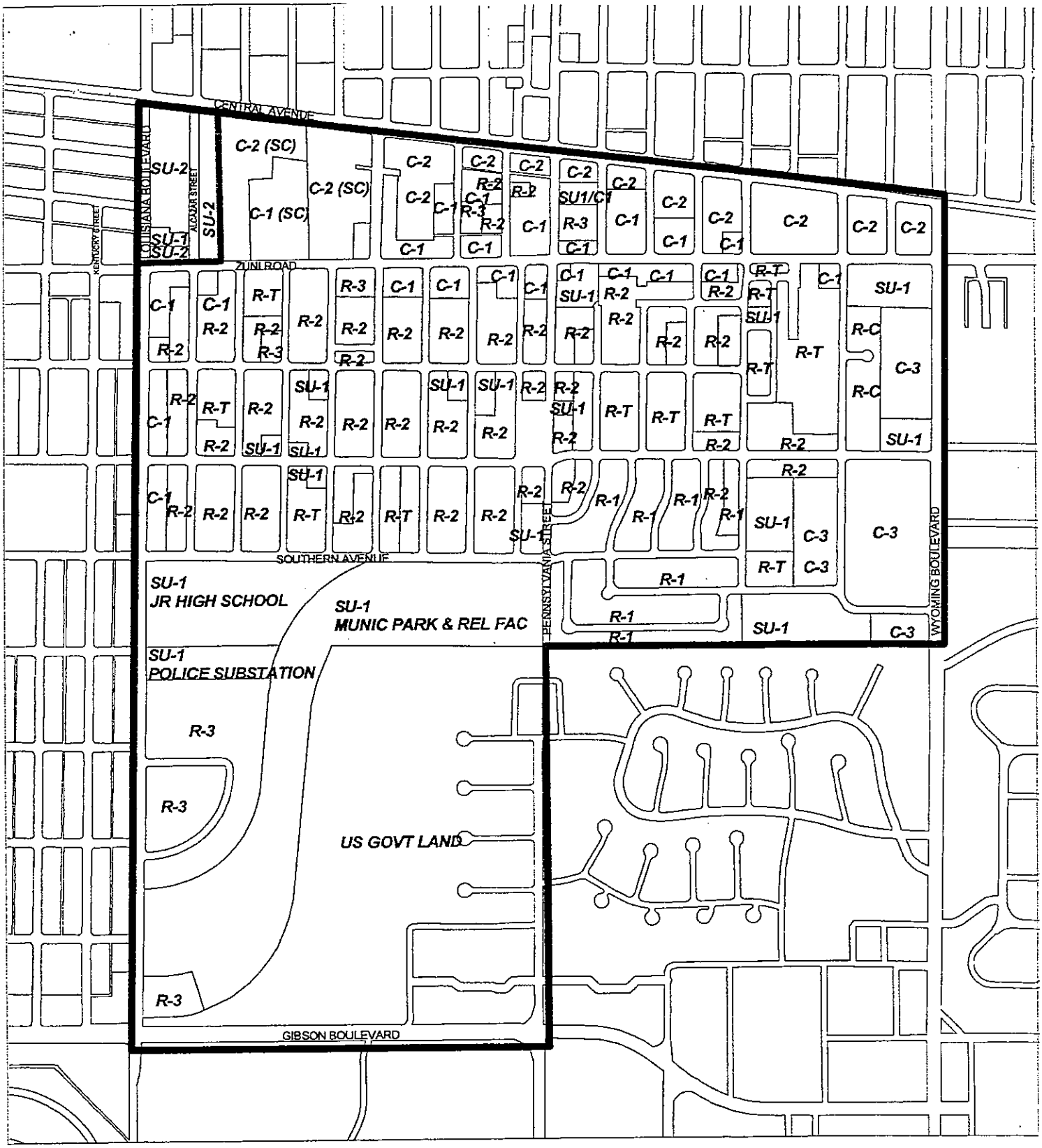
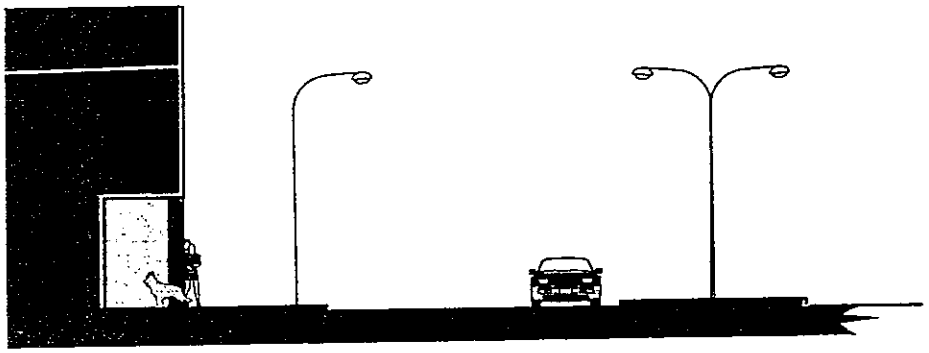


