Downtown 2025 Sector Development Plan  
(originally Downtown 2010)

Originally adopted by the City Council and signed by the Mayor on May 22, 2000
Council Bill No. R-21, City Enactment No. 50-2000

Amendments
This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are inserted at the beginning of the Plan and are on file with the City Clerk’s Office. Resolutions adopted from December 1999 to the present date are also available (search for No.) on City Council’s Legistar webpage at [https://cabq.legistar.com/Legislation.aspx](https://cabq.legistar.com/Legislation.aspx).

<table>
<thead>
<tr>
<th>Adoption Date</th>
<th>Council Bill No.</th>
<th>Enactment No.</th>
<th>Plan References</th>
<th>Changed in Plan</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/19/2007</td>
<td>R-07-183</td>
<td>R-2007-027</td>
<td>p. 34, prohibited uses</td>
<td>Yes</td>
<td>Adult amusement establishments and adult stores added to the list of prohibited uses</td>
</tr>
<tr>
<td>11/1/2010</td>
<td>R-09-5</td>
<td>R-2010-141</td>
<td>p.34, commercial parking lots</td>
<td>No</td>
<td>Defines and regulates existing commercial surface parking lots and lighting requirements</td>
</tr>
<tr>
<td>6/24/2013</td>
<td>R-11-225</td>
<td>R-2012-052</td>
<td>p. 4, map of Downtown Core; p. 29, Districts map</td>
<td>Yes</td>
<td>Boundary of the Downtown 2010 SDP plan area adjusted through adoption of the 2012 Downtown Neighborhood Area SDP</td>
</tr>
<tr>
<td>5/19/2014</td>
<td>R-13-236</td>
<td>R-2014-029</td>
<td>p. 23, catalytic projects p. 28, deviations p. 28b, approval process chart p. 32, uses and regulations p. 40, courtyard building height p. 41, terrace building stepback p. 42, podium building regulations p. 69, historic preservation demolition regs.</td>
<td>Yes</td>
<td>Project 1008098; 13 EPC-40109. Updates plan as Downtown 2025 SDP, including boundary per R-2013-126: 1) Defines the process for approving minor changes or deviations from the Building Types and Standards; 2) Revises the Approval Process flowchart to better depict the current process; 3) Clarifies that R-3 and C-2 Uses are allowed, including artisanal and craft manufacturing as permissive uses, while the other zoning regulations for each zone (setbacks, density, etc.) do not apply; 4) Clarifies building height, step-backs, and recommended parking configurations where there are internal inconsistencies; 5) Incorporates the 2005 Demolition Review Ordinance, §14-12-9, consistent with existing standards and requirements</td>
</tr>
<tr>
<td>3/20/2017</td>
<td>R-16-108</td>
<td>R-2017-026</td>
<td>Adopts SDP Policies</td>
<td>N/A</td>
<td>Adopting an updated Albuquerque/ Bernalillo County Comprehensive Plan, which incorporates most sector plan goals, policies, and implementation actions</td>
</tr>
<tr>
<td>11/13/2017</td>
<td>O-17-49</td>
<td>O-2017-025</td>
<td>Repeals SDP Regulations</td>
<td>N/A</td>
<td>Repealing Resolutions and Plans Whose Regulatory Purpose and Content Has Been Replaced by The Integrated Development Ordinance (IDO)</td>
</tr>
<tr>
<td>Date</td>
<td>Resolution</td>
<td>Title</td>
<td>Footnote</td>
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<tr>
<td>11/13/2017</td>
<td>R-17-213</td>
<td>R-2017-102</td>
<td>N/A</td>
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</tbody>
</table>

Repeals SDP; Retains MRA Plan

Amends the title and type of plan to repeal the Sector Development Plan while retaining the Metropolitan Redevelopment Plan as a Rank 3 Plan to be consistent with the IDO’s Ranked Plan system under the IDO.

Footnotes
1. The amendments in the Resolutions **may or may not be reflected** in the Plan text: “Yes” in the fifth column indicates they are; “No” indicates they are not.
2. This Plan may include maps showing property zoning and/or platting, which may be dated as of the Plan’s adoption. Refer to the Albuquerque Geographic Information System (AGIS) for up-to-date zoning and platting information at [http://www.cabq.gov/gis](http://www.cabq.gov/gis).
CITY of ALBUQUERQUE
FOURTEENTH COUNCIL

COUNCIL BILL NO. R-21 ENACTMENT NO. 50-2000

SPONSORED BY: Adele Baca-Hundley

1 RESOLUTION
2 ADOPTING THE DOWNTOWN 2010 SECTOR DEVELOPMENT PLAN FOR AN
3 URBAN CENTER, REPEALING THE 1989 DOWNTOWN CORE REVITALIZATION
4 STRATEGY (THE CENTER CITY REVITALIZATION STRATEGY) ADOPTED BY
5 RESOLUTION 34-1989; REPEALING THE 1992 DESIGN STANDARDS &
6 GUIDELINES FOR DOWNTOWN CENTRAL AVENUE; AND AMENDING THE
7 BOUNDARIES OF THE DOWNTOWN NEIGHBORHOOD AREA SECTOR
8 DEVELOPMENT PLAN, THE HUNING CASTLE AND RAYNOLDS ADDITION
9 SECTOR DEVELOPMENT PLAN, AND THE MCCLELLAN PARK SECTOR
10 DEVELOPMENT PLAN.
11 WHEREAS, the Council, the Governing body of the City of Albuquerque,
12 has the authority to adopt and amend plans for the physical development of areas
13 within the planning and platting jurisdiction of the City authorized by statute,
14 Section 3-19-3 NMSA 1978, and by its home rule powers; and
15 WHEREAS, the Council recognizes the need for sector development plans
16 to guide the City of Albuquerque and other agencies and individuals to ensure
17 orderly redevelopment and effective utilization of funds; and
18 WHEREAS, the Downtown Core, as shown on the map and described in the
19 attached text, is designated as an urban center in the Albuquerque/Bernalillo
20 County Comprehensive Plan; and
21 WHEREAS, the DOWNTOWN PLAN was originally adopted in 1975 with
22 subsequent amendments (Resolution No. 189-1976, 102-1977 and 58-1988), and
23 the Downtown Core Revitalization Strategy and Rank III Sector Development Plan
24 was adopted in 1989 (Resolution 34-1989) with an amendment (Resolution 44-
25 1990) and Design Standards & Guidelines for Downtown Central Avenue were
adopted in 1992; and

WHEREAS, the Downtown 2010 Sector Development Plan was jointly developed by the City of Albuquerque and the Downtown Action Team with assistance from area property owners, business people, residents, institutions and neighborhood representatives; and

WHEREAS, the Downtown is a key element in the City’s overall economic program and as an important part its efforts to promote and market Albuquerque to new investments; and

WHEREAS, the Environmental Planning Commission, in its advisory role on all matters relating to Planning, Zoning and Environmental Protection, has approved and recommended adoption of the Downtown 2010 Sector Development Plan; which includes amending the Downtown core boundary; and

WHEREAS, the City of Albuquerque originally adopted the Downtown Neighborhood Area Sector Development Plan in 1976 through action on Council Resolution 158-1976 and subsequently adopted additional amendments; and

WHEREAS, the Downtown 2010 Sector Development Plan addresses protecting surrounding neighborhoods from intrusion of commercial and office land uses; and

WHEREAS, the Downtown 2010 Sector Development Plan proposes expanding the Downtown core boundary and controlling development in the western area of Downtown to residential uses only; and

WHEREAS, the expanded Downtown core boundary will help stabilize and conserve the Downtown Neighborhood Area (DNA); and

WHEREAS, the City of Albuquerque adopted the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan through Council Resolution 22-1981; and

WHEREAS, the City of Albuquerque McClellan Park Sector Development Plan through Council Enactment 10-1984, and amended that plan through Council Resolution R-230; and

WHEREAS, the Downtown 2010 Sector Plan contains goals and objectives encouraging new neighborhood oriented commercial development; and
WHEREAS, the Downtown 2010 Sector Development Plan addresses protecting surrounding neighborhoods while providing mixed used developments; and

WHEREAS, the expanded Downtown core boundary will encourage residential development, neighborhood serving retail and ancillary office activity.

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

SECTION 1. The Downtown 2010 Sector Development Plan attached hereto and made a part hereof; is hereby adopted, serving as a guide to partial implementation of the Albuquerque/Bernalillo County Comprehensive Plan and the investment of public and private funds.


SECTION 3. The Downtown Neighborhood Area (DNA) Sector Development Plan boundaries are amended as per the attached map.

SECTION 4. The Huning Castle and Raynolds Addition Neighborhood Sector Development Plan boundaries are amended as per the attached map.

SECTION 5. The McClellan Park Sector Development Plan boundaries are amended as per the attached map.

SECTION 6. The boundaries, districts, and design standards as proposed by the Downtown 2010 Sector Development Plan are more advantageous to the community than the existing boundaries and uses, and will encourage the development of the sector plan area as an urban center, consistent with the Comprehensive Plan.

SECTION 7. 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.
SECTION 8. EFFECTIVE DATE AND PUBLICATION. This resolution shall become effective five or more days after publication in full when a copy of the resolution is filed in the office of the County Clerk.
PASSED AND ADOPTED THIS 1st DAY OF MAY, 2000

BY A VOTE OF: 8 FOR 1 AGAINST.

Yes: 8
No: Yntema

Michael Brasher, President
City Council

APPROVED THIS 22nd DAY OF May, 2000

Jim Baca, Mayor
City of Albuquerque

ATTEST

City Clerk
McCLELLAN PARK NEIGHBORHOOD AREA PLAN

- Solid line: Sector development Plan Boundary
- Dashed line: Deleted from the McClellan Park Sector Plan
CITY of ALBUQUERQUE
SEVENTEENTH COUNCIL

COUNCIL BILL NO. R-07-183
ENACTMENT NO. R-2007-027

SPONSORED BY: Isaac Benton, by request

RESOLUTION

AMENDING THE PROHIBITED USES SECTION OF THE DOWNTOWN 2010 SECTOR DEVELOPMENT PLAN TO PROHIBIT ADULT AMUSEMENT ESTABLISHMENTS AND ADULT STORES.

WHEREAS, the City adopted the Downtown 2010 Sector Development Plan as the Metropolitan Redevelopment Plan for the Downtown Metropolitan Redevelopment Area in May of 2004 through Council Enactment No. 44-2004; and

WHEREAS, the City Council has the authority to not only adopt but amend such a sector plan; and

WHEREAS, the adverse secondary effects associated with adult amusement establishments and adult stores are the types of problems that may interfere with the redevelopment of the Downtown Core; and

WHEREAS, an amendment to the Downtown 2010 Sector Development Plan preventing the future location of adult uses in the Downtown Core would enhance the continued revitalization of the Downtown Core; and

WHEREAS, an amendment prohibiting future adult uses in the Downtown Core will minimize the adverse secondary effects potentially generated by adult use businesses and at the same time continue to satisfy the first amendment rights of the adult uses to exist in the City of Albuquerque as mandated by the Constitution and federal courts; and

WHEREAS, this amendment leaves open sufficient reasonable alternative locations for adult uses, and the City allows reasonable alternative avenues of communication to owners of adult businesses; and

WHEREAS, SU-3 references C-2 zone for allowed uses and adult activity is no longer allowed in C-2.
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. The Prohibited Uses Section, Page 34, of the Downtown 2010 Sector Development Plan is hereby amended to read:

"Some uses are clearly prohibited or regulated in all Downtown districts.

Following is a list of those uses:
- Drive-in/drive through facilities are not allowed, except that unenclosed outdoor seating is permitted. Existing drive-in/drive through uses shall be legal, non-conforming uses.
- Adult amusement establishments and adult stores are not allowed. Existing adult amusement establishments and adult stores shall be legal, nonconforming uses.
- Commercial surface parking lots are not allowed. Existing commercial surface parking lots shall be legal, non-conforming uses and must meet the landscaping, lighting, buffering and paving requirements identified in the building standards section of The Plan.
- Alcoholic drink sales for consumption off-premises are allowed, provided however:
  a) there shall be no dispensing (sales) of any miniatures;
  b) there shall be no dispensing (sales) of any fortified wines by volume of alcohol no more than twelve percent; and
  c) there shall be no dispensing (sales) of any alcoholic beverages in broken packages (singles).

Existing establishments engaged in the sale of alcoholic drink sales for consumption off-premises shall be required to meet the above restrictions within ninety (90) days of The Plan adoption.

d) Alcoholic drink sales within 500 feet of the boundary of a residential zone in an adjacent neighborhood or within 500 feet of the boundary of any adjacent sector development plan shall be Review Required, except this provision shall not apply to a full service grocery store.

Tall or correctional institutions are not allowed, but temporary detention facilities shall be allowed to accommodate police investigative activities and related activities.
• Off-premise free-standing signs are not permitted.
• Existing uses within the Housing district area between Central Avenue and Lomas Boulevard that are inconsistent with the District/Use Matrix are nonconforming and the City's nonconformance regulations shall apply."

SECTION 2. 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.
PASSED AND ADOPTED THIS 19th DAY OF March 2007
BY A VOTE OF: 9 FOR 0 AGAINST.

Debbie O'Malley, President
City Council

APPROVED THIS 30th DAY OF March, 2007

Bill No. R-07-183

Martin J. Chavez, Mayor
City of Albuquerque

ATTEST:

City Clerk
CITY of ALBUQUERQUE
NINETEENTH COUNCIL

COUNCIL BILL NO. F/S R-09-5 ENACTMENT NO. R-2010.141

SPONSORED BY: Isaac Benton

1
2 AMENDING THE DOWNTOWN 2010 SECTOR DEVELOPMENT PLAN;
3 ADDING A SECTION TO SPECIFICALLY DEFINE AND REGULATE
4 COMMERCIAL SURFACE PARKING LOTS.
5 WHEREAS, the City adopted the Downtown 2010 Sector Development
6 Plan on May 1, 2000; and
7 WHEREAS, the City Council has the authority both to adopt and to
8 amend a sector development plan; and
9 WHEREAS, the Downtown 2010 Sector Development Plan, at page 7,
10 established as one of its policies a prohibition on new commercial surface
11 parking lots and a requirement to pave, landscape (15% minimum), light
12 and maintain existing commercial surface parking lots both public and
13 private; and
14 WHEREAS, the Downtown 2010 Sector Development Plan established
15 as a policy goal a “park once environment” where visitors would get out of
16 their cars and walk rather than drive from location to location within the
17 downtown area and at page 18 recognized that a critical element of that
18 policy goal was the concealment of parking from the view of the street; and
19 WHEREAS, in furtherance of these Downtown 2010 Sector Development
20 Plan policies the Plan at page 34 provided the following specific
21 prohibition:
22 Commercial surface parking lots are not allowed. Existing
23 commercial surface parking lots shall be legal, non-
24 conforming uses and must meet the landscaping, lighting,
25 buffering and paving requirements identified in the building
26 standards section of The Plan;
and

WHEREAS, the Downtown 2010 Sector Development Plan at page 67 specifically requires that there be provided “sufficient lighting for safe pedestrian passage” and that “adequate lighting must be provided for safety and visibility at night”; and

WHEREAS, at page 55 of the Downtown 2010 Sector Development Plan it is provided that parking between a building and a side lot line must be screened from the street by a solid fence or wall at a minimum height of 48 inches (4 feet), except on Central Avenue between 1st Street and 8th Street, where surface parking must be located behind buildings; and

WHEREAS, at page 55 of the Downtown 2010 Sector Development Plan it is provided that: “at least 15% of the ground area of parking lots (including driveways) shall be devoted to landscaping along the street right-of-way”; and

WHEREAS, the City’s Zoning Code provides at section 14-16-3-4(B) that:

(1) A legally nonconforming use of land, except a legally nonconforming mobile home, shall be made to conform within:

(b) One year after the activity becomes nonconforming...;

and

WHEREAS, the City’s Zoning Code provides at section 14-16-3-4(E) that:

Nonconforming Landscaping. Premises which, when they were developed, were not required to be developed according to a landscaping plan approved by the city shall be made to conform to such a plan within two years of the time they were required to so conform due to amendment of the map or text of this Zoning Code;

and

WHEREAS, it has been argued that the regulations governing non-conforming commercial surface parking lots under the Downtown 2010 Sector Development Plan are unenforceable because: there is no definition of what constitutes a “commercial surface parking lot”; there is no definition for what constitutes “adequate lighting”; the
determination of whether the landscaping requirements are met is sufficiently ambiguous so as to be arbitrarily enforced; the Plan does not specify the period to bring a non-conforming parking lot into compliance.

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

SECTION 1. This amendment shall supersede any existing provisions in the Downtown 2010 Sector Development Plan regarding Commercial Surface Parking Lots. Unless otherwise defined in the Plan, the “Definitions” section of the Zoning Code, 14-16-1-5(B), shall apply. The City of Albuquerque’s Downtown 2010 Sector Development Plan is hereby amended by adding the following mandatory provisions governing commercial surface parking lots, which shall be used in place of the "landscaping, lighting, buffering and paving requirements identified in the building standards section of The Plan" referenced in the third bullet on page 34 of the Downtown 2010 Sector Development Plan:

"COMMERCIAL SURFACE PARKING LOTS.

A. Definition and Prohibition

1. A “commercial surface parking lot” is an area of land used to provide parking, as a commercial enterprise, for four or more motor vehicles for a fee. Such a parking lot is not primarily associated with any other use. The term does not include a commercial parking garage which is a building primarily used for the provision of parking for a fee.

2. New Commercial Surface Parking Lots are not allowed within the area covered by the Downtown 2010 Sector Development Plan.

3. Commercial Surface Parking Lots that legally existed prior to the adoption of the Downtown 2010 Sector Development Plan in May 2000 shall continue to be non-conforming uses and must meet the landscaping, lighting, buffering and paving requirements as defined herein and within the time frames herein specified.

4. Such Commercial Surface Parking Lots shall also comply with certain requirements of the O-1 zone regarding barriers (A)(12)(b) and ingress and egress (A)(12)(e).
materials including but not limited to rocks, fountains, reflecting pools,
In addition, landscaping may include some natural and manufactured
are native or adaptable to the climate and conditions of the Albenga area.
including trees, shrubs, ground cover, flowers, or low-growing plants that
1. Landscaping is the planting and maintenance of live plants
Surface Parking Lots.

C. Landscaping Requirements for Legal Non-Conforming Commercial

Interim.

Development Plan. There shall be no extension of the one-year compliance
effective date of this amendment to the Downtown 2010 Sector
public safety issue and, therefore, shall be provided within one year of the

7. Adequate Lighting at commercial surface parking lots is a
Lighting Regulations of the City's Zoning Code.
Illumination requirements in section 14-16-3-9 (A) and (C) of the Area
6. All commercial surface parking lots shall comply with the
of twenty (20') feet above grade level.
5. All light poles, standards, and fixtures shall not exceed a height
and streets.
man, so that light is reflected away from adjoining residential properties
4. Parking lot lights shall be designed and arranged in such a
higher levels.
3. Landscaping shall not be planted so as to obscure required
footcandle level shall not be higher than 7.5 footcandle).
means that when the minimum is at 0.5 footcandle of light the maximum
minimum uniformly reflected lighting in parking areas shall be 15; 1. (This
candle of light at ground level during the hours of darkness, maximum to
lots shall be illuminated with a minimum maintained one half (0.5) foot.
2. Adequate Lighting requires that commercial surface parking
at night.
non-conforming use shall provide adequate lighting for safety and visibility
1. A commercial surface parking lot which qualifies as a legal
2. Surface Parking Lots.
B. Lighting Requirements for Legal Non-Conforming Commercial
works of art, screens, walls, fences, benches and other types of street
furniture.

2. Trees. Street trees meeting the requirements of Section 6-6-2-1
et seq. ROA 1994, Street Trees, are required along all street frontages.
Additionally, for lots that exceed 50 parking spaces, a minimum of one (1)
tree must be planted, either in the ground or in above-ground planters, for
every ten (10) parking spaces that are not adjacent to the public Right-of-
Way.

   a. The tree species must be selected from the Approved List
of Downtown Trees included in the Plan. The following trees shall be added
to the Approved List of Downtown Trees: Rebud (Cercis canadensis),
Crape Myrtle (Lagerstromia fauriei) (cultivars over 15 ft. tall), Ash (Fraxinus
‘Prairiefie’, Box Elder (Acer negundo) ‘Sensation’, Lacebark Elm (Ulmus
parvifolia).

   b. Trees may be planted in the ground or in above-ground
planters and shall have an area that is a minimum of 36 square feet with a
minimum width of 4 feet.

   c. Trees that are installed and maintained in the adjacent
public right-of-way, such as an existing parkway, may count towards this
requirement.

3. For commercial surface parking lots with greater than 60’ of
street frontage along the east/west arterial street immediately abutting the
property, a minimum landscaped strip of three feet shall be maintained
between parking areas and all street right-of-way lines. This landscape
strip shall be covered with live plants over at least 75% of the required
landscape area. Coverage will be calculated from the mature spread of
these live plants. Compliance with this requirement may be met, in whole
or in part, by providing street trees within the landscape strip or in public
right-of-way adjacent to a commercial surface parking lot. The ground area
occupied by a street tree for the purposes of coverage percentage shall be
calculated by determining the spread of the trees at 30 years. Credit shall
be given for ground area coverage of a street tree even if some or all of the
mature spread of the street tree is not above the commercial surface
parking lot.

4. To minimize water consumption, the use of vegetative ground
cover other than turf grass is required. Landscaping that dies, including
street trees that are 50% dead, is the responsibility of the owner and shall
be replaced within 60 days.

5. Compliance with the landscaping requirements for
nonconforming commercial surface parking lots shall be provided within
two years of the effective date of this amendment to the Downtown 2010
Sector Development Plan. There shall be no extension of the two-year
compliance timeframe.

D. Paving Requirements for Legal Non-Conforming Commercial Surface
Parking Lots.

1. Non-conforming commercial surface parking lots shall be
paved with a minimum of two inches of asphalt or concrete or a surface of
equal or superior performance characteristics such as compacted,
stabilized crusher fines. For drive pads the minimum thickness shall be 6
inches of concrete.

2. Paving shall be maintained level and serviceable.

3. A standard parking space is 8.5 feet in width and 18 feet in
length, and a compact parking space is at least 8 feet in width and 15 feet
in length. Within the Downtown 2010 plan area, there is no minimum
requirement for the number of standard or compact spaces, meaning that a
parking lot may be comprised entirely of compact spaces.

4. Compliance with the paving requirements for nonconforming
commercial surface parking lots shall be provided within three years of the
effective date of this amendment to the Downtown 2010 Sector
Development Plan. There shall be no extension of the three-year
compliance timeframe.

E. Screening Requirements for Legal Non-Conforming Commercial
Surface Parking Lots.

1. Non-conforming commercial surface parking lots adjacent to
the sidewalk shall be screened by a fence, wall, or hedge of 36 inches (3
feet). Existing screening in the form of a fence, wall, or hedge that achieves
the intent of this screening requirement is allowed to remain and shall be
considered compliant with this provision. This screening shall be in
addition to any required landscaping. Chain link fencing with or without
slats shall not constitute acceptable screening.

2. Compliance with the screening requirement for nonconforming
commercial surface parking lots shall be provided within two years of the
effective date of this amendment to the Downtown 2010 Sector
Development Plan. There shall be no extension of the two-year compliance
timeframe."

SECTION 2. 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.

SECTION 3. This resolution shall take effect five days after publication
by title and general summary.

X:\SHARE\Legislation\Nineteen\R-5fsfinal.doc
PASSED AND ADOPTED THIS 1st DAY OF November, 2010
BY A VOTE OF: 5 FOR 4 AGAINST.

For: Benton, Cook, Garduño, Harris, O'Malley
Against: Jones, Lewis, Sanchez, Winter

Ken Sanchez, President
City Council

APPROVED THIS _____ DAY OF ________________, 2010

Bill No.F/S R-09-5

Richard J. Berry, Mayor
City of Albuquerque

ATTEST:

Amy B. Bailey, City Clerk
November 17, 2010

To: City Council

From: Amy B. Bailey, City Clerk

Subject: Bill No. R-09-5 Enactment No. R-2010-141

I hereby certify that on November 17, 2010, the Office of the City Clerk received Bill No. R-09-5 as signed by the president of the City Council, Ken Sanchez. Enactment No. R-2010-141 was passed at the November 1, 2010 City Council meeting. Mayor Berry did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-09-5.

Sincerely,

Amy B. Bailey
City Clerk
Resolution-2012-052 (F/S R-11-225), adopting the Downtown Neighborhood Area Sector Development Plan in June 2012, adjusted the boundaries of the Downtown 2025 (then named the Downtown 2010) Sector Development Plan. The boundary map (page 4) and districts map (page 29) accurately reflect this change to the plan boundary. The boundary line shifts east, from 9th Street to 8th Street, in order to incorporate Robinson Park into the Downtown Neighborhood Area Sector Development Plan boundaries. The map below illustrates the area subject to the boundary change:
CITY of ALBUQUERQUE
TWENTIETH COUNCIL

COUNCIL BILL NO. F/S R-13-236 ENACTMENT NO. R-2014-029

SPONSORED BY: Isaac Benton, by request

RESOLUTION

AMENDING THE DOWNTOWN 2010 SECTOR DEVELOPMENT PLAN TO UPDATE THE NAME OF THE PLAN, ESTABLISH A PROCESS FOR DEVIATION FROM PLAN STANDARDS; ESTABLISH TWO NEW PERMISSIVE USES IN COMMERCIAL AREAS; INCORPORATE DEMOLITION REVIEW STANDARDS ADOPTED BY CITY IN 2005; CLARIFY AND UPDATE DEVELOPMENT REGULATIONS AND THE APPROVAL PROCESS CHART; CLARIFY THE ALLOWABLE BUILDING HEIGHT FOR A BUILDING TYPE; REPLACE A BUILDING TYPE ILLUSTRATION; UPDATE THE CATALYTIC PROJECT LIST AND ADD AN APPENDIX ITEM.

WHEREAS, the City adopted the Downtown 2010 Sector Development Plan on May 22, 2000 through Enactment Number R-50-2000; and amended it in 2007 and again in 2010; and

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by statute, Section 3-19-5, NMSA 1978, and by its home rule powers; and

WHEREAS, on May 9, 2013 the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended approval to the City Council of text amendments to the Downtown 2010 Sector Development Plan which are presented in the EPC Staff Report (13EPC 40109); and

WHEREAS, the Environmental Planning Commission found that the aforementioned text amendments are consistent with applicable Comprehensive Plan goals and policies; and
WHEREAS, the requested text amendments are consistent with the overarching purpose and Goal of the Downtown 2010 Sector Development Plan; and

WHEREAS, the amendment has been justified pursuant to Resolution 270-1980.

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

SECTION 1. THE DOWNTOWN 2010 SECTOR DEVELOPMENT PLAN IS HEREBY AMENDED AS FOLLOWS:

A. On the cover and in subsequent references and graphics throughout the Plan, amend the name of the Plan as follows: “Downtown 2025 Sector Development Plan”

B. On page 28 of the Downtown 2010 Sector Development Plan (DSDP), amend the section beginning with “The Downtown Development and Building Process is adopted…” as follows:

“The Downtown Development and Building Process is adopted to ensure that building development is predictable and real estate values are stable. This process puts the pedestrian first in all new projects and ensures that developments are compatible with each other and with the existing urban fabric. The Building Types and Development Standards set forth in this Plan are mandatory, however, the Planning Director, and/or the Director’s designee, may approve minor changes or deviations from the Building Types and/or from any dimensional standard that is less than or equal to 10%. Any deviation greater than 10% and up to 25% from any dimensional standard shall be reviewed by the EPC, which may approve or disapprove the request. Notification and advertisement shall be by the normal EPC process. The applicant shall submit a written justification that describes consistency with the Goals of the Plan as well as compatibility with surrounding development. Deviations from the requirements of this Plan are to be reviewed by the Planning Director or the EPC, and not through application to the Zoning Hearing Examiner (ZHE).”

C. The Approval Process, described on page 70 of the DSDP, is moved to become a new page 28b, and hereby amended as follows:
“A proposed Downtown development will be reviewed and approved within 30 – 34 days by adhering to the District’s Plan and Uses; the Building Types and Standards; and by preparing complete project documents. Below is a chart that outlines the process to obtain a building permit. It is mandatory that applicants present and discuss their project, in its entirety, with the appropriate departments at a Pre-Application Meeting. It is also critical for the applicant to understand if their proposed project is a permitted, review required, or prohibited use prior to starting the approval process, see the District Use Matrix as shown on page 32.

Permitted uses will go through either a renovation or a new construction process. “Review Required” uses must go through the Environmental Planning Commission (EPC) process and make a case as to why and how the proposed use fits into the Downtown Plan. The applicant for the proposed use must demonstrate that the use will be compatible with surrounding uses in the district and that it would not be injurious to surrounding properties, adjacent neighborhoods or the community. Neighborhood notification is required for “EPC Review Required” proposals. The EPC may approve or disapprove the proposed use. The EPC’s decision is appealable to the City Council in accordance with Section 14-16-4-4 of the Zoning Code.”
D. Amend the first paragraph on page 32 of the DSDP as follows:

“The Downtown Core is zoned SU-3 Special Center. R-3 and C-2 Uses are allowed as regulated by the Comprehensive City Zoning Code as further governed by this Sector Development Plan. The Development Regulations of the R-3 and the C-2 zones, including density, setbacks, open space, etc., do not apply within the Plan area. All uses are encouraged in the Downtown, except for the prohibited uses, shown on Page 34. However, the principal uses are: residential, arts, entertainment, office, cultural, hospitality, and specialty retail. The Plan strongly encourages a mixture of compatible land uses (office/residential, retail/office, arts/entertainment). Residential development is allowed and encouraged throughout all districts of Downtown.

E. On page 40 of the DSDP, Building Type ‘E,’ Courtyard, amend HEIGHT AND PROFILE in Urban Regulations as follows:

“1. Height: 2 stories maximum”
F. On page 41 of the DSDP, Building Type ‘F,’ Terrace, amend HEIGHT AND PROFILE in Urban Regulations as follows:

"1. Height: 4 stories maximum with a stepback beginning after the first, second or third story."

G. On page 42 of the DSDP, Building Type ‘G,’ Podium, amend Urban Regulations as follows:

1. PLACEMENT:

"1. Lot Width: 300’ or 150’"

2. PARKING:

"1. Half-level underground garage podium, or full-level garage podium with retail or office liner"

3. HEIGHT AND PROFILE:

"1. Height: 8 stories maximum with a stepback beginning after the first, second or third story"

4. Bird’s Eye View: the second image for Building Type G shall be replaced with the following:

H. On page 32 of the DSDP, replace the District Use Matrix with the following image and add the new Footnote 6 as shown below:
6. For the purposes of this Plan, Artisanal and Craft Manufacturing shall include:

1.) Makerspace, tech shop, or artisanal studio where products, including but not limited to, stone, clay, glass, ceramic, metal, textile, leather, wood, paper, plastic, electronics, or similar materials are used in the design, development, creation or testing of a resulting object that may be manufactured commercially, provided:

(a) Items created are primarily prototypical, specialized objects;
(b) All activities are conducted within a completely enclosed building;
(c) Activities or products will not produce odor, dust, smoke, noise, vibration, or other impacts in excess of allowed standards.

2.) Brewery operated under a New Mexico Small Brewers License, provided:

(a) All activities are conducted within a completely enclosed building;
(b) Activities or products will not produce odor, dust, smoke, noise, vibration, or other impacts in excess of allowed standards.

I. On page 69 of the DSDP, amend Section F., Historic Preservation, as follows:

1. In the title bar at the top of the page, amend the title of Standard 1 to read: “Preserving Facades and Structures”
2. Amend the STANDARD section as follows:

"STANDARDS

1. Buildings shall incorporate elements of the original façade into the renovation scheme:
   A. Do not cover existing original façade details by covering them with panels, signs, or by painting them out.
   B. Do not alter the shape of existing original openings. If a window must be blocked, maintain its original shape.
   C. Restore, where possible, the original façade by removing later additions of materials.

2. In order to limit the detrimental effect of demolition on the character of the Downtown district, the total removal or removal of substantial portions of historic buildings shall be subject to the provisions of §14-12-9, ROA. This ordinance provides for demolition review of structures that are 50 years old or more if, during a public hearing, the Landmarks and Urban Conservation Commission invokes a demolition review period.

Historic buildings are those buildings that are listed on the National Register of Historic Places or the State Register of Cultural Properties, or those buildings that are determined to be eligible for listing by the appropriate agency.

Registered historic buildings in the Downtown 2010 Plan Area include*:

Atchison, Topeka & Santa Fe Railroad Freight House 314 1st St. SW
E.R. Berry Residence 415 6th St. NW
Champion Grocery Building 622-626 Tijeras NW
Eller Apartments 113-127 8th St. SW
Federal Building 421 Gold Ave. SW
First Methodist Episcopal Church 3rd St. & Lead Ave.
First National Bank Building 217-223 Central Ave. NW
Good Shepherd Refuge 601 2nd St. SW
Old Hilton Hotel 125 2nd St. NW
Hope Building 220 Gold Ave. SW
Hudson House 817 Gold Ave. SW
Kimo Theater 421 Central Ave. NW (City Landmark)
S.H. Kress Building 414-416 Central Ave. SW
Maisel’s Indian Trading Post 510 Central Ave. SW
McCanna Hubbell Building 418-424 Central Ave. SW
New Mexico – Arizona Wool Warehouse 520 1st. St. NW
Occidental Insurance Company Building 119 3rd St. SW (City Landmark)
Pacific Desk Building 213-215 Gold Ave. SW
John Pearce House 718 Central Ave. SW
Old Post Office 123 4th St. SW
Puccini Building 620-624 Central Ave. SW
Rosenwald Building 320 Central Ave. SW (City Landmark)
Simms Building 400 Gold Ave. SW
Skinner Building 722-724 Central Ave. SW (City Landmark)
Southern Union Gas Building 723 Silver Ave. SW
Southwestern Brewery and Ice Company 601 Commercial St. NE
Springer Building 121 Tijeras Road NE
Sunshine Building 120 Central Ave. SW (City Landmark)
Yrisarri Block 400-402 Central Ave. SW

* The above list is current as of May 2014.

Many other buildings in the Downtown are eligible for listing on the historic registers under the registered historic context “Historic and Architectural Resources of Central Albuquerque 1880-1970”. Consult with Planning Department staff for assistance with registering your building. Read the document and learn about the development of Downtown and eligible buildings at www.cabq.gov/planning/boards-and-commissions/landmarks-and-urban-conservation-commission/historic-preservation-resources.

FINANCIAL INCENTIVES / TAX ADVANTAGED REHABILITATION

Rehabilitation of historic structures may qualify for a 50-percent credit with caps against state income taxes and 20-percent with no cap on federal income taxes. In the designated Arts & Culture District, the state tax credit is capped at twice the ordinary limit. In partnership with local commercial lenders and federal agencies, the Preservation Loan fund lends money at
below the prime rate. Low-interest loans for buildings in the Downtown
Albuquerque Main-Street district are also are available. For additional
information see nmhistoricpreservation.org. Standards for qualified
rehabilitations do apply and applications must be approved prior to
starting any work."

J. On page 23, in Catalytic Projects, replace all text with that shown in
Exhibit A, which reflects new projects suggested by downtown
stakeholders and acknowledges projects proposed in 2000 which have
been completed.

K. After page 82, Insert Exhibit B, a list of stakeholder suggestions and
ideas for Downtown recorded during the 2014 Mayor’s Downtown Summit,
as a new Appendix D.

SECTION 2. FINDINGS ACCEPTED. The City Council adopts the following
findings as recommended by the Environmental Planning Commission
(EPC):

1. The City of Albuquerque Planning Department is proposing text
amendments to the Downtown 2010 Sector Development Plan (DSDP)
to help clarify specific language in the Plan and to allow more flexibility
with the regulations in the Plan.

2. The amendments are sponsored by the City of Albuquerque Planning
Department. The Planning Department has worked with the Downtown
Action Team and other interested stakeholders in determining the text
amendments.

3. The Charter of the City of Albuquerque, the Albuquerque
Comprehensive Plan, the Downtown 2010 Sector Development Plan
(DSDP) and the City of Albuquerque Zoning Code are incorporated
herein by reference and made part of the record for all purposes.

4. The request meets the intent of the City Charter: Amending the text of
an adopted sector development plan falls within the City's powers
(Article I). The text amendments of the DSDP “ensure the proper use
and development of land, and promote and maintain an aesthetic and
humane urban environment” (Article IX).
5. The proposed text amendments generally further the intent of City policies and regulations to promote the health, safety and general welfare of the public. As the zoning authority for the City of Albuquerque, the City Council will make the final determination.

6. The requested amendments are not in significant conflict with adopted elements of the Comprehensive Plan, the Downtown Sector Development Plan or other city master plans including the following:

   a. Comprehensive Plan Policies II.B.5.d, i, and I: The proposed text amendments will help to promote new development and redevelopment that allows improvements to the quality of site connectivity and the design of sites within the Downtown area, which respects neighborhood values. The amendments will not result in adverse effects of noise, lighting, pollution or traffic on residential environments and will encourage quality and innovation in design that is appropriate to the Downtown area.

   b. Comprehensive Plan Goal for Activity Centers and Policies II.B.7.a and c: The Downtown area is designated as a Major Activity Center by the Comprehensive Plan. This request will have a beneficial impact on social and economic activities in this area as a whole, and the Downtown area will continue to grow in an urban fashion with higher density mixed use in buildings that are multi-story. This compact urban development will help to reduce urban sprawl, encourage multi-modal transportation and reduce the reliance on the automobile, while enhancing the identity of Albuquerque.

   c. Comprehensive Plan Goal for Air Quality and Policy II.C.1.d: The text amendments will help to improve air quality, safeguarding public health and enhancing the quality of life, by reducing automobile travel and promoting reliance on transit and other multi-modal means of travel.

   d. Comprehensive Plan Goal for Community Identity and Policies II.C.9.b and e: The text amendments regarding “deviations” will not affect the unique identity of the Downtown area since a
request for a deviation will have to meet the intent, goals and policies of the Downtown SDP.

e. Comprehensive Plan Goal for Economic Development and Policy II.D.6.g: The text amendments will encourage steady and diversified economic development, balanced with other important social, cultural and environmental goals of the Downtown Sector Plan. In addition, the amendments will help promote a balance of jobs with housing to reduce the need to travel.

7. The text amendments are consistent with the intent of the Downtown SDP to streamline the development process through easily understood design standards while protecting surrounding neighborhoods.

8. The applicant has adequately justified the request pursuant to Resolution 270-1980:

   A. Section 1A: Consistency with the City’s health, safety, morals and general welfare can be demonstrated because the request generally furthers applicable Goals and policies. There will be minimal impact to existing infrastructure and services by allowing mid-block and corner building heights to match.

   B. Section 1B: The proposed height clarification may bring stability to the neighborhood by fostering a sense of place. The proposed change does not change any of the uses in the existing zones.

   C. Section 1C: The zone change is not in significant conflict with adopted elements of the Comprehensive Plan.

1. Land Use Policies II.B.5.d, i, and l: The proposed text amendments will help to promote new development and redevelopment that allows improvements to the quality of site connectivity and the design of sites within the Downtown area, which respects neighborhood values. The amendments will not result in adverse effects of noise, lighting, pollution or traffic on residential environments and will encourage quality and innovation in design that is appropriate to the Downtown area.

2. Activity Centers Goal and Policies II.B.7.a and c: The Downtown area is designated as a Major Activity Center by the
Comprehensive Plan. This request will have a beneficial impact on social and economic activities in this area as a whole, and the Downtown area will continue to grow in an urban fashion with higher density mixed use in buildings that are multi-story. This compact urban form will help to reduce urban sprawl, encourage multi-modal transportation and reduce the reliance on the automobile, while enhancing the identity of Albuquerque.

3. Environmental Protection/Air Quality and Policy II.C.1.d: The text amendments will help to improve air quality, safeguarding public health and enhancing the quality of life, by reducing automobile travel and promoting reliance on transit and other multi-modal means of travel.

4. Community Identity Goal and Policy II.C.9.b and e: The text amendments will not affect the unique identity of the Downtown area and will continue to support the intent, goals and policies of the Downtown SDP.

5. Economic Development Goal and Policy II.D.6.g: The text amendments will encourage steady and diversified economic development, balanced with other important social, cultural and environmental goals of the Downtown Sector Plan. In addition, the amendments will help promote a balance of jobs with housing to reduce the need to travel.

D. Section 1D: The request is shown to be more advantageous to the community as articulated in the Comprehensive Plan. The request furthers the preponderance of applicable Comprehensive Plan policies cited in Section C, above.

E. Section 1E: The request will not affect any of the uses currently allowed.

F. Section 1F: This request will require no unprogrammed capital expenditures by the City. Any improvements will be made and maintained privately.

G. Section 1G: Neither the cost of land nor other economic considerations is the determining factor for a change of zone. The
determining factor is the desire to maintain the iconic Downtown skyline, consistent with the intent of the Plan.

H. Section 1H: The request is not site specific and is not influenced by proximity to a collector or major street.

I. Section 1I: This request will not create a spot zone.

J. Section 1J: This request will not create a strip zone.

9. The Downtown 2010 Notify List was notified and an article has been included in the April/May 2013 Neighborhood News Newsletter distributed to all neighborhood representatives. Notification was also posted on ONC’s homepage for the newsletter. Additionally, Council Staff sent notice on May 2, 2014 informing property owners of changes to the Plan.

10. Planning Department Staff has not received any communications supporting or opposing this request. There is no known opposition to the request.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This resolution shall take effect five days after publication by title and general summary.
PASSED AND ADOPTED THIS 19th DAY OF May, 2014
BY A VOTE OF: 9 FOR 0 AGAINST.

Ken Sanchez, President
City Council

APPROVED THIS 13th DAY OF June, 2014

Richard J. Berry, Mayor
City of Albuquerque

ATTEST:
Trina M. Gurule, Acting City Clerk
CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL

COUNCIL BILL NO. R-16-108 ENACTMENT NO. R-2017-022

SPONSORED BY: Trudy E. Jones and Isaac Benton

RESOLUTION

ADOPTING AN UPDATED ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN.