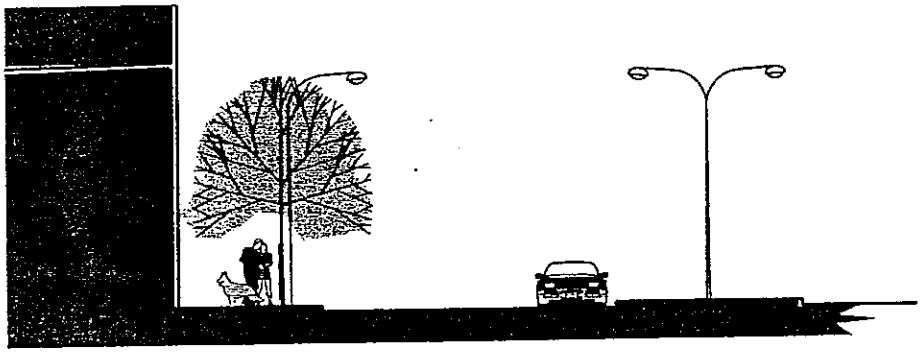
Figure 7:
International Marketplace / Trumbull Neighborhood - Revised Zoning

International Marketplace
Trumbull Neighborhood

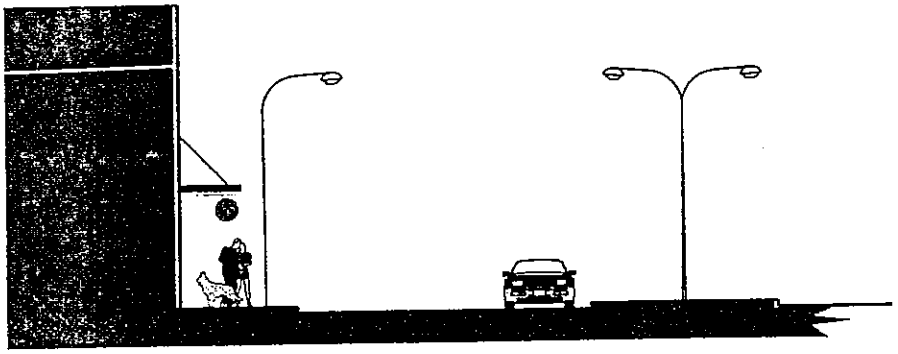
200 0 200 400 600 800 1000 Feet



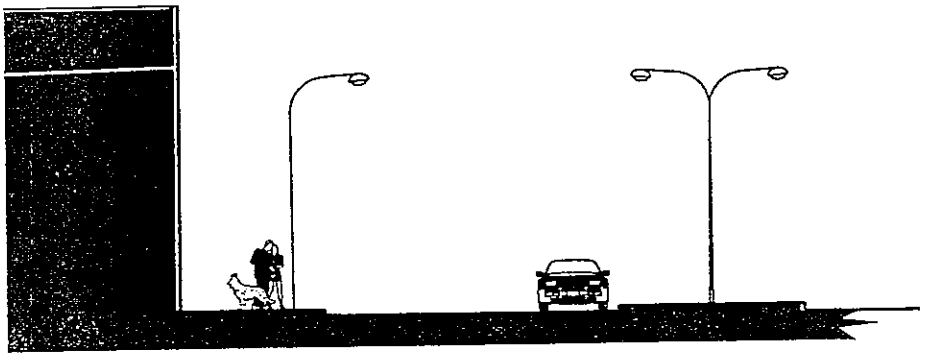