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to amend the Comprehensive Plan as authorized by statute, Section 3-19-9, NMSA 1970, and by its home rule powers; and

WHEREAS, the Comprehensive Plan is the Rank I plan for the physical development and conservation of areas within the City of Albuquerque and unincorporated Bernalillo County, which sets out the context, goals and policies, monitoring and implementation, and supporting information to further its vision and purpose; and

WHEREAS, the Comprehensive Plan has not been significantly updated since its original adoption in 1989 and its subsequent amendment in 2001 to establish “Centers and Corridors” boundaries and policy language to focus development in appropriate areas connected by multi-modal transportation corridors; and

WHEREAS, the City Council, the City’s Planning and Zoning Authority, in April 2014, via R-14-46 (Enactment No. R-2014-022), directed the City to update the Albuquerque/Bernalillo County Comprehensive Plan in coordination with Bernalillo County, MRCOG, and other agencies; and

WHEREAS, an increased range of housing options are needed closer to employment centers, and employment centers are needed closer to existing housing, especially west of the Rio Grande; and

WHEREAS, preserving agricultural lands is increasingly important in order to protect rural character and cultural traditions, provide for regional food...
demands locally, and to improve stormwater retention and groundwater infiltration; and

WHEREAS, the largest demographic segments of the population – Baby Boomers and Millennials – are increasingly seeking urban lifestyles in mixed-use areas that provide for employment, entertainment, and services without requiring driving or automobile ownership; and

WHEREAS, the demand for these types of developments are not sufficiently met in Albuquerque, because, in large part, existing land-use policies and regulations strongly encourage suburban, single-family detached development over compact mixed-use; and

WHEREAS, jurisdictional and geographic boundaries limit the opportunity to accommodate growth in the City via annexation and expansion, prompting the need to accommodate infill and densification in appropriate locations, such as Centers and Corridors; and

WHEREAS, an update of the Comprehensive Plan would be an opportunity to employ contemporary best practices for land use, transportation, and preservation planning techniques and strategies for regional, interagency transportation and land-use planning activities; and

WHEREAS, the existing hierarchy of overlapping Rank I, Rank II, and Rank III Plans were all created at various points in time with little or no strategic coordination and contain overlapping and sometimes conflicting policies and regulations that have not been evaluated in a comprehensive manner; and

WHEREAS, these uncoordinated policies often present unnecessary and counter-productive obstacles to both neighborhood protections and the development process; and

WHEREAS, these lower-ranking plans need to be analyzed and revised to ensure they support and are consistent with an updated Rank I Comprehensive Plan and provide a simpler, clearer, and more effective means of implementing the growth and development vision; and

WHEREAS, an update to the Comprehensive Plan provides an opportunity to foster increased collaboration and coordination between the City of Albuquerque and Bernalillo County by serving as a regional plan for healthy growth, efficient transportation, infrastructure needs, and land use policies to
better reflect new market demands, diversify and bolster the economy, better
serve all demographics, support alternative transportation modes to the
automobile, and improve efforts to grow and develop in ways that are
sustainable, respect and preserve natural and cultural resources, and improve
the quality of life for all citizens; and
WHEREAS, staff of the City of Albuquerque and Bernalillo County have
worked together to update the narratives, policies, and maps; and
WHEREAS, on September 1, 2016, the Environmental Planning
Commission (EPC), in its advisory role on land use and planning matters,
recommended approval to the City Council of the amendment to the
Albuquerque/Bernalillo County Comprehensive Plan.
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:
SECTION 1. The Albuquerque/Bernalillo County Comprehensive Plan is
hereby replaced in its entirety by the 2016 Draft Updated Comprehensive Plan,
attached hereto as Exhibit A.
SECTION 2. FINDINGS ACCEPTED. The City Council adopts the
following findings as recommended by the Environmental Planning
Commission (EPC):
1. The request is for an update to the Albuquerque/Bernalillo County
Comprehensive Plan (1989, as subsequently amended, the “Comp Plan”). The
update, which will reflect new demographic trends and anticipated growth in
the region, is designed to more effectively coordinate land use and
transportation and to leverage and enhance a sense of place.
2. The Comp Plan applies to land within the City of Albuquerque municipal
boundaries and to the unincorporated area of Bernalillo County (the
“County”). Incorporated portions of the County that are separate
municipalities are not included.
3. Council Bill No. R-14-46 (Enactment R-2014-022) became effective on May
7, 2014, which directed the City to update the Comp Plan.
4. The EPC’s task is to make a recommendation to the City Council regarding
the Comp Plan update. As the City’s Planning and Zoning Authority, the City
Council will make the final decision. The EPC is the Council’s recommending
body with important review authority. Adoption of an updated City Master Plan (Comp Plan) is a legislative matter.

5. The existing, key concept of Centers and Corridors will remain the same, as will the boundaries of existing Centers. In the City, the existing development areas (Central Urban, Developing & Established Urban, Semi-Urban, and Rural) will be replaced with Areas of Change and Areas of Consistency. In the County, the development areas will remain the same.

6. The 2016 Comp Plan update incorporates changes in the narrative descriptions as well as the goals, policies, and actions of each existing chapter. Approximately 90% of existing Goals and policies from the City's various Sector Plans (Rank III) and Area Plans (Rank II), except for facility plans and Metropolitan Redevelopment Area (MRA) plans, have been integrated into the updated Comp Plan. Many of these Goals and policies address similar topics and/or can be expanded to apply City-wide.

7. The State Constitution and Statutes, the ROA 1994 (which includes the City of Albuquerque Charter and the Planning Ordinance), the Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Comprehensive Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. State Constitution and Statutes: The Constitution of the State of New Mexico allows municipalities to adopt a charter, the purpose of which is to provide for maximum local self-government (see Article X, Section 6- Municipal Home Rule). The City of Albuquerque is a home rule municipality and has the authority to adopt a comprehensive plan as granted under Chapter 3, Article 19, Section 9 NMSA 1978 (3-19-9 NMSA 1978) and by the City Charter.

9. The request is consistent with the intent of City Charter Article XVII, Planning, as follows:

   A. Section 1 - The review and adoption of an updated Comp Plan is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The updated Comp Plan is written and formatted to help inform the Mayor and the Council about community priorities for the formulation and review of Capital Improvement Plans.
B. Section 2 - The updated Comp Plan will help guide the implementation, enforcement, and administration of land use plans and regulations that reflect current trends and priorities as well as the future vision for growth and development. The Plan’s implementation strategies are to: build public awareness and engagement; improve inter-governmental coordination; promote growth, development and conservation; and create an ongoing process for monitoring progress toward the vision, which will give the Council and the Mayor a common and effective framework to build upon.

10. Intent of the City Charter - Related Sections:

A. Article I, Incorporation and Powers- Updating the Comprehensive Plan is an act of maximum local self-government and is consistent with the purpose of the City Charter. The updated policy language of the Comp Plan will help guide legislation and provide support for necessary changes to ordinances and standards.

B. Article IX, Environmental Protection- The updated Comprehensive Plan reflects recent best practices for policy to guide the proper use and development of land coordinated with transportation. The update will help protect and enhance quality of life for Albuquerque’s citizens by promoting and maintaining an aesthetic and humane urban environment. Committees will have up-to-date guidance to better administer City policy.

11. Intent of the Zoning Code (Section 14-16-1-3): The update to the Comp Plan will provide up-to-date guidance for amendments and changes to land use regulations in the Zoning Code. This will allow the Zoning Code to better implement the city’s master plan -in particular the master plan documents that comprise the Comp Plan. This updated Comp Plan will facilitate a comprehensive review of land use regulations and regulatory processes to ensure that they reflect the most recent best practices and the vision for future growth and development in the city to promote the health, safety and general welfare of Albuquerque’s citizens.

12. Intent of the Planning Ordinance (Section 14-13-2-2): Updating the Comp Plan will ensure that it will reflect recent best practices for land use and transportation planning, the priority needs and desires of residents and businesses, and a vision of sustainable growth and development for the next
twenty years. This will also help ensure that lower ranking plans reflect
current ideas, technologies, and up-to-date demographic and market trends.
The Comp Plan update process identified several conflicting provisions in
lower ranking Plans that require an updated long-range planning process. The
proposed Community Planning Area (CPA) assessments will address planning
issues City-wide as well as within each CPA on an on-going, proactive basis.
13. The Comp Plan update addresses the main topics in Section 14-13-1, the
Planned Growth Strategy (PGS), such as natural resources conservation,
traffic congestion, and infrastructure provision, as follows:

A. Sustainable development is a key to the region’s long-term viability. The
2016 Comp Plan promotes sustainable development best practices related to
water resources, storm water management, multi-modal transportation, and
urban design. A new chapter on Resilience and Sustainability (Chapter 13) has
been added and includes sections on water quality and air quality, and
discusses the importance of becoming more resource-efficient.

B. The update addresses transportation and traffic on a regional basis. A
priority is to improve mobility and transportation options (p. 1-11). The
Transportation chapter (Chapter 6) discusses the importance of balancing
different travel modes and providing complete and well-connected streets to
provide a variety of travel options.

C. The Land Use chapter (Chapter 5) includes policies to encourage a
development pattern that will foster complete communities, where residents
can live, work, learn, shop, and play, and that will maximize public investment
in denser areas. One primary goal is to improve the balance of jobs and
housing on each side of the river to help reduce traffic congestion and bring
jobs to where people already live.

D. The Infrastructure, Community Facilities & Services chapter (Chapter
12) covers a wide range of infrastructure systems, community facilities and
public services that support the existing community and the Comp Plan’s
vision for future growth. The chapter emphasizes increased inter-agency
planning and coordination, and ways for pooling resources to maximize
efficiencies, bridge service gaps, and provide added value. The guiding
principle of equity helps identify gaps in service provision and how they might be addressed.

14. City language that refers to the Comp Plan is found in various locations of ROA 1994. This language will need to be correspondingly revised with the adoption of the 2016 Comp Plan in order to maintain the intent of the policies and to maintain internal consistency in ROA 1994.

15. The 2016 Comp Plan update improves coordination with the Mid-Region Metropolitan Planning Organization (MRMPO) and the Metropolitan Transportation Plan (MTP), which includes a new growth forecast to 2040 and a preferred growth scenario. The Comp Plan update responds to the MTP by updating Comp Plan Corridors to be consistent with MTP corridors, coordinating Center designations with MTP center designations used to develop a preferred future growth scenario, and developing an analysis tool to analyze performance metrics based on different growth scenarios.

16. A number of elements of the existing Comp Plan will remain the same with the 2016 Comp Plan update, including:

   A. The Comp Plan’s geographic scope, which includes the area in Albuquerque’s municipal limits and the unincorporated areas in Bernalillo County.

   B. The Centers and Corridors framework as a means to encourage future growth and density in appropriate areas while protecting existing neighborhoods, natural resources, and open space lands.

   C. Most of the goals, policies, and actions in the current Comp Plan, supplemented by those in Sector Development Plans and Area Plans adopted by the City. Approximately 90% of the City’s existing 1,200 policies in these plans are represented in the 800 policies and sub-policies of the Comp Plan update.

   D. The County’s Development Areas (Rural, Reserve, Semi-Urban, Developing Urban, and Established Urban) from the existing Comp Plan will continue to be used in the unincorporated area, and their associated policies will remain unchanged.

17. The 2016 Comp Plan update has reorganized and reworded the existing Comp Plan to reflect new data and trends, be more user-friendly and provide
clearer guidance to decision-makers. The most significant changes in the 2016 Comp Plan update are:

A. The inclusion of a Vision chapter (Chapter 3), which serves as a “People’s Summary” of the plan and provides an overview.

B. Modifications to the Center and Corridor descriptions and the introduction of new Center and Corridor types.
   i. Three Major Activity Centers have been re-designated as Downtown or as Urban Centers (Uptown and Volcano Heights).
   ii. The remaining Major and Community Activity Centers have been re-designated as Activity Centers or Employment Centers.
   iii. The new Employment Center type reflects the need for concentrated job centers.
   iv. Certain corridors have been designated as Premium Transit corridors to be consistent with MRCOG’s MTP; Enhanced Transit Corridors have been re-named and designated as Multi-Modal Corridors, and Express Corridors are renamed and designated as Commuter Corridors. Main Street Corridors have been introduced as a new Corridor type.

C. Reorganization of the Comp Plan into ten Elements (Chapters) that reflect more recent best practices in planning as well as the needs of area residents:
   i. Community Identity and Heritage Conservation (Chapters 4 and 11, respectively) in response to public comments about the importance of neighborhood character, preserving traditional communities, and cultural landscapes.
   ii. A new chapter, Urban Design (Chapter 7) describes design elements that support and/or constitute good design for our community, in distinct rural, suburban, and urban contexts.
   iii. A new chapter, Resilience and Sustainability (Chapter 13), reflects community concerns about conserving natural resources, preparing for climate change and natural hazards, and creating healthy environments for people.

D. The introduction of six guiding principles that indicate what is particularly important to residents.
E. A new focus on coordinating land use and transportation to strengthen Centers and Corridors and to address traffic congestion on river crossings by improving the jobs-housing balance west of the Rio Grande.

F. Two Development Areas in the City, Areas of Change and Areas of Consistency, will replace the six current Development Areas.

G. Updated City and County Community Planning Areas (CPAs) and policies that guide the City Planning Department regularly to engage with residents and other stakeholders in 12 City CPAs on a five-year cycle of assessments.

H. An Implementation chapter (Chapter 14) with strategic actions, performance metrics, and policy actions to be updated on a five-year cycle.

18. In 2017, City Planning Staff intend to initiate an ongoing, proactive engagement and assessment process (Community Planning Area Assessments) to work with communities throughout the City to address planning issues and develop solutions. Performance measures will be used to track progress toward Comp Plan Goals over time.

19. The public engagement process, which offered a range of opportunities for input, discussion, and consensus-building, featured a series of workshops and public meetings that included daytime focus groups organized by topic and evening meetings with a more traditional presentation and a question and answer session. The project team was invited to speak at over 100 meetings and local conferences. To reach more people and a broader cross-section of the community, the project team staffed booths and passed out promotional material at community events and farmers markets.

20. Articles about the ABC-Z project appeared regularly in the City's Neighborhood News and ads specifically for the Comp Plan update were placed in print and social media. There is also a social media page for the ABC-Z project on Facebook.

21. Staff received official written comments from agencies and interested parties. Agencies that commented include the ABCWUA, the AMAFCA, Bernalillo County, the City Parks and Recreation Department, and PNM. Their comments suggest specific revisions to clarify topics related to their agency's charge. Staff is considering all comments carefully and addressing them.
22. The comments submitted by interested parties cover a variety of topics, including but not limited to time for public review and comment, annexation, effect on vulnerable populations, and the focus on centers and corridors. Some comments express significant concerns that policies crafted to address localized issues are applied broadly and that sector plans are being replaced. Staff is considering all comments carefully and addressing them.

23. The EPC held two advertised and noticed public hearings, on August 4 and August 25, 2016, to elicit public comments and participation for the record.

24. Planning Department Staff and City Council Staff will continue to collaborate regarding themes raised in the August 2016 Staff Report, and in public, departmental, and agency comments, to consider any additional information that should be included in the Comp Plan update.

SECTION 3. EFFECTIVE DATE AND PUBLICATION. This legislation shall take effect five days after publication by title and general summary.

SECTION 4. 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.
PASSED AND ADOPTED THIS 20th DAY OF March, 2017
BY A VOTE OF: 6 FOR 2 AGAINST.

Against: Peña, Sanchez 
Excused: Winter

Isaac Benton, President 
City Council

APPROVED THIS 7th DAY OF April, 2017

Richard J. Berry, Mayor 
City of Albuquerque

ATTEST:

Natalie Y. Howard, City Clerk
ORDINANCE

ADOPTING THE INTEGRATED DEVELOPMENT ORDINANCE (IDO) AND IDO ZONING CONVERSION MAP AND REPEALING THE COMPREHENSIVE CITY ZONING CODE (§14-16 ET SEQ.) AND EXISTING ZONING MAP; REPEALING THE LANDMARKS AND URBAN CONSERVATION ORDINANCE (§14-12 ET SEQ.), THE SUBDIVISION ORDINANCE (§14-14 ET SEQ.), AND THE AIRPORT ZONING ORDINANCE (§14-15 ET SEQ.), WHOSE REGULATORY PURPOSES AND CONTENT HAVE BEEN INCORPORATED INTO THE IDO; REPLACING REFERENCES TO THE REPEALED ORDINANCES IN VARIOUS LOCATIONS OF REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994 (ROA 1994) WITH REFERENCES TO THE IDO IN ORDER TO MAINTAIN INTERNAL CONSISTENCY IN ROA 1994 INCLUDING PART §5-1-4, PART §6-9-1(A), PART §7-5-2, PART §7-5-3, SECTION §8-2-2-15(D), SECTION §9-2-1-4, SECTION §9-2-3-3(E), SECTION §9-6-3-4(A), PART §9-9-2, SECTION §9-10-1-7(B)(3)(c), SECTION §9-10-1-9(E)(1), PART §10-9-8, SECTION §11-1-11(C)(2), PART §13-1-9(A), PART §13-2-6(C), SECTION §13-5-1-13(D), PART §13-15-2(B), PART §14-4-4(F), PART §14-6-1, PART §14-6-2(A)(5), PART §14-8-2-3(B), PART §14-11-7(C)(3), AND PART §14-17-5(A); AND AMENDING VARIOUS ORDINANCES TO COMPILRE RELEVANT SECTIONS OF THE CODE OF ORDINANCES AND TO MAINTAIN INTERNAL CONSISTENCY WITH THE IDO INCLUDING PART §4-10-3(D), SECTION §6-1-1-12(D), SECTION §6-1-1-99(C), PART §6-5-5 ET SEQ., ARTICLE §6-6 ET SEQ., PART §6-7-2(B), SECTION §8-5-1-42(H), SECTION §9-2-1-4, PART §9-9-2, SECTION §9-10-1-7(B)(3)(e), PART §11-2-3, SECTION §12-2-28, SECTION §14-5-2-10(B), SECTION §14-8-2-3(A), SECTION §14-8-2-4(D), SECTION §14-8-2-5 ET SEQ., SECTION §14-8-2-6 ET SEQ., SECTION §14-8-2-7(A), SECTION §14-8-2-7(B)
PART §14-8-7, PART §14-9-3, PART §14-11-3(A), SECTION §14-13-1-4(E),
SECTION §14-13-2-2, SECTION §14-13-2-3, SECTION §14-13-2-4(B), SECTION
§14-13-2-5, SECTION §14-13-2-6, SECTION §14-13-3, PART §14-17-5 ET

WHEREAS, the City Council, the Governing Body of the City of
Albuquerque, has the authority to adopt and amend plans for the physical
development of areas within the planning and platting jurisdiction of the
City authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule
powers; and

WHEREAS, the City’s zoning powers are established by the City charter,
in which: Article I, Incorporation and Powers, allows the City to adopt new
regulatory structures and processes to implement the Albuquerque-
Bernalillo County Comprehensive Plan ("Comp Plan") and help guide future
legislation; Article IX, Environmental Protection, empowers the City to adopt
regulations and procedures to provide for orderly and coordinated
development patterns and encourage conservation and efficient use of
water and other natural resources; and Article XVII, Planning, establishes
the City Council as the City's ultimate planning and zoning authority; and

WHEREAS, the City adopted a Planning Ordinance (§14-13-2) that
established a ranked system of plans, with the jointly adopted Comp Plan as
the Rank 1 plan that provides a vision, goals, and policies for the
Albuquerque metropolitan area, including the entire area within the city’s
municipal boundaries, Rank 2 plans that provide more detailed policies for a
particular type of facility or a sub-area of the city in order to implement the
Comp Plan, and Rank 3 plans that provide an even greater level of detail
about an even smaller sub-area; and

WHEREAS, the City amended the Comp Plan in 2001 via R-01-344
(Enactment No. 172-2001) to include a Centers and Corridors vision for
future growth and development as recommended by the City’s Planned
Growth Strategy (§14-13-1) in order to maintain a sustainable urban
footprint and service boundary for infrastructure; and

WHEREAS, the City amended the Comp Plan in 2001 via R-01-343
(Enactment No. 171-2001) to identify Community Planning Areas and
provide goals and policies to protect and enhance distinct community
identity in each area; and

WHEREAS, the City’s Comprehensive Zoning Code ("Zoning Code"),
which is the primary implementation tool for the Comp Plan, has been
amended piecemeal hundreds of times but has not been comprehensively
updated since 1975; and

WHEREAS, the Zoning Code has not been comprehensively updated to
implement the Comp Plan’s Centers and Corridors approach to growth and
development or community identity goals and policies for Community
Planning Areas; and

WHEREAS, zoning codes typically have a lifespan of 20 years before a
comprehensive update is needed; and

WHEREAS, the Zoning Code does not include integrated tools to
address the unique needs of sub-areas or establish regulations to protect
the character of built environments in particular sub-areas; and

WHEREAS, lower-ranked plans are intended to implement the Rank 1
Comp Plan and supplement the Zoning Code by providing a greater level of
detailed planning policy and/or land use and zoning regulations for sub-
areas of the city; and

WHEREAS, the City has adopted six Rank 2 Facility Plans – for Arroyos
(adopted 1986), for the Bosque (adopted 1993), for Major Public Open Space
(adopted 1999), for the Electric System: Transmission & Generation (last
amended in 2012), for Route 66 (adopted 2014), and for Bikeways & Trails
(last amended in 2015) – to provide policy guidance and implementation
actions for implementing departments; and

WHEREAS, Rank 2 Area Plans and Rank 3 Sector Development Plans
have been created and adopted over the last 40 years for approximately half
the area of the city; and

WHEREAS, the City has adopted five Rank 2 Area Plans – the Sandia
Foothills Area Plan in 1983 (never amended), the Southwest Area Plan in
1988, (last amended in 2002), the East Mountain Area Plan in 1992 (never
amended), the North Valley Area Plan in 1993 (never amended), and the
West Side Strategic Plan in 1997 (last amended in 2014) – that provide
policy guidance about sub-areas to help implement the Comp Plan, yet
three have not been amended since 2001, when the Comp Plan was
amended to adopt a Centers and Corridors vision for future growth and
development; and

WHEREAS, the Southwest Area Plan and East Mountain Area Plan were
jointly adopted with Bernalillo County, as the plan areas include land that is
predominantly within the unincorporated County area; and

WHEREAS, the City has adopted over 50 Sector Development Plans —
some of which include policies and some of which include tailored zoning,
regulations, and approval processes for properties within the plan
boundary; and

WHEREAS, approximately 51% of the adopted Rank 3 Sector
Development Plans were adopted or amended after 2001, when the Comp
Plan was amended to adopt a Centers and Corridors vision for future
growth and development; and

WHEREAS, the City intended to update each Sector Development Plan
every 10 years, but some have never been amended, some have been
amended multiple times, and over half are now more than 10 years old; and

WHEREAS, the Code of Resolutions indicates that the City has adopted
plans that the Planning Department cannot find, which may have been
repealed or replaced in whole or in part, and there may be other adopted
ranked plans that the Planning Department is no longer aware of and have
not been listed on the Planning Department’s publication list; and

WHEREAS, approximately half the properties in the city have not had the
benefit of long-range planning for specific sub-areas with trend analysis by
staff or engagement by area stakeholders, which is an inequitable and
untenable existing condition; and

WHEREAS, City staff and the budget have been restructured and
allocated over the years in such a way as to no longer be adequate to
maintain and update over 50 standalone Sector Development Plans, three
Area Plans, and three Arroyo Corridor Plans, much less the additional plans
that would be needed to provide an equal level of policy guidance and
tailored regulations for the half of the city not currently covered by Rank 2
Area Plans or Rank 3 Sector Development Plans; and

WHEREAS, the mix of policy and regulations in Rank 3 Plans has
sometimes created confusion as to whether language is narrative, policy,
and/or regulatory; and

WHEREAS, the adopted Rank 3 Sector Development Plans have created
over 235 unique SU-2 zones outside of the Zoning Code, many of which
establish zone abbreviations unique to each plan; and

WHEREAS, there are enumerable SU-1 zones adopted for individual
properties throughout the city totaling over 28,500 acres (almost 25% of the
city’s total acreage); and

WHEREAS, the Zoning Code has 24 base zone districts, not including
SU-1, SU-2, and SU-3 zones or overlay zones; and

WHEREAS, the City has struggled to administer and enforce all of these
unique zones consistently over time; and

WHEREAS, the separation of land use and zoning regulation from the
Zoning Code into multiple standalone plans has sometimes resulted in
conflicting language and/or regulations being lost or overlooked by staff
and decision-makers in the review/approval and enforcement processes,
which are the primary responsibility of the Planning Department and the
City Council as the ultimate land use and zoning authority; and

WHEREAS, some Rank 3 Sector Development Plans establish separate
decision-making processes and/or criteria, which introduces an uneven
playing field for development and inconsistent protections for
neighborhoods and natural/cultural resources from area to area; and

WHEREAS, the City Council directed the City in April 2014 via R-14-46
(Enactment No. R-2014-022) to update the Comp Plan and the land
development regulations intended to implement it; and

WHEREAS, the City Planning Department and Council Services initiated
a project in February 2015 called “ABC-Z” to update the Albuquerque-
Bernalillo County Comprehensive Plan and develop an Integrated
Development Ordinance (“IDO”) to help implement it in the city; and
WHEREAS, the public engagement process for ABC-Z offered a range of opportunities for input, discussion, and consensus-building with over 130 workshops and public meetings, including daytime focus groups organized by topic, evening meetings with a more traditional presentation and question and answer session, “Comp Plan 101” and “Zoning 101” meetings, and periodic “Ask an Expert” zoning clinics; and

WHEREAS, the project team spoke at over 100 meetings and local conferences by invitation of various stakeholders; and

WHEREAS, the project team staffed booths and passed out promotional material at community events and farmers markets to reach more people and a broader cross-section of the community and met with individuals and small groups during weekly office hours; and

WHEREAS, articles about the ABC-Z project appeared monthly in the City’s Neighborhood News, ads specifically for the proposed IDO were placed in print and social media, as well as on local radio stations, and the project team maintained a project webpage and a social media page on Facebook for the ABC-Z project; and

WHEREAS, the Planning Department has expended additional funds from its general operating budget, and the City Council also provided supplementary funds as part of a budget amendment in November 2015 (R-15-266, Floor Amendment 2, Enactment No. R-2015-113) that were subsequently used for additional paid advertising in print, radio, and social media, including Spanish-language media outlets, to reach a broader and more diverse audience; and

WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo County Comprehensive Plan (“ABC Comp Plan”) on March 20, 2017 via R-16-108 (Enactment No. R-2017-026), including an updated community vision that is still based on a Centers and Corridors approach to growth; and

WHEREAS, the 2017 ABC Comp Plan adopted an updated Centers and Corridors map that establishes boundaries for the Centers; designates priority for transportation modes on certain Corridors; and identifies Downtown, Urban Centers, Activity Centers, Premium Transit Corridors, Major Transit Corridors, and Main Street Corridors as the Centers and
Corridors that are intended to be walkable, with a mix of residential and non-residential land uses, and with higher-density and higher-intensity uses; and

WHEREAS, the 2017 ABC Comp Plan established a hierarchy of Centers and Corridors from the most to the least walkable, mixed-use, and dense, with Downtown, Urban Centers, Premium Transit Corridors, and Main Street Corridors all intended to be highly walkable, mixed-use, and dense; and

WHEREAS, the IDO, as a regulatory document that applies citywide, is the primary mechanism to implement the 2017 ABC Comp Plan for land within the municipal boundaries of the City of Albuquerque; and

WHEREAS, the IDO has been drafted to be consistent with and implement Comp Plan goals and policies; and

WHEREAS, the IDO's stated purpose is to implement the 2017 ABC Comp Plan; ensure that all development in the City is consistent with the spirit and intent of other plans and policies adopted by City Council; ensure provision of adequate public facilities and services for new development; protect quality and character of residential neighborhoods; promote economic development and fiscal sustainability of the City; provide efficient administration of City land use and development regulations; protect health, safety, and general welfare of the public; provide for orderly and coordinated development patterns; encourage conservation and efficient use of water and other natural resources; implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health; provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health; and encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians; and

WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors map with a new Downtown Center designation as the most urban, walkable, dense, intense, and mixed-use Center in Albuquerque, with the same boundary as the adopted Rank 3 Downtown 2025 Sector Development Plan; and
WHEREAS, the IDO helps to implement the Downtown Center by carrying
over and updating zoning regulations and design standards from the
adopted Rank 3 Downtown 2025 Sector Development Plan as a mixed-use,
form-based zone district (MX-FB-DT); and

WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
map with a new Center designation of Urban Centers – intended to be highly
walkable, with mixed-use development and high-density, high-intensity uses
– for Volcano Heights and Uptown, with the same boundaries as identified
in the 2013 Comp Plan, which followed boundaries established by SU-2
zoning in the adopted Rank 3 Volcano Heights and Uptown Sector
Development Plans; and

WHEREAS, the IDO helps implement these Urban Centers by allowing
additional building height and reducing parking requirements in these
Centers; and

WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
map with a new Corridor designation of Premium Transit Corridors in order
to prioritize transit service in the public right-of-way and encourage higher-
density and mixed-use transit-oriented development that can support and
be supported by transit service; and

WHEREAS, the IDO helps implement Premium Transit Corridors for
which funding has been secured and transit station locations have been
identified by allowing additional building height and reducing parking
requirements within 660 feet (one-eighth of a mile, a distance of two typical
city blocks, considered a 5-minute walk) of Premium Transit stations; and

WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
map with a new Corridor designation of Main Streets, intended to be
pedestrian-oriented and encourage mixed-use and high-density residential
development along them; and

WHEREAS, the IDO helps implement Main Street Corridors by allowing
additional building height and reducing parking requirements on parcels
within 660 feet (one-eighth of a mile, a distance of two typical city blocks,
considered a 5-minute walk) of the centerline of Main Street Corridors; and
WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors map with a new Center designation of Activity Centers, intended to serve surrounding neighborhoods, be more walkable and allow higher-density and higher-intensity uses than non-Center areas; and

WHEREAS, the IDO helps implement Activity Centers by requiring enhanced building façade design and site design for drive-throughs that results in more pedestrian-oriented layouts within the boundary of these Centers; and

WHEREAS, the IDO helps implement the Centers and Corridors vision by converting existing mixed-use and non-residential zoning in Centers and Corridors intended to be walkable, mixed-use, and dense to IDO zone districts with the closest matching set of permissive uses, as described in more detail below; and

WHEREAS, the IDO helps implement the Centers and Corridors vision by providing different dimensional standards for density, height, and setbacks, lower parking standards, additional building design and site layout standards, and reduced buffering and landscaping requirements that will allow more urban development forms as relevant for walkable, mixed-use, dense Centers and Corridors (excluding Old Town, Employment Centers, and Commuter Corridors); and

WHEREAS, the 2017 ABC Comp Plan included an updated map of City Development Areas Map that replaced the 1975 Development Areas with one of two new Development Area designations: Areas of Change, including all Centers but Old Town and all Corridors but Commuter Corridors, or Areas of Consistency, including single-family neighborhoods, parks, Major Public Open Space, golf courses, airport runway zones, and many arroyos, acequias; and

WHEREAS, the 2017 ABC Comp Plan includes policies to encourage growth and development in Areas of Change and policies to protect the character and built environment in Areas of Consistency from new development or redevelopment; and

WHEREAS, the IDO helps implement the Comp Plan by providing Neighborhood Edge regulations (§14-16-5-9) that require a transition and
buffering between Areas of Change and Residential zones, as well as other
design requirements for development in Areas of Change to minimize
negative impacts on Areas of Consistency; and

WHEREAS, the IDO helps implement the Comp Plan by including
regulations (§14-16-5-2) to avoid sensitive lands such as flood plains, steep
slopes, unstable soils, wetlands, escarpments, rock outcroppings, large
stands of mature trees, archaeological sites; and

WHEREAS, the IDO helps implement the Comp Plan by including specific
regulations (§14-16-5-2(C)) to ensure that development near sensitive lands,
including archaeological sites (§14-16-5-2(D)), arroyos (§14-16-5-2(E)), and
acequias (§14-16-5-2(F)), is context-sensitive; and

WHEREAS, the IDO helps implement the Comp Plan by incorporating
and updating regulations from adopted Rank 3 Arroyo Corridor Plans as
general regulations for private property abutting any arroyo identified in the
Rank 2 Facility Plan for Arroyos in order to ensure context-sensitive
development next to these natural resources, which function as drainage
facilities as well as providing open space and, in some cases, recreational
opportunities through multi-use trails or parks; and

WHEREAS, the IDO helps implement the Comp Plan by including
specific use restrictions and design standards (§14-16-5-2(H)) to ensure that
development adjacent to or within 330 feet (one-sixteenth of a mile, a
distance of one typical city block) of Major Public Open Space is context-
sensitive; and

WHEREAS, the 2017 ABC Comp Plan includes goals and policies to
protect historic assets and cultural resources, and the IDO implements
these goals and policies by incorporating Historic Protection Overlay zones
(§14-16-3-3) with design standards to ensure compatible new development
and redevelopment in historic districts and View Protection Overlay zones
(§14-16-3-4), and regulations for development next to sensitive lands (§14-
16-5-2); and

WHEREAS, the 2017 ABC Comp Plan includes goals and policies to
protect community health and maintain safe and healthy environments
where people can thrive; and
WHEREAS, the IDO helps to implement these goals and policies by providing a set of zones (§14-16-2) that range from low intensity to high intensity and designating the appropriate mix of land uses in each zone; and

WHEREAS, the IDO helps implement these goals and policies by providing use-specific standards (§14-16-4-3) that require a distance separation for certain nuisance uses – such as alcohol sales and heavy manufacturing – from residential areas, schools, and churches to mitigate the potential negative impact on quality of life; and

WHEREAS, the IDO helps implement these goals and policies by providing use-specific standards (§14-16-4-3) that require distance separations between uses that pose potential negative impacts on nearby properties – such as pawn shops, bail bonds, small loan businesses, and liquor retail – to prevent clustering of such uses; and

WHEREAS, the 2017 ABC Comp Plan recommends a transition from long-range planning with communities on an as-needed basis to create standalone Rank 2 and 3 plans to a 5-year cycle of planning with each of 12 Community Planning Areas in order to provide opportunities for all areas of the city to benefit from area-specific long-range planning, including regular and ongoing opportunities for stakeholder engagement and analysis by staff of trends, performance measures, and progress toward implementation actions in the Comp Plan; and

WHEREAS, the IDO implements the new proactive approach to long-range planning by committing the City to a proactive, equitable system of assessments (§14-16-6-3(D)) done every five years with residents and stakeholders in each of 12 Community Planning Areas established by the ABC Comp Plan; and

WHEREAS, the IDO furthers the purpose and intent of the Planning Ordinance (§14-13-2) and the Planned Growth Strategy (§14-13-2-3) by establishing a regulatory framework that ensures that development is consistent with the intent of other plans, policies, and ordinances adopted by the City Council; that updated development standards help ensure provision of adequate light, air, solar access, open spaces, and water; that
clarified and streamlined development processes will help ensure the harmonious, orderly, and coordinated development of land in the City, and help create efficiency in governmental operations; that land use is coordinated with transportation corridors to help promote the convenient circulation of people, goods, and vehicles while minimizing traffic hazards; that subdivision standards and review/approval processes serve as a framework to help Staff and the public ensure the safety and suitability of land for development; and

WHEREAS, the IDO (§14-16-6-3) describes a Planning System (§14-16-6-3) that incorporates the ranked system of plans described in the Planning Ordinance (§14-13-2): the Rank 1 plan with which the lower-ranking plans must be consistent and that the lower-ranking plans are intended to help implement, Rank 2 plans for facilities that exist throughout the City in various areas and need to be coordinated and managed with a consistent approach (i.e. Facility Plans), and Rank 3 plans for specific areas that benefit from more detailed guidance related to the area’s unique needs and opportunities (e.g. Metropolitan Redevelopment Plans, Master Plans, and Resource Management Plans); and

WHEREAS, the Planning Ordinance (§14-13-2) is being amended to clarify that Ranked plans will hereby include narrative and policies but not regulations; and

WHEREAS, adopted Rank 2 Facility Plans will remain in effect, to be amended pursuant to the IDO (§14-16-6-3(B)) or as specified in the adopted plan; and

WHEREAS, the 2017 ABC Comp Plan included and updated policies from adopted Rank 2 Area Plans and Rank 3 Sector Development Plans; and

WHEREAS, the 2017 ABC Comp Plan included Sector Development Plans adopted as of March 2017 in the Appendix so that they can be used as informational, reference documents for relevant sub-areas, especially in creating and/or amending Community Planning Area assessments in the future; and
WHEREAS, the IDO is intended to contain all the zoning and land use laws of the City, superseding any and all other zoning and land use laws whether written or based on prior practice; and

WHEREAS, the IDO is intended to integrate and adopt regulations pertaining to land use and development on private land within the City's municipal boundaries into one document in order to eliminate duplication, inconsistencies, and conflicts and to strengthen consistency, coordination, efficiency, effectiveness, and enforcement of these regulations; and

WHEREAS, the IDO does not apply to properties within other jurisdictions, such as the State of New Mexico, Federal lands, and lands in unincorporated Bernalillo County or other municipalities; and

WHEREAS, the IDO includes the flexibility to tailor uses, overlay zones, development standards, and review/approval processes for specific sub-areas to protect character, enhance neighborhood vitality, and respect historic and natural resources; and

WHEREAS, regulations from the adopted Rank 3 Sector Development Plans and Rank 3 Arroyo Corridor Plans have been coordinated, updated, and included in the IDO either as citywide regulations or as regulations applying to a mapped area consistent with the applicable area identified in the relevant adopted Sector Development Plan; and

WHEREAS, the IDO carries over as Character Protection Overlay zones (§14-16-3-2) distinct sets of building and site design standards intended to reinforce the existing character of sub-areas of the city from adopted Rank 3 Sector Development Plans, including Coors Corridor Plan (last amended in 2013), Downtown Neighborhood Area (adopted 2012), Huning Highland (last amended in 2005), Los Duranes (adopted 2012), Nob Hill Highland (last amended in 2014), Rio Grande Boulevard Corridor (adopted 1989), Sawmill/Wells Park (last amended in 2002), Volcano Cliffs (last amended in 2014), Volcano Heights (last amended in 2014), and Volcano Trails (last amended in 2014); and

WHEREAS, within the Nob Hill Character Protection Overlay zone, the IDO tailors the dimensional standards associated with Premium Transit stations and Main Street Corridors, as well as the building height bonus
associated with Workforce Housing, to recognize the lower building heights
that contribute to the distinctive character of “Lower Nob Hill” between
Girard Blvd. and Aliso Dr., consistent with the intent of the adopted Rank 3
Nob Hill Highland Sector Development Plan; and

WHEREAS, the IDO carries over as Historic Protection Overlay zones
(§14-16-3-3) historic design standards from the Historic Zone (H-1) and
adopted historic overlay zones, including East Downtown (adopted 2005),
Eighth/Forrester (last amended in 1998), Fourth Ward (adopted 2002),
Huning Highland (adopted 2010), and Silver Hill (last amended in 2010); and

WHEREAS, the IDO carries over and updates view preservation
regulations from the Rank 3 Coors Corridor Plan (last amended in 2013) and
Rank 3 Northwest Mesa Escarpment Plan (last amended in 2016) as View
Protection Overlay zones (§14-16-3-4) to protect views from public rights-of-
way to cultural landscapes designated by the 2017 ABC Comp Plan; and

WHEREAS, the IDO includes and updates the content of the existing
Airport Zoning Ordinance (§14-15-1 et seq.) and the Airport Design Overlay
Zone regulations (§14-16-2-28(E)) in a manner that is clearer and easier to
apply and enforce than the existing article of ROA 1994, which is separate
from other zoning regulations; and

WHEREAS, the IDO includes and updates standards and review/approval
procedures for development from the existing Landmarks and Urban
Conservation Ordinance (§14-12-1 et seq.) in order to protect structures and
areas of historical, cultural, architectural, engineering, archeological, or
gеогraphic significance; and

WHEREAS, the IDO includes and updates portions of the Development
Process Manual (DPM) that pertain to the engineering technical standards
for development on private land and these updates have been coordinated
with technical subcommittees that are updating relevant portions of the
DPM as part of a parallel effort in order to remove conflicts between zoning
regulations and technical standards related to street and parking design,
Drainage, flood control, and sewer service; to ensure an orderly and
harmonious process and outcome for coordinating land use, transportation,
and infrastructure on private property and within the public right-of-way;
and to improve the viability of multiple transportation methods throughout
the city; and

WHEREAS, the IDO references, and as appropriate, defers to the Humane
and Ethical Animal Rules and Treatment (HEART) Ordinance (Article 9-2-1 et
seq., Enactment O-2006-029), which was adopted to regulate animal-keeping
within city municipal boundaries; and

WHEREAS, companion legislation (R-17-213) will revise Resolutions that
are incorporated or that need to be amended for consistency with the IDO;
and

WHEREAS, the IDO incorporates the purpose and updates the content of
the existing Zoning Code (§14-16 et seq.); and

WHEREAS, the IDO includes three categories of uses – Residential,
Mixed-use, and Non-residential – with zones in each category that range
from the least to the most intense that are appropriate to a mid-size,
Southwestern, 21st century city; and

WHEREAS, the existing Official Zoning Map is included by reference in
the Zoning Code (§14-16-4-9); and

WHEREAS, the IDO adopts an Official Zoning Map (§14-16-1-6) with
zones converted from existing zone districts pursuant to the zoning
conversion rules described below; and

WHEREAS, properties with zoning from the Zoning Code have been
converted on the zoning conversion map to the IDO zone district with the
closest matching set of permissive uses on a conversion map that has been
available to the public for review and comment since April 2016; and

WHEREAS, properties with SU-2 or SU-3 zoning from adopted Rank 3
Sector Development Plans have been converted on the zoning conversion
map to the IDO zone district with the closest matching set of permissive
uses; and

WHEREAS, properties with Residential and Related Uses – Developing
Area (RD) zoning, Planned Residential Development (PRD) zoning, or
Planned Development Area (PDA) zoning have been converted on the
zoning conversion map to the Planned Development (PD) zone district in the
IDO, which is site-plan controlled and allows uses as specified on the
approved site plan; and

WHEREAS, properties with SU-1 zoning in an adopted Rank 3 Sector
Development Plan that describes the zones by referring to the existing
Zoning Code (other than SU-1 for PRD or SU-1 for PDA, whose conversion
is described above) have been converted in the conversion zoning map to
the IDO zone with the closest matching set of permissive uses; and

WHEREAS, properties with SU-1 zoning whose zone descriptions refer to
zones from the existing Zoning Code have been converted on the zoning
conversion map to the IDO zone with the closest matching set of permissive
uses; and

WHEREAS, properties with SU-1 zoning with zoning descriptions that
refer to permitted uses but do not refer to zones from the existing Zoning
Code have been converted on the conversion zoning map to the IDO zone
district that is site plan controlled – Planned Development (PD); and

WHEREAS, the zoning conversion rules for properties with C-2 zoning,
or SU-1, SU-2, or SU-3 zones that reference C-2 zones as the highest uses
allowed permissively, were different for the east and west sides of the Rio
Grande in order to address the imbalance of jobs and housing on the West
Side, so that C-2 properties on the East Side were converted to MX-M to
encourage an ongoing mix of residential and commercial uses, while
properties on the West Side were converted to Non-Residential Commercial
(NR-C) to ensure the addition of retail and services that are currently
lacking; and

WHEREAS, the zoning conversion rules for properties with C-3 zoning,
or SU-1 and SU-2 zones that reference C-3 zones as the highest uses
allowed permissively, were different inside and outside of Centers to help
implement the ABC Comp Plan and result in more mixed-use, walkable
development within Centers, so that C-3 properties outside of Centers were
converted to Non-Residential Commercial (NR-C), while properties east of
the river within Urban Centers or Activity Centers or within 660 feet of
Premium Transit station areas or 660 feet of the centerline of a Main Street
Corridors were converted to MX-H, west of the river only properties within
660 feet of Premium Transit station areas were converted to MX-H; and

WHEREAS, the City and Bernalillo County jointly adopted the Planned
Communities Criteria (Code of Resolutions §1-1-10) that establish a
procedure for planning large areas that are intended to function self-
sufficiently within their jurisdictions, with development and services that
have no net cost to the local jurisdiction and that implement the Comp Plan;
and

WHEREAS, the City has approved two Planned Communities – Mesa del
Sol and Westland – with Level A “Master Plans,” which will be called
Framework Plans in the IDO, and Level B “Master Plans,” which will be
called Site Plans or Master Development Plans, based on the zoning
designation; and

WHEREAS, properties within a Planned Community have been converted
to the IDO’s Planned Community (PC) zone, which will still be regulated
pursuant to the relevant approved “Master Plan” as an approved Site Plan –
EPC, with uses regulated pursuant to the matching IDO conversion zone for
any named zone out of the existing Zoning Code; and

WHEREAS, the IDO includes a Use Table (§14-16-4-2) that clearly
indicates land uses that are permitted, conditional, accessory, conditional
accessory, conditional vacant, or temporary in each zone district; and

WHEREAS, the IDO includes use-specific standards (§14-16-4-3) to
establish use regulations, further design requirements, allowances, area-
specific regulations, and/or processes to avoid or mitigate off-site impacts
and ensure high-quality development, including those carried over from
adopted Rank 3 Sector Development Plans and generalized to apply
citywide or mapped to continue to apply to a small area; and