This



This

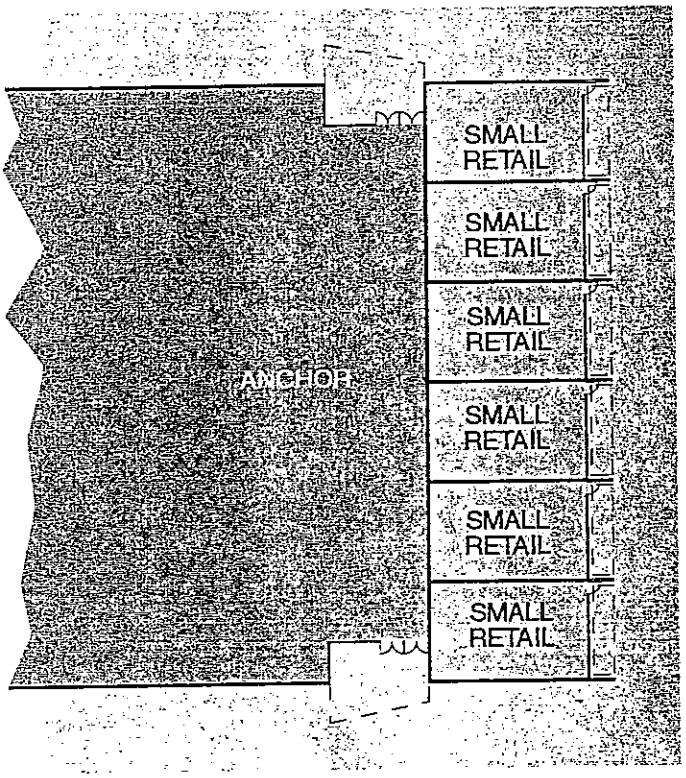


This

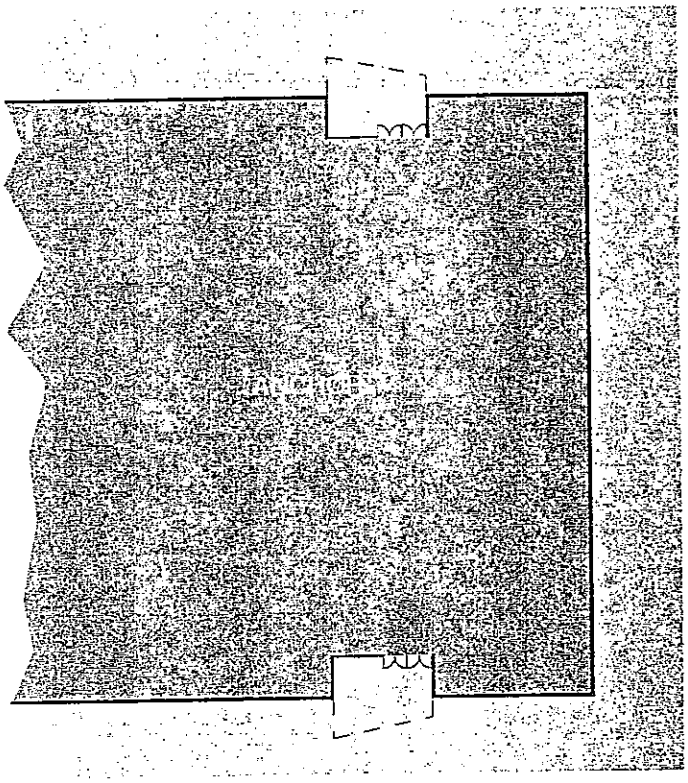


Not this

Figure 8:
Shade

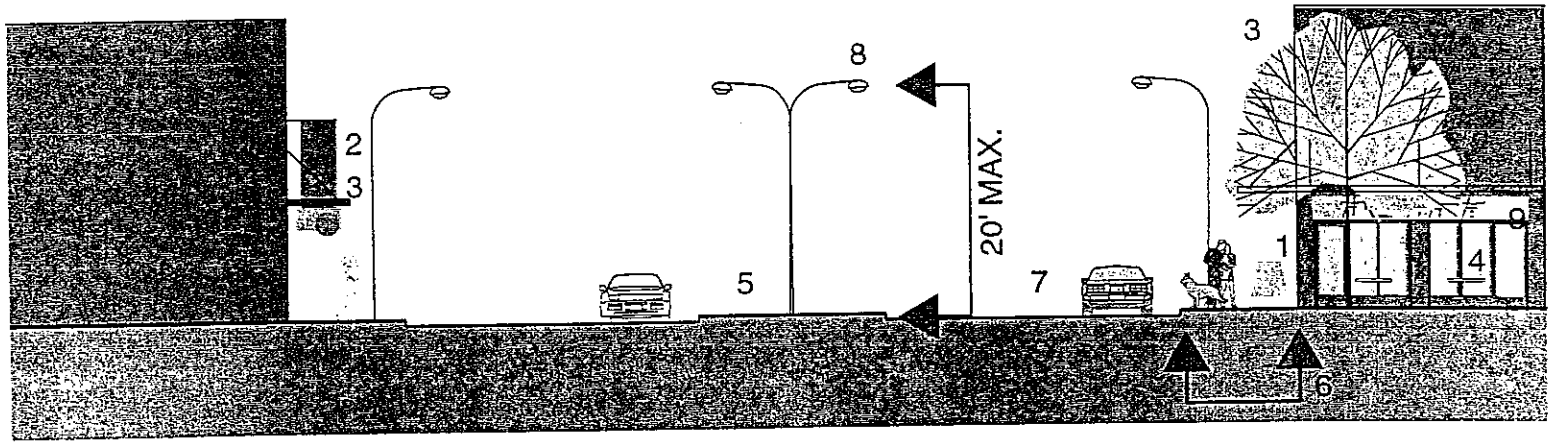


This



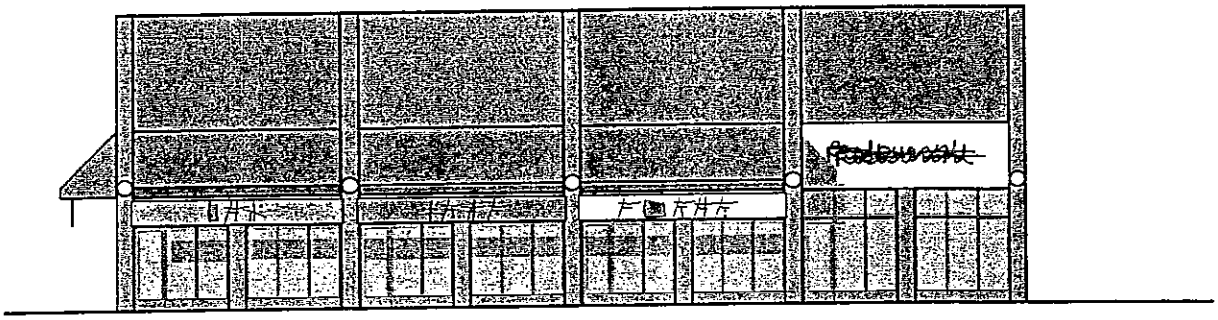
Not this

Figure 9:
Liner stores