WHEREAS, the IDO includes general development standards (§14-16-5)
related to site design and sensitive lands; access and connectivity; parking
and loading; landscaping, buffering, and screening; walls; outdoor lighting;
neighborhood edges; solar access; building design; signs; and operation
and maintenance; and

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WHEREAS, the IDO includes and updates standards for the subdivision of land (§14-16-5-4) and associated administrative and enforcement procedures (§14-16-6) in the existing Subdivision Ordinance (§14-14-1 et seq.) in order to ensure that land suitable for development is served by the necessary public services and infrastructure, including a multi-modal transportation network, and platted accordingly; and

WHEREAS, the IDO establishes review and approval processes (§14-16-6) appropriate for each type of land development application in order to clearly establish notice requirements, decision-making bodies, and criteria for decision-making bodies; and

WHEREAS, the IDO establishes thresholds and criteria for administrative review and decision by staff (§14-16-6-5) for minor projects based on objective standards for high-quality, context-sensitive development established by the IDO; and

WHEREAS, the IDO establishes thresholds, criteria, and the appropriate decision-making body for major projects (§14-16-6-6) that require a public meeting and/or hearing and whose approval should be based on consideration of objective standards for high-quality, context-sensitive land use and development established by the IDO; and

WHEREAS, the IDO requires review and decision by the Environmental Planning Commission for a zone change (§14-16-6-7(E)) and site plan approval (§14-16-6-6(F)) based on consideration of policy as well as objective standards for high-quality, context-sensitive development established by the IDO in Planned Development (PD), Non-residential Sensitive Use (NR-SU) zone districts, and new Master Development Plans in Non-residential Business Park (NR-BP) zone districts; and

WHEREAS, the IDO incorporates and updates criteria for amendments of the zoning map (i.e. zone changes) adopted by R-270-1980 and differentiates between criteria for Areas of Change and Areas of Consistency to help implement the 2017 ABC Comp Plan; and

WHEREAS, the IDO requires applicants requesting amendments of the zoning map on properties wholly or partially within Areas of Consistency to demonstrate that the new zone would clearly reinforce or strengthen the
established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character; and

WHEREAS, the IDO requires review and decision by the Environmental Planning Commission (§14-16-6-7(E)) based on consideration of policy as well as objective standards for high-quality, context-sensitive development established by the IDO for amendments to the zoning map up to 10 acres in Areas of Consistency and up to 20 acres in Areas of Change, above which Council has authority; and

WHEREAS, the IDO requires review and recommendation by the Environmental Planning Commission and review and final decision by the City Council for amendment of a Rank 1 Plan (§14-16-6-7(A)), adoption or amendment of a Rank 2 Facility Plan (§14-16-6-7(B)), text amendments to the IDO (§14-16-6-7(D)), or annexations (§14-16-6-7(G)) based on consideration of policy as well as objective standards for high-quality, context-sensitive development established by the IDO for zone changes of 10 acres or more in Areas of Consistency and 20 acres or more in Areas of Change; and

WHEREAS, the IDO establishes procedures and criteria for alterations and demolition within and outside Historic Protection Overlay zones and for amending existing and designating new Historic Protection Overlay zones and landmarks (§14-16-6-7(C)); and

WHEREAS, the IDO requires appeals of all decisions to be reviewed and recommended by the Land Use Hearing Officer and reviewed and decided by the City Council as the City's ultimate land use and zoning authority; and

WHEREAS, the IDO establishes criteria and thresholds appropriate for staff review and decision of minor deviations from zoning dimensional standards (§14-16-6-4(X)(2)); and

WHEREAS, the IDO establishes procedures and criteria for the Zoning Hearing Examiner to decide on requests for conditional uses (§14-16-6-6(A)) or for variances from dimensional zoning standards (§14-16-6-6(L)); and

WHEREAS, the IDO establishes procedures for the Development Review Board (§14-16-6-6(J)) to grant variances to sidewalks, public right-of-way
standards, and subdivision standards, based on criteria established in the
Development Process Manual; and

WHEREAS, the IDO establishes procedures and criteria for the
Environmental Planning Commission to grant exceptions to zoning
dimensional standards that provide civic benefits or that benefit the natural
environment (§14-16-6-6(K)); and

WHEREAS, the IDO establishes notice and meeting requirements (§14-
16-6-4) that provide public awareness of development projects and input
opportunities appropriate to the scale of the development project – minor
projects that are administratively decided requiring notice but no meetings
or hearings, major projects that require notice and either a meeting or
hearing, and projects requiring discretionary decision-making based on
consideration of policy in addition to IDO regulations that are heard and
decided at public hearings; and

WHEREAS, approved site plans and permits shall remain valid (as
described in §14-16-6-4(W)) unless they expire (as described in §14-16-6-
4(W)(2)) or are amended (as described in §14-16-6-4(W)(3)); and

WHEREAS, the IDO establishes the period of validity for development
approvals that are subject to expiration; and

WHEREAS, the expiration of approvals granted prior to the effective date
of the IDO shall be calculated from the effective date of the IDO; and

WHEREAS, any compliance periods specified in the Zoning Code that
are carried over or replaced with new time periods for compliance in the IDO
are to be calculated from the effective date of the IDO; and

WHEREAS, all existing development that conforms to the Zoning Code
on the date the IDO becomes effective but that does not comply with the
IDO shall be considered nonconforming and allowed to continue, subject to
limits on expansion and thresholds after which the property must be
brought into compliance with the IDO as specified in §14-16-6-8; and

WHEREAS, the IDO establishes adequate provisions for the continuation
and expansion of nonconforming uses, structures, lots, signs, and site
features (§14-16-6-8), as well as appropriate thresholds or timeframes for
when nonconformities must come into compliance with the IDO; and
WHEREAS, the IDO establishes appropriate standards and procedures for enforcing violations and assessing penalties (§14-16-6-9); and

WHEREAS, any violation of the City zoning, subdivision, or land development regulations in effect prior to the effective date of this IDO will continue to be a violation under this IDO and subject to enforcement actions, unless the development or other activity that was a violation of the previous regulations is consistent with the requirements and regulations of this IDO; and

WHEREAS, the City and private property owners will need time to transition from processes related to the existing zoning code to the new IDO, and the IDO is therefore intended to become effective six months from its adoption date; and

WHEREAS, the Planning Department intends to submit and sponsor a series of zone change requests for review/approval within a year of the IDO effective date to address mismatches of land use and zoning that pre-existed the IDO adoption, to address properties with uses that become nonconforming upon the IDO becoming effective, and to consider requests from property owners desiring to downzone their existing zoning to a less intense, less dense zone district in Areas of Consistency; and

WHEREAS, the Planning Department intends to initiate the Community Planning Areas assessments within two years after the effective date of the IDO to assess current and anticipated trends and conditions, to understand planning issues and develop solutions to address them, and to track progress on performance measures identified in the ABC Comp Plan over time; and

WHEREAS, the IDO requires the City to create an update process and annual schedule for updates to the IDO; and

WHEREAS, the Office of Neighborhood Coordination sent e-mail notification to neighborhood representatives on December 29, 2016, as required, as part of the Environmental Planning Commission (EPC) application process, and Planning Staff sent a re-notification reminder and Notice of Decision for each hearing to neighborhood representatives on March 21, April 11, April 25, and May 5, 2017; and
WHEREAS, the proposed IDO was announced in the *Albuquerque Journal*, the *Neighborhood News* and on the Planning Department's webpage in January 2017; and

WHEREAS, staff prepared summary handouts for each adopted Sector Development Plan to explain how Sector Development Plan policies were incorporated into the 2017 ABC Comp Plan, how regulations from Sector Development Plan regulations were incorporated into the Integrated Development Ordinance as either a best practice approach to land-use regulation and zoning that was extended citywide or as a regulation that was mapped to apply to the same area as specified in the Sector Development Plan, either as a zone district (§14-16-2-3), a Character Protection Overlay zone (§14-16-3-2), a Historic Protection Overlay zone (§14-16-3-3), a View Protection Overlay zone (§14-16-3-4), a use-specific standard (§14-16-4-3), a development standard (§14-16-5), or an administrative procedure (§14-16-6); and

WHEREAS, the public and staff from City departments and outside agencies had opportunities to make written and verbal comments prior to and during the EPC's review of the IDO, and the IDO was revised to reflect Conditions of Approval recommended by the EPC; and

WHEREAS, the EPC voted on May 15, 2017 after five hearings to recommend approval of the IDO with a vote of 6-1 (with one Commissioner absent and one Commissioner's position vacant); and

WHEREAS, the public and staff had opportunities to make written and verbal comments prior to and during the Land Use, Planning, and Zoning Committee's review of the IDO, and the IDO was revised to reflect changes recommended by the LUPZ Committee; and

WHEREAS, the public and staff had an opportunity to make written and verbal comments prior to and during the full Council's review of the IDO, and the Council adopted Floor Amendments to change the IDO in response.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:
Section 1. The City hereby repeals the existing Zoning Code (§14-16-1 et seq.) and adopts the Integrated Development Ordinance, attached to O-17-49 and made a part hereof, as the new §14-16-1 et seq.

Section 2. The City hereby repeals the existing zoning map and replaces it with the Integrated Development Ordinance zoning conversion map.

Section 3. The City hereby repeals the existing Articles of the City Code of Ordinances: Landmarks and Urban Conservation Ordinance (§14-12-1 et seq.), the Subdivision Ordinance (§14-14-1 et seq.), and the Airport Zoning Ordinance (§14-15-1 et seq.), which are incorporated and updated in the Integrated Development Ordinance.

Section 4. Upon its adoption this IDO is the City’s sole document regulating land use within the municipal boundaries. In the event of any conflicts, the terms, requirements and obligations established by this IDO shall prevail over any other ordinance not specifically repealed herein or otherwise remaining after its adoption.

Section 5. The City hereby amends existing ordinances to ensure consistency with Integrated Development Ordinance by replacing the words “Zoning Code,” “Comprehensive City Zoning Code,” or “city’s Comprehensive Zoning Code” with the words “Integrated Development Ordinance” in the following Parts and Sections of the City Code of Ordinances:

- Part 5-1-4, Other Provisions Effect.
- Part 6-9-1(A), General Policies.
- Part 7-5-2, Findings.
- Part 7-5-3, Display and Sale of Motor Vehicles.
- Section 8-2-2-15(D), Clear Sight Triangle.
- Section 9-2-1-4, Definitions, Commercial Property.
- Section 9-2-3-3(E), Permit Holders: General Duties and Requirements.
- Section 9-6-3-4(A), Operational Requirements.
- Section 9-9-2, Definitions, Residential, Office/Commercial, Industrial/Manufacturing.
- Section 9-10-1-7(B)(3)(c), Storage of Solid Waste for Commercial and Multi-Family Dwelling Collection.
• Section 9-10-1-9(E)(1), Dumping, Accumulating, and Scattering of Refuse.
• Part 10-9-8, Delegation of Authority.
• Section 11-1-1-11(C)(2), Penalties for Public Nuisance Violations.
• Part 13-1-9(A), Zoning Notification.
• Part 13-2-6(C), Special Dispenser’s Permits.
• Section 13-5-1-13(D), Exercise of Rights under a Franchise – Minimum Conditions on Use of Property; Construction.
• Part 13-15-2(B), Purpose and Intent.
• Part 14-4-4(F), Size and Types of Numbers.
• Part 14-6-1, Prohibited in Residential Zones.
• Part 14-6-2(A)(5), Regulated in Nonresidential Zones.
• Section 14-8-2-3(B), Definitions.
• Section 14-11-7(C)(3), Permits for Solar Rights.
• Part 14-17-5(A), Establishment of a Family Housing Development.

Section 6. City Code of Ordinances Part 4-10-3(D), General Policies, is amended as follows: “(D) Public improvements financed by a TIDD should be in conformance with applicable long-range city policies for development, including, but not limited to, the Albuquerque/Bernalillo County Comprehensive Plan, the Integrated Development Ordinance, the Ordinance adopting elements of a Planned Growth Strategy; the current city enactment relating to the Capital Implementation Program; the Impact Fee Component Capital Improvement Program; other ordinances applicable to the affected land including annexation ordinances and any related annexation agreements, if any; and all supplements and subsequent enactments relating to these measures.”

Section 7. City Code of Ordinances Section 6-1-1-12(D), Variances and Appeals, is amended as follows: “Variances to §§ 6-1-1-8 through 6-1-1-10 requirements. A variance to the regulations in §§ 6-1-1-8 through 6-1-1-10 may be issued by the Mayor, through the Development Review Board, provided that the general intent of this article has been met and compliance with this article is proven to cause practical difficulties and unnecessary hardship. The variance procedure for this article will comply with the
variance procedure in the Integrated Development Ordinance as currently adopted or subsequently amended. (This procedure is described in § 14-16-5-5.2.K). Appeals of decisions of the Development Review Board are to the City Council. Appeal procedures will comply with those in the Integrated Development Ordinance, §14-16-6-4(U).”

Section 8. City Code of Ordinances Section 6-1-1-99(C), Penalty, is amended as follows: “Any responsible party who violates any provision of §§ 6-1-1-8 through 6-1-1-10 shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine not to exceed $500 and/or imprisonment for a period not to exceed 90 days. Application of fines for violations of the regulations in §§ 6-1-1-8 through 6-1-1-10 will comply with the Integrated Development Ordinance as currently adopted or subsequently amended. (See §14-16-6).”

Section 9. City Code of Ordinances Section 6-5-5-3, Pedestrian Sidewalk, Drive Pad, and Curb and Gutter Required, is amended as follows: “All properties within the city shall have sidewalk, drive pad, curb ramps, curb and gutter in accordance with the standards set forth by § 6-5-5-1 et seq., unless a variance from these standards is allowed through the procedures established by § 6-5-5-1 et seq. or unless such sidewalks, curb ramps, drive pads, curbs and gutters were constructed under standards previously in force. Such previously constructed improvements shall be considered non-conforming and as such may be repaired and maintained but if and when replacement becomes necessary shall be replaced according to the current standards or variance procedures of § 6-5-5-1 et seq. Compliance with the provisions of § 6-5-5-1 et seq. shall be the responsibility of the property owner. The cost of installing sidewalk shall be borne by the abutting property. On property in residential zones where only houses and townhouses are allowed, and where the lot abuts public streets at both its front and the rear lot lines, the property does not bear the cost of constructing missing sidewalk abutting the rear lot line where the property does not have the legal right to vehicular access from that street; this exception applies only to lots platted before June 29, 1983 (the effective date of the city’s Subdivision Ordinance, set forth in §14-16-5-4).”
Section 10. City Code of Ordinances Section 6-5-5-4, Definitions, is amended as follows: "DRB. The Development Review Board, an administrative board consisting of six representatives of city departments and other agencies, including the Planning Director as Chairperson, Zoning Enforcement Officer, City Engineer (who may also function as the AMAFCA designee), Traffic Engineer, Parks and Recreation Director, and Albuquerque-Bernalillo County Water Utility Authority Water Resources Engineer." ... "LANDSCAPE/BUFFER AREA. The part of the public right-of-way that is not occupied or planned to be occupied by street, curb, gutter, or sidewalk; that may be used for street furniture, street trees and vegetation, and utilities; and that is typically located between the back of curb and adjacent property line."

Section 11. City Code of Ordinances Section 6-5-5-12, Setback Use, is amended as follows: "LANDSCAPE/BUFFER AREA USE. The landscape/ buffer area may be used for the following public purposes so long as such uses are not in conflict with the provisions of §§ 6-5-5-1 et seq. or any other applicable provision of this code or any other ordinance of the city."

Section 12. City Code of Ordinances Section 6-5-5-14(B)(1)(d), Design and Construction Standards and Procedures, is amended as follows: "2. Land zoned for a residential density greater than allowed in the R-T (Residential Townhouse) zone district."

Section 13. City Code of Ordinances Section 6-5-5-14(E), Design and Construction Standards and Procedures, is amended as follows: "Transverse Slope. The transverse slope of the sidewalk and landscape/ buffer area shall be no greater than a ratio of 1:50 or 2%, sloping toward the street."

Section 14. City Code of Ordinances Section 6-5-5-15, Development Review Board, is amended as follows: "The DRB as established by §14-16-2(D) Development Review Board, will have responsibilities that may include, but not be limited to, the following:"
Section 15. City Code of Ordinances Sections §6-5-5-16, Variances, and §6-5-5-17, Appeals, are deleted and the subsequent sections are renumbered to reflect the deletion.

Section 16. City Code of Ordinances Section § 6-5-5-18, Sidewalks, Drive Pad, and Curb Ramp Repair and Maintenance; Permitting Commercial Advertising on Transit Shelters, is amended as follows: “(A)(4) The lot was platted before June 29, 1983, the effective date of the city’s Subdivision Ordinance, set forth in §14-16-5-4.” and sub-sections (D) and (F) are amended to replace the words “sidewalk setback” with “landscape BUFFER.”

Section 17. City Code of Ordinances Section 6-6-1-2, Definitions, is amended as follows: “LANDSCAPE BUFFER AREA. The part of the public right-of-way that is not occupied or planned to be occupied by street, curb, gutter, or sidewalk; that may be used for street furniture, street trees and vegetation, and utilities; and that is typically located between the back of curb and adjacent property line.”

Section 18. City Code of Ordinances Section §6-6-2-2, Intent, is amended as follows: “Sections 6-6-2-1 et seq. are intended to secure the following objectives, in accordance with Policy 5.1.9, Policy 7.1.3, Policy 7.2.1, Policy 7.6.2, and other policies of the Albuquerque/Bernalillo County Comprehensive Plan.”

Section 19. City Code of Ordinances Section §6-6-2-3, Definitions, is amended as follows: “DEVELOPMENT REVIEW BOARD. An administrative board, consisting of six city departments and other agencies. Membership consists of the Planning Director as Chairperson, Zoning Enforcement Officer, City Engineer (who may also function as the AMAFCA designee), Traffic Engineer, Parks and Recreation Director, and Albuquerque-Bernalillo County Water Utility Authority Water Resources Engineer.”...

“LANDSCAPE BUFFER AREA. The part of the public right-of-way that is not occupied or planned to be occupied by street, curb, gutter, or sidewalk; that may be used for street furniture, street trees and vegetation, and utilities; and that is typically located between the back of curb and adjacent property line.”...
Section 20. City Code of Ordinances Section §6-6-2-4(A), Required Street Trees, is amended as follows: "(1) All applicants for building permits for construction of a new building or building addition of 200 square feet or more shall submit a street tree plan for those parts of the lot abutting a major street, a major local street, or another street where street trees are required. (2) Any person who constructs a new building addition of 200 square feet or more or who paves a parking lot or required off-street parking area for apartments and/or non-residential development on a lot abutting a major street, a major local street, or another street where street trees are required shall plant street trees according to a street tree plan approved by the Mayor. Such planting shall occur no later than 60 calendar days after the completion of construction and shall occur before final inspection as required in the Building Code. (3) Street trees shown on an approved street tree plan and required to meet the requirements of §14-16-5-6 shall be maintained alive and healthy. Maintenance and trimming of street trees and replacement of dead trees are the responsibility of the owner of the lot abutting or on which the tree is located. (4) The City shall maintain a list of trees, as part of the Official Albuquerque Plant Palette and Sizing List, generally suitable for use as street trees in Albuquerque. This list shall include a description of the physical characteristics and cultural requirements of each species. (5) City staff, in coordination with appropriate private sector input, shall develop and make available information regarding the required soil volume for trees of a given mature size, and the Planning Director shall make this information available in the Development Process Manual. This soil volume consists of un-compacted and irrigated soil. The root space may be long and linear, to match a landscape/buffer area size, and/or the space may be created through mechanical de-compaction, or the use of either structural soils under pavements, or soil vault systems under pavements."

Section 21. City Code of Ordinances Section §6-6-2-5, Street Tree Policies, is amended as follows: "(A)(1) Adequate room and spacing for Street Trees shall be accommodated/provided pursuant to the details and specifications developed by the City in the Development Process Manual. ..."
(B) Street trees shall be placed between the curb and the public sidewalk and in the landscape-buffer area, unless traffic safety requires different locations of trees, as specified in division (2) of this division (B). ... (B)(1)(b) Where less than three feet of space exists, street trees shall not be planted into the landscape-buffer area. ... (C)(6)(a) Plantings of ten (10) or fewer trees may all be of the same genus; (b) Plantings of more than ten trees must use at least two different genera, with roughly equal numbers of each; ... (C)(7) One of every three street trees planted may be an accent tree per the Official Albuquerque Plant Palette and Sizing List, provided the guidelines in §14-16-5-6(D) are met.”

Section 22. City Code of Ordinances Section §6-6-2-7, More Detailed Regulations, is amended as follows: “Regulations detailing the provisions of §§ 6-6-2-1 et seq. should be enacted in coordination with and through the Departments with installation and maintenance responsibilities, and be amended by the Environmental Planning Commission for regulations in the Integrated Development Ordinance and by the DPM Executive Committee for technical standards in the Development Process Manual at an advertised public hearing.”

Section 23. City Code of Ordinances Section §6-6-2-9, Appeals, is amended as follows: “Appeals from the decision of the Mayor on requests for waivers or variances may be taken to the City Council, through the Land Use Hearing Officer, by filing written notice with the Planning Division within 15 days after the request for variance has been decided.”

Section 24. City Code of Ordinances Part 6-7-2(B), Definitions, is amended as follows: “Words not defined herein, but which are defined in §14-16-7-1 of the Integrated Development Ordinance, are to be construed as defined therein.”

Section 25. City Code of Ordinances Section 8-5-1-42(H), Mobile Food Units on Public Streets, is amended as follows: “This section establishes traffic code regulations pertaining to Mobile Food Units. Other aspects of Mobile Food Units are regulated in other parts of the Municipal Code. Please refer to Integrated Development Ordinance §14-16 and Health, Safety & Sanitation Code §9-6-5.”
Section 26. City Code of Ordinances Part 9-2-1-4, Definitions, is amended as follows: "RESIDENTIAL ZONE. "Zone District, Residential" as defined in the Integrated Development Ordinance."

Section 27. City Code of Ordinances Part 9-9-2, Definitions, is amended as follows: "DOWNTOWN ARTS AND ENTERTAINMENT FOCUS AREA. The area designated as the Downtown Arts and Entertainment Focus Area in the Integrated Development Ordinance."