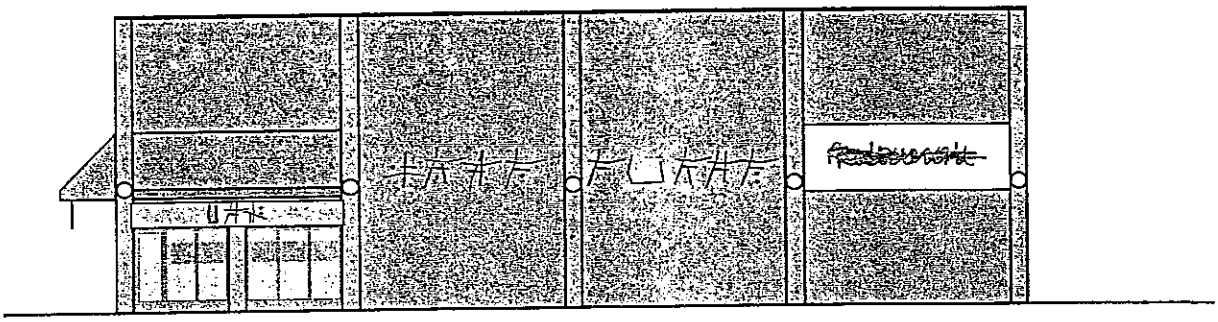


1. SANDWICH SIGNS
2. PROJECTING SIGNS
3. CANOPIES, TREES AND OVERHANGS FOR SHADE
4. OUTDOOR DINING
5. MEDIAN
6. WIDE SIDEWALKS TO ACCOMMODATE OUTDOOR ACTIVITY
7. ON-STREET PARKING
8. PEDESTRIAN SCALE STREET LIGHTING
9. MULTILINGUAL SIGNAGE

Figure 10:
Pedestrian Friendly Site Design

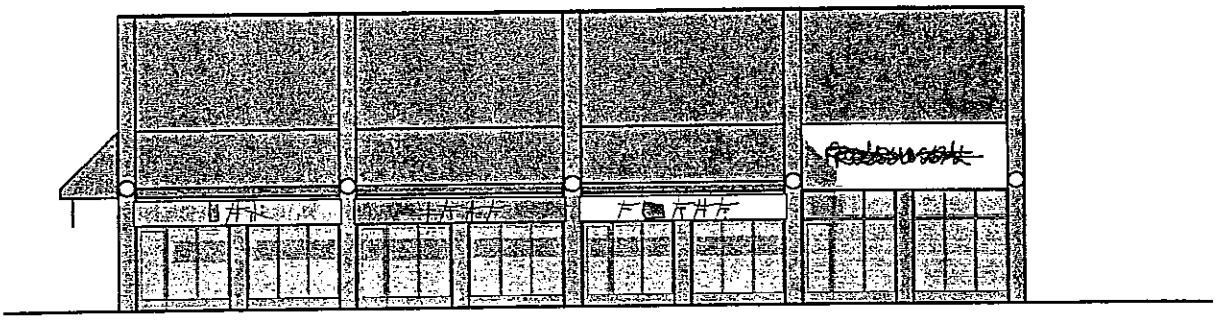


This

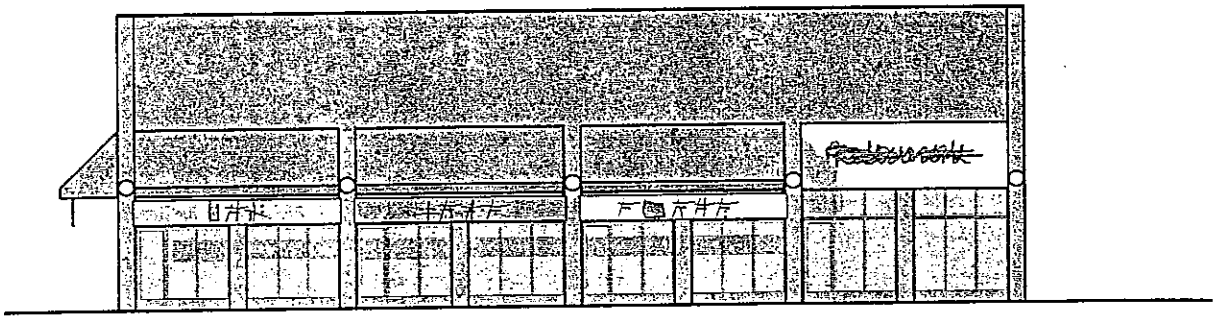