Section 28. City Code of Ordinances Section 9-10-1-7(B)(3)(e), Storage of Solid Waste for Commercial and Multi-Family Dwelling Collection, is amended as follows: "Commercial collection sites shall be paved with a concrete apron meeting City of Albuquerque Solid Waste specifications for the designated container. However, commercial collection sites approved prior to October 1, 1985, which sites were paved in a way that met the off-street parking requirements of the Zoning Code (§ 14-16-3-1(E)(1)) in effect at the time of the issuance of building permit are exempt from the concrete-paving requirement if the owner of the property agrees in writing to maintain the paving and hold the city harmless for any damage to the pavement resulting from solid waste collection."

Section 29. City Code of Ordinances Part 11-2-3, Definitions, is amended as follows: "ADULT ENTERTAINMENT ESTABLISHMENT. An establishment that meets the definition provided by §14-16-7-1 of the Integrated Development Ordinance."

Section 30. City Code of Ordinances Part 12-2-28, Safety in Public Places, is amended as follows: "ARTS AND ENTERTAINMENT DISTRICT. The Arts and Entertainment District is roughly bordered by Copper Avenue on the north, 8th Street on the west, the alley between Gold and Silver Avenues to the south, and First Street to the East." ... "NOB HILL DISTRICT. For purposes of this section, the Nob Hill District is the area within the following streets: beginning at the intersection of Girard and Silver, then to Monte Vista to Campus to Copper to Washington to Silver to Carlisle to Silver to Girard."

Section 31. City Code of Ordinances Section 14-5-2-10(B), Multiple Use of Rights-of-way and Easements, is amended as follows: "Certain drainage
rights-of-way may be credited toward requirements for detached open
space in the Integrated Development Ordinance, except for any area which
is exclusively used for the drainage control, flood control, stormwater
control, or erosion control function.”

Section 32. City Code of Ordinances Section 14-8-2-3(A), Definitions, is
amended as follows: “REGISTERED NEIGHBORHOOD OR HOMEOWNER
ASSOCIATION. A neighborhood association other than the Recognized
neighborhood association for an area, homeowners association, or other
association that has notified the City Office of Neighborhood Coordination
of two persons' addresses where it wishes notice to be sent pursuant to §
14-8-2-1 et seq.”

Section 33. City Code of Ordinances Section 14-8-2-4(D), Criteria for
Recognition of Neighborhood Associations, is amended as follows: “The
appropriate district City Councilor and the City Office of Neighborhood
Coordination shall be furnished with names, addresses, email addresses,
and available phone numbers of current neighborhood association officers
and/or board members.”

Section 34. City Code of Ordinances Section 14-8-2-5, Responsibilities of
Recognized and Non-Recognized Neighborhood or Homeowner
Associations, is amended as follows: The word “non-recognized” is
replaced with “registered” throughout this section, including the title; the
word “Councillor” is replaced with “Councilor.”

Section 35. City Code of Ordinances Section 14-8-2-6, Responsibilities of
the City, is amended as follows: “(A) The Mayor shall make reasonable
attempts to provide electronic or mailed notice of City-initiated amendments
of Rank 1, Rank 2, or Rank 3 plans or new Rank 2 or Rank 3 plans to
recognized and registered neighborhood or homeowner associations
located partially or completely within or adjacent to the relevant plan area.
Notice is required at the initiation of the planning effort and at the
application for approval; proof of both notices shall be required when the
application is filed. The Mayor shall make reasonable attempts to provide
notice to such associations concerning all subsequent public hearings of
city boards, commissions, and task forces concerning such plan proposals,
except hearings which have been deferred or continued to a specific
time announced at the prior hearing. (B) The Mayor shall make reasonable
ttempts to give directly affected recognized and registered neighborhood
or homeowner associations prior mailed or electronic notice of pending
major city development and redevelopment projects and changes in
services by the city that will have a direct, significant impact on
neighborhoods adjacent to, for example, projects that would change the
size or type of city parks, building of new city facilities, relocation or
reconstruction of privately owned utilities that require a permit, or rerouting
of bus service. The Mayor shall provide prior electronic or mailed notice to
recognized and registered neighborhood or homeowner associations within
one mile of street construction, closure, and/or major repair. (C) The Mayor
shall require documentation of prior notice to recognized and registered
neighborhood or homeowner associations for development projects located
within or adjacent to the association boundary at the time of filing
applications, as specified in §14-16-6-1, Table 6-1-1. The Mayor shall send
electronic or mailed notices of the hearing to recognized and registered
associations for applications specified in §14-16-6-1, Table 6-1-1, as
specified in the relevant sub-section. (D) For the purpose of divisions (A),
(B), and (C) of this section, email or mailed notice to two contact addresses
of recognized or registered association representatives on file with the
Office of Neighborhood Coordination shall constitute reasonable attempt to
notify. (E) The city shall send an initial response electronically or by mail
within seven days of receipt of any correspondence received from any
recognized and registered association that requests an answer, definition,
or status of any city project within their boundaries.” ... “(F)(8) Along with
the district Councilor, serve when appropriate as a liaison between a
recognized neighborhood association and city agencies;” ... “(F)(12) Upon
request, assist the district Councilor and/or neighborhood associations in
the formation of alliances of neighborhood associations; and” ...

Section 36. City Code of Ordinances Section 14-8-2-7, Responsibilities of
Applicants and Developers, is amended as follows: “(A) Notification of land
use and development applications, shall be provided as required by §14-16-
6-1 of the Integrated Development Ordinance, which specifies requirements for mailed or electronic notice, posted signs, web postings, and/or published notice. (B) Notification of applications for issuance or transfer of liquor licenses shall provide notice of their proposal to any recognized and registered neighborhood or homeowner association that includes or is adjacent to the subject property. Certified letters, return receipt requested, mailed to the two designated association representatives on file at the City Office of Neighborhood Coordination constitutes a reasonable attempt to notify an association. Failure by an applicant to show proof of either notification in person or a reasonable attempt to give written notification of its proposal to such designated association representatives shall be grounds for a neighborhood association to request deferral of a hearing. The application for such hearing shall include a signed statement that such notification has been sent."

Section 37. City Code of Ordinances Section 14-8-2-7(B), Responsibilities of Applicants and Developers, is deleted in whole and replaced with the following: "(C) Pre-Application meetings with City staff for land development applications shall be held as outlined in §14-16-6-1 of the Integrated Development Ordinance. The purpose and requirements for a Pre-Application Meeting are provided in §14-16-6-4(B). (D) Neighborhood meetings for land development applications shall be held as outlined in §14-16-6-1 of the Integrated Development Ordinance. The purpose and requirements for a Neighborhood Meeting are provided in §14-16-6-4(C). These meetings may be recommended for Facilitation, as provided in §14-16-6-4(D)."

Section 38. City Code of Ordinances Part 14-8-7, Board of Appeals for Zoning Special Exceptions, is deleted in whole. Section 39. City Code of Ordinances Part 14-9-3, Definitions, is amended as follows: "WORKFORCE HOUSING. Dwelling units serving residents and their families whose annualized income is at or below 80% of the Area Median Income for Albuquerque (AMI) as adjusted for household size and determined by the U.S. Department of Housing and Urban Development, and whose monthly housing payment does not exceed 30% of the imputed
income limit applicable to such unit or 35% under special conditions to be
defined in the Workforce Housing Plan. "Dwelling unit" is used in this article
as defined in the Integrated Development Ordinance (see §14-16-7-1)."

Section 40. City Code of Ordinances Part 14-11-3(A), Intent, is amended
as follows: "This article is intended to help achieve Article IX of the Charter
of the City of Albuquerque. It is also a means of conforming solar rights to
local plans and laws: the Albuquerque/Bernalillo County Comprehensive
Plan and the Integrated Development Ordinance of this code of ordinances.
It is intended to create orderly, harmonious, and economically sound
development in order to promote the health, safety, convenience, and
general welfare of the citizens of the city."

Section 41. City Code of Ordinances Section 14-13-1-4(E), Impact Fees;
Other Development Related Charges, is amended in title and as follows:
"Waivers to impact fees are as is provided in §14-19-15 Exemptions."

Section 42. City Code of Ordinances Section 14-13-2-2, Rank Importance
of City Plans, is amended as follows: "Adopted City plans to coordinate
land use, development, facilities, and resources are of varying rank
importance. Lower-ranking plans should be consistent with higher-ranking
plans, and when this is indisputably not the case, the conflicting provision
of the lower-ranking plan is null and void. Plans should identify how they
relate to relevant, higher-ranking plans. Ranked plans shall only contain
policy and may not be regulatory. The highest ranks of City plans are as
follows in this section and in § 14-13-2-4" ... "(B)(2)" ... "(C)(1) Metropolitan
Redevelopment Plans provide guidance to the Metropolitan Redevelopment
Agency on redevelopment efforts, catalytic projects, and public/private
partnerships, subject to amendment per the Metropolitan Redevelopment
Agency Ordinance (§14-8-4-3(B)), for an area with common characteristics,
typically one square mile but occasionally considerably smaller. (2) Master
Plans provide guidance to the implementing department for the
development of a City facility or joint facilities, such as a community center,
library, and/or park. Master Plans typically include land uses, site layout,
and design standards. (3) Resource Management Plans provide guidance to
the Parks and Recreation Department’s Open Space Division about how
best to manage and protect natural, historic, or cultural resources on City-owned or City-managed Major Public Open Space (MPOS). Resource Management Plans can also guide the overall planning, visitor uses, budgeting, and decision-making for specific MPOS properties.’’

Section 43. City Code of Ordinances Section 14-13-2-3, Planned Growth Strategy, is amended as follows: “(B)(4) Planned Communities in the City of Albuquerque. (B)(5) The current annexation review and decision criteria in the Integrated Development Ordinance (Section 14-16-6-7(G)), in part, indicate conditions under which an annexation request may be denied by the City. (B)(6) The City shall request that the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA) continue to establish and update new conservation goals below 135 gallons per person per day beyond 2024. The City shall continue to be involved in the ABCWUA’s implementation of the Water Resources Management Strategy including the updating of building codes, zoning regulations, and technical standards for rainwater harvesting.’’

Section 44. City Code of Ordinances Section 14-13-2-4(B), Redevelopment Plans, is amended as follows: “Metropolitan Redevelopment Plans are Rank 3 plans that provide guidance to the Metropolitan Redevelopment Agency on redevelopment efforts, catalytic projects, and public/private partnerships, subject to amendment per the Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)), for an area with common characteristics, typically one square mile or more but occasionally considerably smaller.’’

Section 45. City Code of Ordinances Section 14-13-2-5, Procedure for Plan Adoption or Amendment; Fee, is deleted in whole.

Section 46. City Code of Ordinances Section 14-13-2-6, Annually Revised Planning Program, is deleted in whole.

Section 47. The City Council hereby amends Part 14-13-3, et seq., Environmental Planning Commission, is deleted in whole. Sections 14-13-3-5 Beautification Committee, 14-13-3-6 City of Albuquerque’s Greater Albuquerque Bicycling Advisory Committee, 14-13-3-7 Open Space Advisory Board, and 14-13-3-8 City of Albuquerque’s Greater Albuquerque
Recreational Trails Committee are moved to become new Part 2-6-14, Part 2-6-15, Part 2-6-16, and Part 2-6-17, respectively.

Section 48. City Code of Ordinances Part 14-17-5, Establishment of a Family Housing Development, is amended as follows: “(C) Financial Guarantee. In exchange for the density bonus, as specified in the Integrated Development Ordinance Section 14-16-5-1, the developer and/or builder shall provide a financial guarantee in favor of the city that is equal to the appraised value of the increased density. The financial guarantee shall become due and payable to the city, if the developer and/or builder fails to sell a family affordable ownership unit to a qualified home buyer. The value of the increased density shall be determined by a qualified appraiser who shall perform an appraisal of the property. The city shall release the financial guarantee as the developer and/or builder provides documentation to the city that the family affordable ownership units have been sold to qualified home buyers.” ... “(D)(1) That the proportionate amount of the value of the density bonus and the fee rebate, provided for in the Integrated Development Ordinance Section 14-16-5-1 and subparagraph E(2) of this section, for the family housing development that is attributable to each family affordable ownership unit shall be passed on by the developer and/or builder to each qualified home buyer in the form of a deferred loan of a portion of the purchase price of the family affordable ownership unit;” ... “(E)(1) Density Bonus. Any Family Housing Development (FHD) located in the R-1, RA or R-T zones is eligible for a density bonus. In these zones, the FHD may be developed at a density that is at most 20% higher than normally allowed under the Integrated Development Ordinance. All of the controlling setback and open space requirements must be met for the zone in which the FHD is located. (See the Integrated Development Ordinance, Section 14-16-2-3(A), Section 14-16-2-3(B), Section 14-16-2-3(D), and Section 14-16-5-1(C))”

Section 49. City Code of Ordinances Part 14-19-15(A)(6), Exemptions, is amended as follows: “Full or partial waivers of impact fees shall be provided for projects within metropolitan redevelopment areas that meet the criteria set forth in the Development Process Manual. Notwithstanding the provisions of the Development Process Manual, such waivers shall be
provided for both non-residential and residential development within the
metropolitan redevelopment area that conforms to the metropolitan
redevelopment area plan and any others applicable within the metropolitan
redevelopment area."

Section 50. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
clause, word or phrase of this ordinance 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 ordinance. The
Council hereby declares that it would have passed this ordinance and each
section, paragraph, sentence, clause, word or phrase thereof irrespective of
any provisions being declared unconstitutional or otherwise invalid.

Section 51. COMPILATION. Sections 1 through 48 of this ordinance shall
amend, be incorporated in and made part of the Revised Ordinances of
Albuquerque, New Mexico, 1994.

Section 52. EFFECTIVE DATE AND PUBLICATION; INTERIM
AMENDMENTS. This legislation shall take effect six months after
publication by title and general summary. Any amendments to the IDO
proposed prior to the effective date shall be introduced through the normal
City Council process for direct review by Council or Committee of the
Council without any requirement for initial referral to the Environmental
Planning Commission or any other review board or body.
PASSED AND ADOPTED THIS 13th DAY OF November, 2017
BY A VOTE OF: 6 FOR 3 AGAINST.

For: Benton, Davis, Gibson, Harris, Jones, Lewis
Against: Peña, Sanchez, Winter

Isaac Benton, President
City Council

APPROVED THIS 11th DAY OF November, 2017

Richard J. Berry, Mayor
City of Albuquerque

ATTEST:

Natalie Y. Howard, City Clerk
CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL

COUNCIL BILL NO. C/S R-17-213 ENACTMENT NO. R-2017-102

SPONSORED BY: Trudy E. Jones and Isaac Benton

1
2 RESOLUTION
3 REPEALING RESOLUTIONS AND PLANS WHOSE REGULATORY PURPOSE
4 AND CONTENT HAS BEEN REPLACED BY THE INTEGRATED DEVELOPMENT
5 ORDINANCE (§14-16, ET SEQ.), INCLUDING PART §1-1-2, PART §1-1-4, PART
6 §1-1-5, PART §1-1-6, PART §1-1-10, PART §1-1-11, PART §1-1-12, PART §1-1-
7 14, PART §1-1-16, PART §1-2-1, ARTICLE 3: METROPOLITAN AREAS AND
8 URBAN CENTERS PLAN, ARTICLE 4: REVITALIZATION STRATEGIES,
9 ARTICLE 6: REDEVELOPMENT PLANS, ARTICLE 7: SECTOR DEVELOPMENT
10 AND COMMUNITY DEVELOPMENT PLANS, ARTICLE 10: OVERLAY ZONES,
11 ARTICLE 11: AREA PLANS, ARTICLE 13: CORRIDOR PLANS, PART §1-13-1,
12 AND PART §2-5-1; CREATING A NEW ARTICLE 14: RANK 2 FACILITY PLANS,
13 ARTICLE 15: RANK 3 MASTER PLANS AND RESOURCE MANAGEMENT
14 PLANS, ARTICLE 16: FRAMEWORK PLANS THAT ARE CONSISTENT WITH
15 THE TERMINOLOGY IN THE IDO; REPLACING REFERENCES TO REPEALED
16 ORDINANCES AND RESOLUTIONS IN VARIOUS LOCATIONS OF THE CODE
17 OF RESOLUTIONS OF ALBUQUERQUE, NEW MEXICO, WITH REFERENCES
18 TO THE INTEGRATED DEVELOPMENT ORDINANCE TO MAINTAIN
19 CONSISTENCY, INCLUDING PART §1-6-7, PART §1-6-8, PART §1-6-9, PART §1-
20 6-16, PART §1-7-16, PART §1-7-43, PART §1-11-9, PART §1-11-12, PART §1-12-
21 12, PART §1-13-2, PART §1-13-3, PART §1-13-4, PART §5-1-1; AND REVISING
22 THE LOCATION IN THE CODE OF RESOLUTIONS FOR SELECT PLANS TO
23 COMPILe RELEVANT SECTIONS OF THE CODE OF RESOLUTIONS AND TO
24 MAINTAIN CONSISTENCY WITH THE IDO, INCLUDING PART §1-4-2, PART §1-
25 4-3, PART §1-6-8, PART §1-6-10, PART §1-6-11, PART §1-6-12, PART §1-6-13,
26 PART §1-6-14, PART §1-6-15, PART §1-11-5, PART §1-11-6, PART §1-11-7,
27 PART §1-11-13, PART §1-11-14, PART §1-13-2, PART §1-13-3, PART §1-13-4,
PART §1-13-5, PART §4-2-5, PART §4-2-1, PART §4-2-9, PART §4-4-2, PART §4-3-1, AND PART §4-4-3.

WHEREAS, the City Council, the Governing Body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and

WHEREAS, the City’s zoning powers are established by the City charter, in which Article I, Incorporation and Powers, allows the City to adopt new regulatory structures and processes to implement the Albuquerque-Bernalillo County Comprehensive Plan ("Comp Plan") and help guide future legislation; Article IX, Environmental Protection, empowers the City to adopt regulations and procedures to provide for orderly and coordinated development patterns and encourage conservation and efficient use of water and other natural resources; and Article XVII, Planning, establishes the City Council as the City’s ultimate planning and zoning authority; and

WHEREAS, the City adopted a Planning Ordinance (§14-13-2) that established a ranked system of plans, with the jointly adopted Comp Plan as the Rank 1 plan that provides a vision, goals, and policies for the Albuquerque metropolitan area, including the entire area within the city’s municipal boundaries, Rank 2 plans that provide more detailed policies for a particular type of facility or a sub-area of the city in order to implement the Comp Plan, and Rank 3 plans that provide an even greater level of detail about an even smaller sub-area; and

WHEREAS, the City amended the Comp Plan in 2001 via R-01-344 (Enactment No. 172-2001) to include a Centers and Corridors vision for future growth and development as recommended by the City’s Planned Growth Strategy (§14-13-1) in order to maintain a sustainable urban footprint and service boundary for infrastructure; and

WHEREAS, the City amended the Comp Plan in 2001 via R-01-343 (Enactment No. 171-2001) to identify Community Planning Areas and provide goals and policies to protect and enhance distinct community identity in each area; and
WHEREAS, the City’s Comprehensive Zoning Code ("Zoning Code"), which is the primary implementation tool for the Comp Plan, has been amended piecemeal hundreds of times but has not been comprehensively updated since 1975; and

WHEREAS, the Zoning Code was not updated comprehensively after the Comp Plan amendments adopting the Centers and Corridors vision and community identity goals and policies for Community Planning Areas; and

WHEREAS, zoning codes typically have a lifespan of 20 years before a comprehensive update is needed; and

WHEREAS, the Zoning Code does not include integrated tools to address the unique needs of sub-areas or establish regulations to protect the character of built environments in particular sub-areas; and

WHEREAS, lower-ranked plans are intended to implement the Rank 1 Comp Plan and supplement the Zoning Code by providing a greater level of detailed planning policy and/or land use and zoning regulations for sub-areas of the city; and

WHEREAS, the City has adopted six Rank 2 Facility Plans – for Arroyos (adopted 1986), for the Bosque (adopted 1993), for Major Public Open Space (adopted 1999), for the Electric System: Transmission & Generation (last amended in 2012), for Route 66 (adopted 2014), and for Bikeways & Trails (last amended in 2015) – to provide policy guidance and implementation actions for implementing departments; and

WHEREAS, the City’s Rank 2 Facility Plan for Arroyos identifies major arroyos that serve a drainage function as well as, in many cases, recreational opportunities through multi-use trails or parks and provides policy guidance for the design and management of these facilities; and

WHEREAS, the City has adopted three Rank 3 Arroyo Corridor Plans – Pajarito (adopted in 1990), Amole (adopted in 1991), and Bear Canyon (adopted in 1991) – which include policy guidance to the City for the management of these facilities as well as regulations pertaining to private property abutting these facilities; and
WHEREAS, Rank 2 Area Plans and Rank 3 Sector Development Plans have been created and adopted over the last 40 years for approximately half the area of the city; and

WHEREAS, the City has adopted five Rank 2 Area Plans – the Sandia Foothills Area Plan in 1983 (never amended), the Southwest Area Plan in 1988, (last amended in 2002), the East Mountain Area Plan in 1992 (never amended), the North Valley Area Plan in 1993 (never amended), and the West Side Strategic Plan in 1997 (last amended in 2014) – that provide policy guidance about sub-areas to help implement the Comp Plan, yet three have not been amended since 2001, when the Comp Plan was amended to adopt a Centers and Corridors vision for future growth and development; and

WHEREAS, the Southwest Area Plan and East Mountain Area Plan were jointly adopted with Bernalillo County, as the plan areas include land that is predominantly within the unincorporated County area; and

WHEREAS, the City has adopted over 50 Sector Development Plans – some of which include policies and some of which include tailored zoning, regulations, and approval processes for properties within the plan boundary; and

WHEREAS, approximately 51% of the adopted Rank 3 Sector Development Plans were adopted or amended after 2001, when the Comp Plan was amended to adopt a Centers and Corridors vision for future growth and development; and

WHEREAS, the City intended to update each Sector Development Plan every 10 years, but some have never been amended, some have been amended multiple times, and over half are now more than 10 years old; and