Not this

Figure 11:
Facade Transparency



This



Not this

Figure 12:
Facade Detail

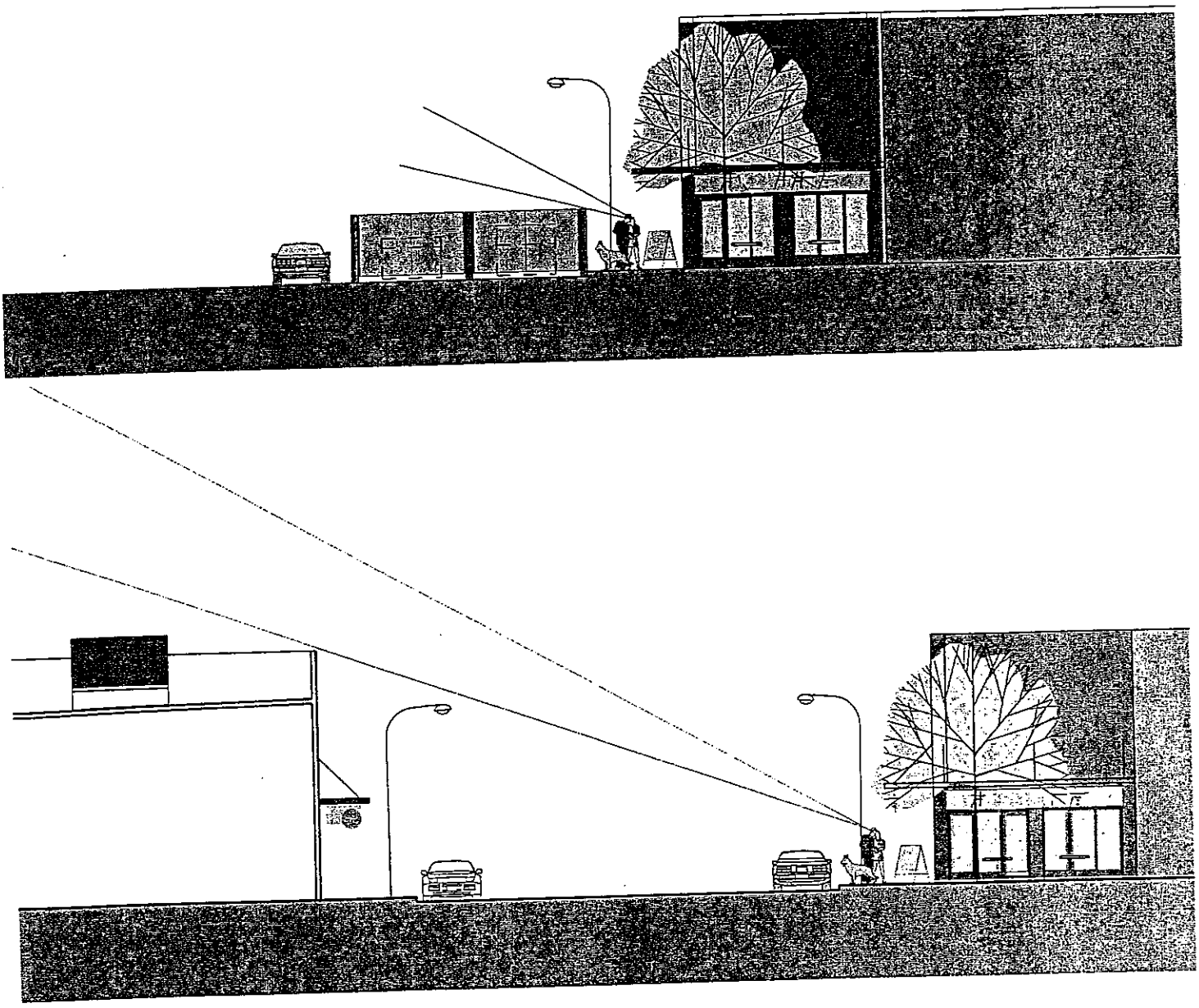