WHEREAS, the Code of Resolutions indicates that the City has adopted plans that the Planning Department cannot find, which may have been repealed or replaced in whole or in part, and there may be other adopted ranked plans that the Planning Department is no longer aware of and have not been listed on the Planning Department’s publication list; and

WHEREAS, approximately half the properties in the city have not had the benefit of long-range planning for specific sub-areas with trend analysis by
staff or engagement by area stakeholders, which is an inequitable and
untenable existing condition; and

WHEREAS, City staff and the budget have been restructured and allocated
over the years in such a way as to no longer be adequate to maintain and
update over 50 standalone Sector Development Plans, three Area Plans, and
three Arroyo Corridor Plans, much less the additional plans that would be
needed to provide an equal level of policy guidance and tailored regulations
for the half of the city not currently covered by Rank 2 Area Plans or
Rank 3 Sector Development Plans; and

WHEREAS, the mix of policy and regulations in Rank 3 Plans has
sometimes created confusion as to whether language is narrative, policy,
and/or regulatory; and

WHEREAS, the adopted Rank 3 Sector Development Plans have created
over 235 unique SU-2 zones outside of the Zoning Code, many of which
establish zone abbreviations unique to each plan; and

WHEREAS, there are enumerable SU-1 zones adopted for individual
properties throughout the city totaling over 28,500 acres (almost 25% of the
city’s total acreage); and

WHEREAS, the Zoning Code has 24 base zone districts, not including SU-1,
SU-2, and SU-3 zones or overlay zones; and

WHEREAS, the City has struggled to administer and enforce all of these
unique zones consistently over time; and

WHEREAS, the separation of land use and zoning regulation from the
Zoning Code into multiple standalone plans has sometimes resulted in
conflicting language and/or regulations being lost or overlooked by staff and
decision-makers in the review/approval and enforcement processes, which are
the primary responsibility of the Planning Department and the City Council as
the ultimate land use and zoning authority; and

WHEREAS, some Rank 3 Sector Development Plans establish separate
decision-making processes and/or criteria, which introduces an uneven
playing field for development and inconsistent protections for neighborhoods
and natural/cultural resources from area to area; and
WHEREAS, the City Council directed the City in April 2014 via R-14-46 (Enactment No. R-2014-022) to update the Comp Plan and the land development regulations intended to implement it; and

WHEREAS, the City Planning Department and Council Services initiated a project in February 2015 called “ABC-Z” to update the Albuquerque-Bernalillo County Comprehensive Plan and develop an Integrated Development Ordinance (“IDO”) to help implement it; and

WHEREAS, the public engagement process for ABC-Z offered a range of opportunities for input, discussion, and consensus-building with over 130 workshops and public meetings, including daytime focus groups organized by topic, evening meetings with a more traditional presentation and question and answer session, “Comp Plan 101” and “Zoning 101” meetings, and periodic “Ask an Expert” zoning clinics; and

WHEREAS, the project team spoke at over 100 meetings and local conferences by invitation of various stakeholders; and

WHEREAS, the project team staffed booths and passed out promotional material at community events and farmers markets to reach more people and a broader cross-section of the community and met with individuals and small groups during weekly office hours; and

WHEREAS, articles about the ABC-Z project appeared monthly in the City’s Neighborhood News, ads specifically for the proposed IDO were placed in print and social media, as well as on local radio stations, and the project team maintained a project webpage and a social media page on Facebook for the ABC-Z project; and

WHEREAS, the Planning Department has expended additional funds from its general operating budget, and the City Council also provided supplementary funds as part of a budget amendment in November 2015 (R-15-266, Floor Amendment 2, Enactment No. R-2015-113) that were subsequently used for additional paid advertising in print, radio, and social media, including Spanish-language media outlets, to reach a broader and more diverse audience; and

WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo County Comprehensive Plan ("ABC Comp Plan") on March 20, 2017 via R-16-
108 (Enactment No. R-2017-026), including an updated community vision that
is still based on a Centers and Corridors approach to growth; and

WHEREAS, the 2017 ABC Comp Plan adopted an updated Centers and
Corridors map that establishes boundaries for the Centers; designates priority
for transportation modes on certain Corridors; and identifies Downtown,
Urban Centers, Activity Centers, Premium Transit Corridors, Major Transit
Corridors, and Main Street Corridors as the Centers and Corridors that are
intended to be walkable, with a mix of residential and non-residential land
uses, and with higher-density and higher-intensity uses; and

WHEREAS, the 2017 ABC Comp Plan established a hierarchy of Centers
and Corridors from the most to the least walkable, mixed-use, and dense, with
Downtown, Urban Centers, Premium Transit Corridors, and Main Street
Corridors all intended to be highly walkable, mixed-use, and dense; and

WHEREAS, the IDO, as a regulatory document that applies citywide, is the
primary mechanism to implement the 2017 ABC Comp Plan for land within the
municipal boundaries of the City of Albuquerque; and

WHEREAS, the IDO has been drafted to be consistent with and implement
Comp Plan goals and policies; and

WHEREAS, the IDO's stated purpose is to implement the 2017 ABC Comp
Plan; ensure that all development in the City is consistent with the spirit and
intent of other plans and policies adopted by City Council; ensure provision of
adequate public facilities and services for new development; protect quality
and character of residential neighborhoods; promote economic development
and fiscal sustainability of the City; provide efficient administration of City
land use and development regulations; protect health, safety, and general
welfare of the public; provide for orderly and coordinated development
patterns; encourage conservation and efficient use of water and other natural
resources; implement a connected system of parks, trails, and open spaces to
promote improved outdoor activity and public health; provide reasonable
protection from possible nuisances and hazards and to otherwise protect and
improve public health; and encourage efficient and connected transportation
and circulation systems for motor vehicles, bicycles, and pedestrians; and
WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors map with a new Downtown Center designation as the most urban, walkable, dense, intense, and mixed-use Center in Albuquerque, with the same boundary as the adopted Rank 3 Downtown 2025 Sector Development Plan; and

WHEREAS, the IDO helps to implement the Downtown Center by carrying over and updating zoning regulations and design standards from the adopted Rank 3 Downtown 2025 Sector Development Plan as a mixed-use, form-based zone district (MX-FB-DT); and

WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors map with a new Center designation of Urban Centers – intended to be highly walkable, with mixed-use development and high-density, high-intensity uses – for Volcano Heights and Uptown, with the same boundaries as identified in the 2013 Comp Plan, which followed boundaries established by SU-2 zoning in the adopted Rank 3 Volcano Heights and Uptown Sector Development Plans; and

WHEREAS, the IDO helps implement these Urban Centers by allowing additional building height and reducing parking requirements in these Centers; and

WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors map with a new Corridor designation of Premium Transit Corridors in order to prioritize transit service in the public right-of-way and encourage higher-density and mixed-use transit-oriented development that can support and be supported by transit service; and

WHEREAS, the IDO helps implement Premium Transit Corridors for which funding has been secured and transit station locations have been identified by allowing additional building height and reducing parking requirements within 660 feet (one-eighth of a mile, a distance of two typical city blocks, considered a 5-minute walk) of Premium Transit stations; and

WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors map with a new Corridor designation of Main Streets, intended to be pedestrian-oriented and encourage mixed-use and high-density residential development along them; and
WHEREAS, the IDO helps implement Main Street Corridors by allowing additional building height and reducing parking requirements on parcels within 660 feet (one-eighth of a mile, a distance of two typical city blocks, considered a 5-minute walk) of the centerline of Main Street Corridors; and

WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors map with a new Center designation of Activity Centers, intended to serve surrounding neighborhoods, be more walkable and allow higher-density and higher-intensity uses than non-Center areas; and

WHEREAS, the IDO helps implement Activity Centers by requiring enhanced building façade design and site design for drive-throughs that results in more pedestrian-oriented layouts within the boundary of these Centers; and

WHEREAS, the IDO helps implement the Centers and Corridors vision by converting existing mixed-use and non-residential zoning in Centers and Corridors intended to be walkable, mixed-use, and dense to IDO zone districts with the closest matching set of permissive uses, as described in more detail below; and

WHEREAS, the IDO helps implement the Centers and Corridors vision by providing different dimensional standards for density, height, and setbacks, lower parking standards, additional building design and site layout standards, and reduced buffering and landscaping requirements that will allow more urban development forms as relevant for walkable, mixed-use, dense Centers and Corridors (excluding Old Town, Employment Centers, and Commuter Corridors); and

WHEREAS, the 2017 ABC Comp Plan included an updated map of City Development Areas Map that replaced the 1975 Development Areas with one of two new Development Area designations: Areas of Change, including all Centers but Old Town and all Corridors but Commuter Corridors, or Areas of Consistency, including single-family neighborhoods, parks, Major Public Open Space, golf courses, airport runway zones, and many arroyos, acequias; and

WHEREAS, the 2017 ABC Comp Plan includes policies to encourage growth and development in Areas of Change and policies to protect the
character and built environment in Areas of Consistency from new
development or redevelopment; and

WHEREAS, the IDO helps implement the Comp Plan by providing
Neighborhood Edge regulations (§14-16-5-9) that require a transition and
buffering between Areas of Change and Residential zones, as well as other
design requirements for development in Areas of Change to minimize negative
impacts on Areas of Consistency; and

WHEREAS, the IDO helps implement the Comp Plan by including
regulations (§14-16-5-2) to avoid sensitive lands such as flood plains, steep
slopes, unstable soils, wetlands, escarpments, rock outcroppings, large
stands of mature trees, archaeological sites; and

WHEREAS, the IDO helps implement the Comp Plan by including specific
regulations (§14-16-5-2(C)) to ensure that development near sensitive lands,
including archaeological sites (§14-16-5-2(D)), arroyos (§14-16-5-2(E)), and
acequias (§14-16-5-2(F)), is context-sensitive; and

WHEREAS, the IDO helps implement the Comp Plan by incorporating and
updating regulations from adopted Rank 3 Arroyo Corridor Plans as general
regulations for private property abutting any arroyo identified in the Rank 2
Facility Plan for Arroyos in order to ensure context-sensitive development
next to these natural resources, which function as drainage facilities as well
as providing open space and, in some cases, recreational opportunities
through multi-use trails or parks; and

WHEREAS, the IDO helps implement the Comp Plan by including specific
use restrictions and design standards (§14-16-5-2(H)) to ensure that
development adjacent to or within 330 feet (one-sixteenth of a mile, a distance
of one typical city block) of Major Public Open Space is context-sensitive; and

WHEREAS, the 2017 ABC Comp Plan includes goals and policies to protect
historic assets and cultural resources, and the IDO implements these goals
and policies by incorporating Historic Protection Overlay zones (§14-16-3-3)
with design standards to ensure compatible new development and
redevelopment in historic districts, View Protection Overlay zones (§14-16-3-
4), and regulations for development next to sensitive lands (§14-16-5-2); and
WHEREAS, the 2017 ABC Comp Plan includes goals and policies to protect community health and maintain safe and healthy environments where people can thrive; and

WHEREAS, the IDO helps to implement these goals and policies by providing a set of zones (§14-16-2) that range from low intensity to high intensity and designating the appropriate mix of land uses in each zone; and

WHEREAS, the IDO helps implement these goals and policies by providing use-specific standards (§14-16-4-3) that require a distance separation for certain nuisance uses – such as alcohol sales and heavy manufacturing – from residential areas, schools, and churches to mitigate the potential negative impact on quality of life; and

WHEREAS, the IDO helps implement these goals and policies by providing use-specific standards (§14-16-4-3) that require distance separations between uses that pose potential negative impacts on nearby properties – such as pawn shops, bail bonds, small loan businesses, and liquor retail – to prevent clustering of such uses; and

WHEREAS, the 2017 ABC Comp Plan recommends a transition from long-range planning with communities on an as-needed basis to create standalone Rank 2 and 3 plans to a 5-year cycle of planning with each of 12 Community Planning Areas in order to provide opportunities for all areas of the city to benefit from area-specific long-range planning, including regular and ongoing opportunities for stakeholder engagement and analysis by staff of trends, performance measures, and progress toward implementation actions in the Comp Plan; and

WHEREAS, the IDO implements the new proactive approach to long-range planning by committing the City to a proactive, equitable system of assessments (§14-16-6-3(D)) done every five years with residents and stakeholders in each of 12 Community Planning Areas established by the ABC Comp Plan; and

WHEREAS, the IDO furthers the purpose and intent of the Planning Ordinance (§14-13-2) and the Planned Growth Strategy (§14-13-2-3) by establishing a regulatory framework that ensures that development is consistent with the intent of other plans, policies, and ordinances adopted by
the City Council; that updated development standards help ensure provision
of adequate light, air, solar access, open spaces, and water; that clarified and
streamlined development processes will help ensure the harmonious, orderly,
and coordinated development of land in the City, and help create efficiency in
governmental operations; that land use is coordinated with transportation
corridors to help promote the convenient circulation of people, goods, and
vehicles while minimizing traffic hazards; that subdivision standards and
review/approval processes serve as a framework to help Staff and the public
ensure the safety and suitability of land for development; and

WHEREAS, the IDO (§14-16-6-3) describes a Planning System (§14-16-6-3)
that incorporates the ranked system of plans described in the Planning
Ordinance (§14-13-2): the Rank 1 plan with which the lower-ranking plans must
be consistent and that the lower-ranking plans are intended to help implement,
Rank 2 plans for facilities that exist throughout the City in various areas and
need to be coordinated and managed with a consistent approach (i.e. Facility
Plans), and Rank 3 plans for specific areas that benefit from more detailed
guidance related to the area’s unique needs and opportunities (i.e.
Metropolitan Redevelopment Plans, Master Plans, and Resource Management
Plans); and

WHEREAS, the Planning Ordinance (§14-13-2) is being amended with the
Ordinance adopting the IDO (O-17-49) to clarify that Ranked plans will hereby
include narrative and policies but not regulations; and

WHEREAS, adopted Rank 2 Facility Plans will remain in effect, to be
amended pursuant to the IDO (§14-16-6-3(B)) or as specified in the adopted
plan; and

WHEREAS, the 2017 ABC Comp Plan included and updated policies from
adopted Rank 2 Area Plans and Rank 3 Sector Development Plans; and

WHEREAS, the 2017 ABC Comp Plan included Sector Development Plans
adopted as of March 2017 in the Appendix so that they can be used as
informational, reference documents for relevant sub-areas, especially in
creating and/or amending Community Planning Area assessments in the
future; and
WHEREAS, the IDO is intended to contain all the zoning and land use laws of the City, superseding any and all other zoning and land use laws whether written or based on prior practice; and

WHEREAS, the IDO is intended to integrate and adopt regulations pertaining to land use and development on private land within the City’s municipal boundaries into one document in order to eliminate duplication, inconsistencies, and conflicts and to strengthen consistency, coordination, efficiency, effectiveness, and enforcement of these regulations; and

WHEREAS, the IDO does not apply to properties within other jurisdictions, such as the State of New Mexico, Federal lands, and lands in unincorporated Bernalillo County or other municipalities; and

WHEREAS, the IDO includes the flexibility to tailor uses, overlay zones, development standards, and review/approval processes for specific sub-areas to protect character, enhance neighborhood vitality, and respect historic and natural resources; and

WHEREAS, regulations from the adopted Rank 3 Sector Development Plans and Rank 3 Arroyo Corridor Plans have been coordinated, updated, and included in the IDO either as citywide regulations or as regulations applying to a mapped area consistent with the applicable area identified in the relevant adopted Sector Development Plan; and

WHEREAS, the IDO carries over as Character Protection Overlay zones (§14-16-3-2) distinct sets of building and site design standards intended to reinforce the existing character of sub-areas of the city from adopted Rank 3 Sector Development Plans, including Coors Corridor Plan (last amended in 2013), Downtown Neighborhood Area (adopted 2012), Huning Highland (last amended in 2005), Los Duranes (adopted 2012), Nob Hill Highland (last amended in 2014), Rio Grande Boulevard Corridor (adopted 1989), Sawmill/Wells Park (last amended in 2002), Volcano Cliffs (last amended in 2014), Volcano Heights (last amended in 2014), and Volcano Trails (last amended in 2014); and

WHEREAS, within the Nob Hill Character Protection Overlay zone, the IDO tailors the dimensional standards associated with Premium Transit stations and Main Street Corridors, as well as the building height bonus associated
with Workforce Housing, to recognize the lower building heights that
contribute to the distinctive character of “Lower Nob Hill” between Girard
Blvd. and Aliso Dr., consistent with the intent of the adopted Rank 3 Nob Hill
Highland Sector Development Plan; and

WHEREAS, the IDO carries over as Historic Protection Overlay zones (§14-
16-3-3) historic design standards from the Historic Zone (H-1) and adopted
historic overlay zones, including East Downtown (adopted 2005),
Eighth/Forrester (last amended in 1998), Fourth Ward (adopted 2002), Huning
Highland (adopted 2010), and Silver Hill (last amended in 2010); and

WHEREAS, the IDO carries over and updates view preservation regulations
from the Rank 3 Coors Corridor Plan (last amended in 2013) and Rank 3
Northwest Mesa Escarpment Plan (last amended in 2016) as View Protection
Overlay zones (§14-16-3-4) to protect views from public rights-of-way to
cultural landscapes designated by the 2017 ABC Comp Plan; and

WHEREAS, the IDO includes and updates standards and review/approval
procedures for development from the existing Landmarks and Urban
Conservation Ordinance (§14-12-1 et seq.) in order to protect structures and
areas of historical, cultural, architectural, engineering, archeological, or
geographic significance; and

WHEREAS, the IDO includes and updates portions of the Development
Process Manual (DPM) that pertain to the engineering technical standards for
development on private land and these updates have been coordinated with
technical subcommittees that are updating relevant portions of the DPM as
part of a parallel effort in order to remove conflicts between zoning regulations
and technical standards related to street and parking design, drainage, flood
control, and sewer service; to ensure an orderly and harmonious process and
outcome for coordinating land use, transportation, and infrastructure on
private property and within the public right-of-way; and to improve the viability
of multiple transportation methods throughout the city; and

WHEREAS, the IDO incorporates the purpose and updates the content of
the existing Zoning Code (§14-16 et seq.); and

WHEREAS, the IDO includes three categories of uses – Residential, Mixed-
use, and Non-residential – with zones in each category that range from the
least to the most intense that are appropriate to a mid-size, Southwestern, 21st century city; and

WHEREAS, the existing Official Zoning Map is included by reference in the Zoning Code (§14-16-4-9); and

WHEREAS, the IDO adopts an Official Zoning Map (§14-16-1-6) with zones converted from existing zone districts pursuant to the zoning conversion rules described below; and

WHEREAS, properties with zoning from the Zoning Code have been converted on the zoning conversion map to the IDO zone district with the closest matching set of permissive uses on a conversion map that has been available to the public for review and comment since April 2016; and

WHEREAS, properties with SU-2 or SU-3 zoning from adopted Rank 3 Sector Development Plans have been converted on the zoning conversion map to the IDO zone district with the closest matching set of permissive uses; and

WHEREAS, properties with Residential and Related Uses – Developing Area (RD) zoning, Planned Residential Development (PRD) zoning, or Planned Development Area (PDA) zoning have been converted on the zoning conversion map to the Planned Development (PD) zone district in the IDO, which is site-plan controlled and allows uses as specified on the approved site plan; and

WHEREAS, properties with SU-1 zoning in an adopted Rank 3 Sector Development Plan that describes the zones by referring to the existing Zoning Code (other than SU-1 for PRD or SU-1 for PDA, whose conversion is described above) have been converted in the conversion zoning map to the IDO zone with the closest matching set of permissive uses; and

WHEREAS, properties with SU-1 zoning whose zone descriptions refer to zones from the existing Zoning Code have been converted on the zoning conversion map to the IDO zone with the closest matching set of permissive uses; and

WHEREAS, properties with SU-1 zoning with zoning descriptions that refer to permitted uses but do not refer to zones from the existing Zoning Code
have been converted on the conversion zoning map to the IDO zone district that is site plan controlled – Planned Development (PD); and

WHEREAS, the zoning conversion rules for properties with C-2 zoning, or SU-1, SU-2, or SU-3 zones that reference C-2 zones as the highest uses allowed permissively, were different for the east and west sides of the Rio Grande in order to address the imbalance of jobs and housing on the West Side, so that C-2 properties on the East Side were converted to MX-M to encourage an ongoing mix of residential and commercial uses, while properties on the West Side were converted to Non-Residential Commercial (NR-C) to ensure the addition of retail and services that are currently lacking; and

WHEREAS, the zoning conversion rules for properties with C-3 zoning, or SU-1 and SU-2 zones that reference C-3 zones as the highest uses allowed permissively, were different inside and outside of Centers to help implement the ABC Comp Plan and result in more mixed-use, walkable development within Centers, so that C-3 properties outside of Centers were converted to Non-Residential Commercial (NR-C), while properties east of the river within Urban Centers or Activity Centers or within 660 feet of Premium Transit station areas or 660 feet of the centerline of a Main Street Corridor were converted to MX-H, west of the river only properties within 660 feet of Premium Transit station areas were converted to MX-H; and

WHEREAS, the City and Bernalillo County jointly adopted the Planned Communities Criteria (Code of Resolutions §1-1-10) that establish a procedure for planning large areas that are intended to function self-sufficiently within their jurisdictions, with development and services that have no net cost to the local jurisdiction and that implement the Comp Plan; and

WHEREAS, the City has approved two Planned Communities – Mesa del Sol and Westland – with Level A "Master Plans," which will be called Framework Plans in the IDO, and Level B "Master Plans," which will be called Site Plans or Master Development Plans, based on the zoning designation; and

WHEREAS, properties within a Planned Community have been converted to the IDO's Planned Community (PC) zone, which will still be regulated pursuant
to the relevant approved "Master Plan" as an approved Site Plan – EPC, with
uses regulated pursuant to the matching IDO conversion zone for any named
zone out of the existing Zoning Code; and

WHEREAS, the IDO includes a Use Table (§14-16-4-2) that clearly indicates
land uses that are permitted, conditional, accessory, conditional accessory,
conditional vacant, or temporary in each zone district; and