Figure 13:
Equipment Screens

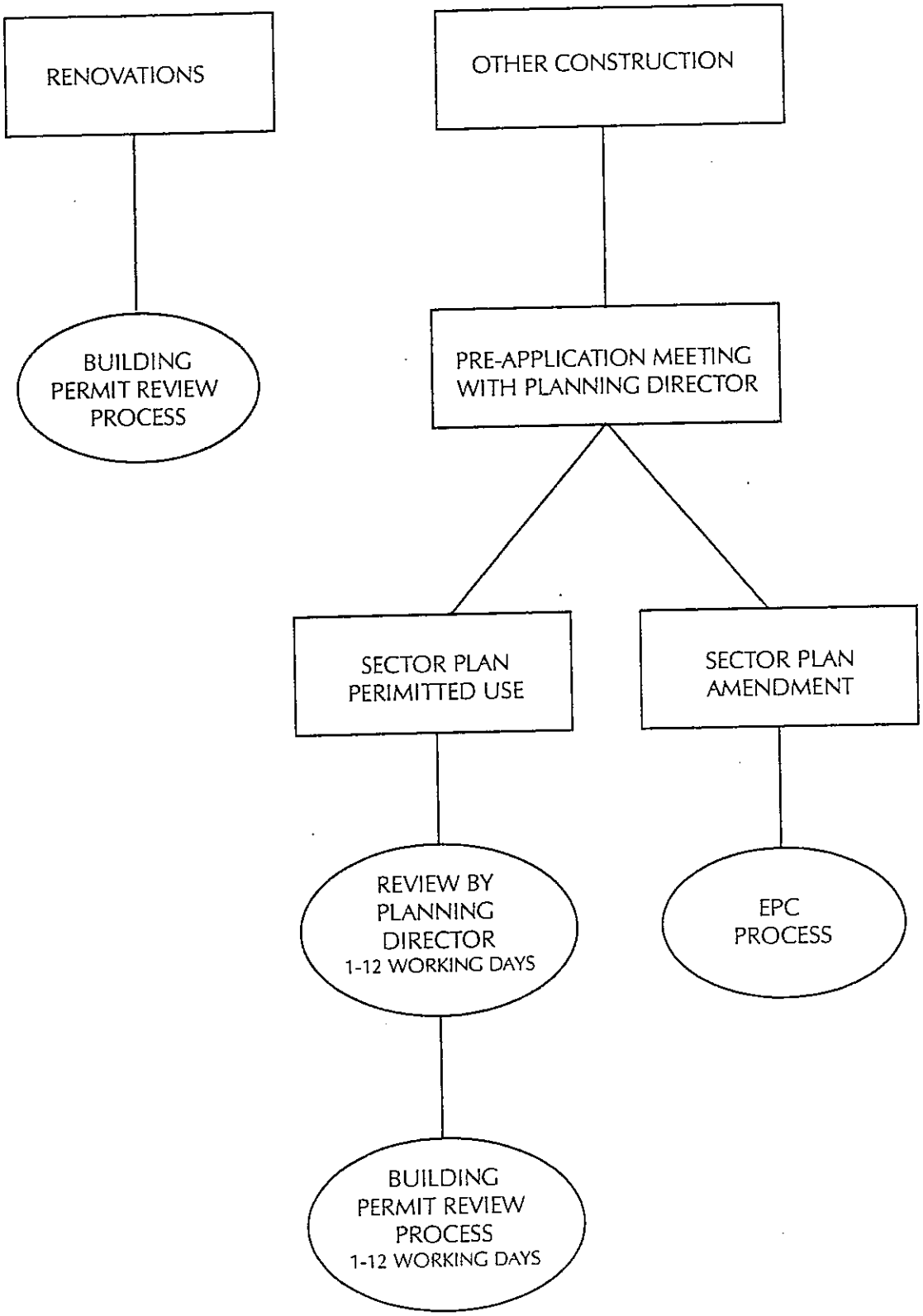


Figure 14:
Plan Review and Approval Diagram