WHEREAS, the IDO includes use-specific standards (§14-16-4-3) to
establish use regulations, further design requirements, allowances, area-
specific regulations, and/or processes to avoid or mitigate off-site impacts and
ensure high-quality development, including those carried over from adopted
Rank 3 Sector Development Plans and generalized to apply citywide or
mapped to continue to apply to a small area; and

WHEREAS, the IDO includes general development standards (§14-16-5)
related to site design and sensitive lands; access and connectivity; parking
and loading; landscaping, buffering, and screening; walls; outdoor lighting;
neighborhood edges; solar access; building design; signs; and operation and
maintenance; and

WHEREAS, the IDO includes and updates standards for the subdivision of
land (§14-16-5-4) and associated administrative and enforcement procedures
(§14-16-6) in the existing Subdivision Ordinance (§14-14-1 et seq.) in order to
ensure that land suitable for development is served by the necessary public
services and infrastructure, including a multi-modal transportation network,
and platted accordingly; and

WHEREAS, the IDO establishes review and approval processes (§14-16-6)
appropriate for each type of land development application in order to clearly
establish notice requirements, decision-making bodies, and criteria for
decision-making bodies; and

WHEREAS, the IDO establishes thresholds and criteria for administrative
review and decision by staff (§14-16-6-5) for minor projects based on objective
standards for high-quality, context-sensitive development established by the
IDO; and

WHEREAS, the IDO establishes thresholds, criteria, and the appropriate
decision-making body for major projects (§14-16-6-6) that require a public
meeting and/or hearing and whose approval should be based on consideration of objective standards for high-quality, context-sensitive land use and development established by the IDO; and

WHEREAS, the IDO requires review and decision by the Environmental Planning Commission for a zone change (§14-16-6-7(E)) and site plan approval (§14-16-6-7(F)) based on consideration of policy as well as objective standards for high-quality, context-sensitive development established by the IDO in Planned Development (PD), Non-residential Sensitive Use (NR-SU) zone districts, and new Master Development Plans in Non-residential Business Park (NR-BP) zone districts; and

WHEREAS, the IDO incorporates and updates criteria for amendments of the zoning map (i.e. zone changes) adopted by R-270-1980 and differentiates between criteria for Areas of Change and Areas of Consistency to help implement the 2017 ABC Comp Plan; and

WHEREAS, the IDO requires applicants requesting amendments of the zoning map on properties wholly or partially within Areas of Consistency to demonstrate that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character; and

WHEREAS, the IDO requires review and decision by the Environmental Planning Commission (§14-16-6-7(E)) based on consideration of policy as well as objective standards for high-quality, context-sensitive development established by the IDO for amendments to the zoning map up to 10 acres in Areas of Consistency and up to 20 acres in Areas of Change, above which Council has authority; and

WHEREAS, the IDO requires review and recommendation by the Environmental Planning Commission and review and final decision by the City Council for amendment of a Rank 1 Plan (§14-16-6-7(A)), adoption or amendment of a Rank 2 Facility Plan (§14-16-6-7(B)), text amendments to the IDO (§14-16-6-7(D)), or annexations (§14-16-6-7(G)) based on consideration of policy as well as objective standards for high-quality, context-sensitive development established by the IDO for zone changes of 10 acres or more in Areas of Consistency and 20 acres or more in Areas of Change; and
WHEREAS, the IDO establishes procedures and criteria for alterations and
demolition within and outside Historic Protection Overlay zones and for
amending existing and designating new Historic Protection Overlay zones and
landmarks (§14-16-6-7(C)); and

WHEREAS, the IDO requires appeals of all decisions to be reviewed and
recommended by the Land Use Hearing Officer and reviewed and decided by
the City Council as the City’s ultimate land use and zoning authority; and

WHEREAS, the IDO establishes criteria and thresholds appropriate for staff
review and decision of minor deviations from zoning dimensional standards
(§14-16-6-4(X)(2)); and

WHEREAS, the IDO establishes procedures and criteria for the Zoning
Hearing Examiner to decide on requests for conditional uses (§14-16-6-6(A)) or
for variances from dimensional zoning standards (§14-16-6-6(L)); and

WHEREAS, the IDO establishes procedures for the Development Review
Board (§14-16-6-6(J)) to grant variances to sidewalks, public right-of-way
standards, and subdivision standards, based on criteria established in the
Development Process Manual; and

WHEREAS, the IDO establishes procedures and criteria for the
Environmental Planning Commission to grant exceptions to zoning
dimensional standards that provide civic benefits or that benefit the natural
environment (§14-16-6-6(K)); and

WHEREAS, the IDO establishes notice and meeting requirements (§14-16-6-
4) that provide public awareness of development projects and input
opportunities appropriate to the scale of the development project – minor
projects that are administratively decided requiring notice but no meetings or
hearings, major projects that require notice and either a meeting or hearing,
and projects requiring discretionary decision-making based on consideration
of policy in addition to IDO regulations that are heard and decided at public
hearings; and

WHEREAS, approved site plans and permits shall remain valid (as
described in §14-16-6-4(W)) unless they expire (as described in §14-16-6-
4(W)(2)) or are amended (as described in §14-16-6-4(W)(3)); and
WHEREAS, the IDO establishes the period of validity for development approvals that are subject to expiration; and

WHEREAS, the expiration of approvals granted prior to the effective date of the IDO shall be calculated from the effective date of the IDO; and

WHEREAS, any compliance periods specified in the Zoning Code that are carried over or replaced with new time periods for compliance in the IDO are to be calculated from the effective date of the IDO; and

WHEREAS, all existing development that conforms to the Zoning Code on the date the IDO becomes effective but that does not comply with the IDO shall be considered nonconforming and allowed to continue, subject to limits on expansion and thresholds after which the property must be brought into compliance with the IDO as specified in §14-16-6-8; and

WHEREAS, the IDO establishes adequate provisions for the continuation and expansion of nonconforming uses, structures, lots, signs, and site features (§14-16-6-8), as well as appropriate thresholds or timeframes for when nonconformities must come into compliance with the IDO; and

WHEREAS, the IDO establishes appropriate standards and procedures for enforcing violations and assessing penalties (§14-16-6-9); and

WHEREAS, any violation of the City zoning, subdivision, or land development regulations in effect prior to the effective date of this IDO will continue to be a violation under this IDO and subject to enforcement actions, unless the development or other activity that was a violation of the previous regulations is consistent with the requirements and regulations of this IDO; and

WHEREAS, the City and private property owners will need time to transition from processes related to the existing zoning code to the new IDO, and the IDO is therefore intended to become effective six months from its adoption date; and

WHEREAS, the Planning Department intends to submit and sponsor a series of zone change requests for review/approval within a year of the IDO effective date to address mismatches of land use and zoning that pre-existed the IDO adoption, to address properties with uses that become nonconforming upon the IDO becoming effective, and to consider requests from property
owners desiring to downzone their existing zoning to a less intense, less
dense zone district in Areas of Consistency; and

WHEREAS, the Planning Department intends to initiate the Community
Planning Areas assessments within two years after the effective date of the
IDO to assess current and anticipated trends and conditions, to understand
planning issues and develop solutions to address them, and to track progress
on performance measures identified in the ABC Comp Plan over time; and

WHEREAS, the IDO requires the City to create an update process and
annual schedule for updates to the IDO; and

WHEREAS, the Office of Neighborhood Coordination sent e-mail
notification to neighborhood representatives on December 29, 2016, as
required, as part of the Environmental Planning Commission (EPC) application
process, and Planning Staff sent a re-notification reminder and Notice of
Decision for each hearing to neighborhood representatives on March 21, April
11, April 25, and May 5, 2017; and

WHEREAS, the proposed IDO was announced in the Albuquerque Journal,
the Neighborhood News, and on the Planning Department’s webpage in
January 2017; and

WHEREAS, staff prepared summary handouts for each adopted Sector
Development Plan to explain how Sector Development Plan policies were
incorporated into the 2017 ABC Comp Plan, how regulations from Sector
Development Plan regulations were incorporated into the Integrated
Development Ordinance as either a best practice approach to land-use
regulation and zoning that was extended citywide or as a regulation that was
mapped to apply to the same area as specified in the Sector Development
Plan, either as a zone district (§14-16-2-3), a Character Protection Overlay zone
(§14-16-3-2), a Historic Protection Overlay zone (§14-16-3-3), a View Protection
Overlay zone (§14-16-3-4), a use-specific standard (§14-16-4-3), a development
standard (§14-16-5), or an administrative procedure (§14-16-6); and

WHEREAS, the public and staff from City departments and outside
agencies had opportunities to make written and verbal comments prior to and
during the EPC’s review of the IDO, and the IDO was revised to reflect
Conditions of Approval recommended by the EPC; and
WHEREAS, the EPC voted on May 15, 2017 after five hearings to recommend approval of the IDO with a vote of 6-1 (with one Commissioner absent and one Commissioner’s position vacant); and

WHEREAS, the public and staff had an opportunity to make written and verbal comments prior to and during the Land Use, Planning, and Zoning Committee’s review of the IDO, and the IDO was revised to reflect changes recommended by the LUPZ Committee; and

WHEREAS, the public and staff had an opportunity to make written and verbal comments prior to and during the full Council’s review of the IDO, and the Council adopted Floor Amendments to change the IDO in response; and

WHEREAS, the policy purpose of the Rank 2 Area Plans and Rank 3 Sector Development Plans has been replaced by the 2017 ABC Comp Plan update; and

WHEREAS, the planning purpose of Rank 2 Area Plans and Rank 3 Sector Development Plans for sub-areas of the city has been replaced with the 2017 ABC Comp Plan implementation policies and IDO Planning System (§14-16-6-3) to provide a proactive, equitable system of long-range planning for all areas of the city as assessments done every five years with residents and stakeholders in each of 12 Community Planning Areas established by the ABC Comp Plan; and

WHEREAS, the regulatory purpose of the Rank 3 Sector Development Plans has been replaced by the IDO, which includes best practices for coordinating land use and transportation, establishing appropriate land use controls through zoning, protecting single-family neighborhoods and sensitive lands, and providing appropriate tools to protect character in historic districts and unique neighborhoods; and

WHEREAS, the land use and zoning purpose of the Rank 3 Sector Development Plans has been replaced with the IDO, which includes regulations from adopted Rank 3 Sector Development Plans, and the zoning conversion map, which converts SU-2 zoning from Rank 3 Sector Development Plans to zones in the IDO with the closest matching set of permissive uses; and
WHEREAS, the regulatory purpose of the Rank 3 Arroyo Corridor Plans has been replaced by the IDO, which incorporates and updates regulations from adopted Arroyo Corridor Plans and applies then citywide along arroyos designated in the Rank 2 Facility Plan for Arroyos to ensure that development on private land adjacent to arroyos is context-sensitive; and

WHEREAS, the Rank 3 Arroyo Corridor Plans will continue to be used as Resource Management Plans by the relevant implementing departments to provide policy guidance for the management of these resources; and

WHEREAS, Master Plans for City facilities, such as the Balloon Fiesta Park Master Plan and BioPark Master Plan, will continue to be used as Rank 3 Master Plans by the relevant implementing departments for guidance on management and planning these individual facilities, to be developed and amended as specified by the relevant implementing departments; and

WHEREAS, several Sector Development Plans were jointly adopted as Metropolitan Redevelopment Area Plans, including St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (adopted in 1979), McClellan Park Metropolitan Redevelopment Plan (last amended in 1995), Los Candelarias Village Center & Metropolitan Redevelopment Plan (adopted in 2001), South Broadway Sector Development Plan and Metropolitan Redevelopment Plan (last amended in 2002), and Downtown 2025 Sector Development Plan (last amended in 2014); and

WHEREAS, adopted Metropolitan Redevelopment Plans – including Metropolitan Plans that were adopted as joint Sector Development Plans and Metropolitan Plans – will continue to be used by the Metropolitan Redevelopment Agency as Rank 3 Metropolitan Redevelopment Plans to provide guidance on redevelopment efforts, catalytic projects, and public/private partnerships, subject to amendment pursuant to the Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)); and

WHEREAS, the City adopted a Rank 2 Bikeways and Trails Facility Plan that replaced the former Trails and Bikeways Plan and On-Street Comprehensive Bike Plan; and

WHEREAS, references in the Code of Resolutions to previous amendments to the Comp Plan and other plans that are no longer necessary should be
removed to be consistent with changes to §14-13-2-2 in the Planning
Ordinance amended via O-17-49 and codified in §14-16-6-3 of the IDO; and
WHEREAS, references in the Code of Resolutions to zone districts the
Zoning Code should be updated to reflect the new zone districts in the IDO;
and
WHEREAS, references in the Code of Resolutions to former Commissions
and procedures that are no longer current practice, such as the Extraterritorial
Zoning Commission and prior notice of annexations by City Council, need to
be updated to match changes to State Law; and
WHEREAS, many resolutions in the Code of Resolutions refer to plans and
practices that are no longer in use, and deleting outdated references and
reorganizing the remaining content is intended to clarify requirements and
increase governmental efficiency, effectiveness, and consistency.
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:

Section 1. The City hereby repeals the Rank 2 Area Plans, whose policy
content has been updated, incorporated into, and replaced by the 2017 ABC
Comp Plan via R-16-08 (Enactment No. R-2017-026) and whose policy purpose
has been invalidated by the amendments to the Planning Ordinance in the
companion legislation adopting the Integrated Development Ordinance (O-17-
49). The Code of Resolutions Land Use – Article 11: Area Plans is hereby
repealed, with the following related actions:

(A) The following Parts are repealed in their entirety:

- §1-11-2 Southwest Area Plan
- §1-11-3 East Mountain Area Plan
- §1-11-4 North Valley Area Plan
- §1-11-8 West Side Strategic Plan
- §1-11-10 Sandia Foothills Area Plan

(B) The following Part is moved as follows:

- §1-11-5 Trails and Bikeways Plan; On-Street Comprehensive Bike Plan
  adopting resolutions, which were replaced with the Bikeways & Trails
  Facility Plan, are moved to become a new §4-2-9, for historical
  reference, and sections (A)(1), (A)(2), (B)(1), and (B)(2) are hereby
rescinded. A reference to §1-14-1 Bikeways & Trails Facility Plan shall be added.

(C) The following Parts are moved to a new Article 15: Rank 3 Master Plans and Resource Management Plans, and the City hereby designates the referenced plans as Rank 3 Plans.

- §4-2-5 Albuquerque International Airport Master Plan and Airport Noise Compatibility Program is moved to become a new §1-15-1, with a reference to §1-11-7 Airport Master Plan. The text in §1-11-7 is rescinded.

- §1-11-6 Bosque Action Plan is moved to become a new §1-15-2.

- §4-4-2 Rio Grande Zoological Park Master Plan is moved to become a new §1-15-3.

- §1-11-13 Los Poblanos Fields Open Space Resource Management Plan is moved to become a new §1-15-23.

- §4-4-3 Rio Grande Valley State Park Management Plan is hereby designated a Resource Management Plan and moved to become a new §1-15-25.

- §1-11-14 Tijeras Arroyo Biological Zone Resource Management Plan is moved to become a new §1-15-26.

(D) The following Parts are moved to a new Article 16: Framework Plans, and the City hereby designates the referenced plans as adopted Framework Plans.

- §1-11-9 Level A Community Master Plan for Mesa del Sol is moved to become a new §1-16-1.

- §1-11-12 Westland Master Plan is moved to become a new §1-16-2, and shall be updated with the text of R-15-5, Enactment No. R-2016-007. Section 2. The following approved, but uncodified Facility Plans are hereby incorporated into a new Article 14: Rank 2 Facility Plans, created in Section 1 above. The City hereby designates following plans as Rank 2 Facility Plans:

- Bikeways & Trails Facility Plan. The resolution adopting this plan (R-14-142 / Enactment No. R-2015-045) shall be added as a new §1-14-1, with references to §4-2-1 Bikeway Network Plan and §4-2-9 Trails and
Bikeways and On-Street Comprehensive Bike Plan. The text in §1-14-1 is hereby rescinded.

- Facility Plan: Electric System Transmission and Generation (2010-2020). The resolution adopting this plan (R-11-311 / Enactment No. R-2012-023) shall be added as a new §1-14-2, with a reference to §4-3-1 Facility Plan: Electric Service Transmission and Sub-transmission Facilities (1995-2005). The text of §4-3-1 is hereby rescinded.

- Facility Plan for Arroyos. The resolution adopting this plan (no number) shall be added as a new §1-14-3.

- Major Public Open Space Facility Plan. The resolution adopting this plan (R-1-1999) shall be added as a new §1-14-4.

- Route 66 Action Plan. The resolution adopting this plan (R-14-115 / Enactment No. R-2014-094) shall be added as a new §1-14-5.

Section 3. The City hereby repeals the existing Rank 3 Sector Development Plans as regulatory documents whose purposes are replaced by the Integrated Development Ordinance, whose regulatory content has been updated, incorporated into, and replaced by the Integrated Development Ordinance, and whose policy content has been updated, incorporated into, and replaced by the 2017 ABC Comp Plan via R-16-08 (Enactment No. R-2017-026). Code of Resolutions Land Use – Article 7: Sector Development and Community Development Plans is hereby repealed, with the following related actions:

(A) Article 4 is amended to repeal the following Parts in their entirety:

- §1-4-1 Downtown 2025 Sector Development Plan

(B) Article 7 is amended to repeal the following Parts in their entirety:

- §1-7-1 Designation of Community Development Areas
- §1-7-2 Academy-Tramway-Eubank Sector Development Plan
- §1-7-3 Los Duranes Sector Development Plan and Community Development Plan
- §1-7-4 Downtown Neighborhood Area Sector Development Plan and Community Development Plan
- §1-7-5 University of Albuquerque Sector Development Plan
1. §1-7-6 La Mesa Sector Development Plan and Community Development
2. §1-7-7 West Mesa Sector Development Plan and Community Development
3. §1-7-8 Los Griegos Sector Development Plan and Community Development
4. §1-7-9 Boys' Club Sector Development Plan
5. §1-7-10 North Barelas Sector Development Plan and Community Development
6. §1-7-11 Old Town Sector Development Plan and Community Development
7. §1-7-12 Huning Highland Sector Development Plan
8. §1-7-13 University Neighborhood Sector Development Plan
9. §1-7-14 Sawmill/Wells Park Sector Development Plan
10. §1-7-15 South Broadway Neighborhoods Sector Development Plan
11. §1-7-17 Trumbull Neighborhood Sector Development Plan
12. §1-7-18 Huning Castle and Raynolds Addition Neighborhood Sector Development Plan
13. §1-7-19 Uptown Sector Development Plan
14. §1-7-20 El Rancho Atrisco Sector Development Plan
15. §1-7-21 La Cuesta Sector Development Plan
16. §1-7-22 Heritage Hills East Sector Development Plan
17. §1-7-23 East Gateway Sector Development Plan
18. §1-7-24 McClellan Park District Sector Development Plan
19. §1-7-25 Lava Shadows Sector Development Plan
20. §1-7-26 East Atrisco Sector Development Plan
21. §1-7-27 Coors Corridor Sector Development Plan
22. §1-7-28 Seven Bar Ranch Neighborhood Sector Development Plan
23. §1-7-29 Riverview Neighborhood Sector Development Plan
24. §1-7-30 North Interstate 25 Sector Development Plan
25. §1-7-31 West Route 66 Sector Development Plan
26. §1-7-32 Nob Hill Sector Development Plan
· §1-7-33 Rio Bravo Sector Development Plan
· §1-7-34 Tower/Unser Sector Development Plan
· §1-7-35 Martineztown/Santa Barbara Neighborhoods Sector Development Plan
· §1-7-36 Vineyard Sector Development Plan
· §1-7-37 High Desert Sector Development Plan
· §1-7-38 Quintessence Sector Development Plan
· §1-7-39 Barelas Sector Development Plan
· §1-7-40 South Martineztown Sector Development Plan
· §1-7-41 Window G Sector Development Plan
· §1-7-42 La Cueva Sector Development Plan
· §1-7-44 East Gateway Sector Planning and Interim Development Management Area
· §1-7-45 Volcano Heights Sector Development Plan
· §1-7-46 2008 South Yale Sector Development Plan
· §1-7-47 North 4th Street Corridor Plan
· §1-7-48 Volcano Cliffs Sector Development Plan
· §1-7-49 Volcano Trails Sector Development Plan

(C) Article 11 is amended to repeal the following Parts in their entirety:
· §1-11-11 Northwest Mesa Escarpment Plan

(D) Article 13 is amended to repeal the following Parts in their entirety:
· §1-13-1 Río Grande Boulevard Corridor Plan

Section 4: The City hereby severs and invalidates the regulatory content of the jointly adopted Rank 3 Sector Development Plans and Metropolitan Redevelopment Plans, which will no longer serve as Sector Development Plans but will continue to serve as Metropolitan Redevelopment Plans to guide the Metropolitan Redevelopment Agency on redevelopment efforts, catalytic projects, and public/private partnerships, subject to amendment pursuant to the Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)). Code of Resolutions Land Use - Article 6: Redevelopment Plans is hereby repealed, and Articles 7 and 12 are amended with the following related actions:
(A) The City hereby designates the following plans as Rank 3 Metropolitan Redevelopment Area Plans only, with regulatory content voided and amended with the following changes:

- Part §1-6-7 McClellan Park Metropolitan Redevelopment Plan, is moved to become a new §1-12-17 and is revised to delete subsection (C).

- Part §1-6-9 South Broadway Neighborhoods Metropolitan Redevelopment Plan is moved to become a new §1-12-18 and is revised as follows: “The South Broadway Neighborhoods Metropolitan Redevelopment Plan is hereby approved in all respects.”

- Part §1-7-16 St. Joseph/Civic Auditorium Area Sector Development Plan, is moved to become a new (A) through (F) of Part §1-12-4, and sections (A) and (B) are renumbered to reflect the insertion.

- Part §1-7-43 Downtown 2010 Sector Development Plan, is moved to become a new Part §1-12-19, Downtown 2025 Metropolitan Redevelopment Plan. References to the “Downtown 2010 Sector Development Plan” shall be deleted and replaced with “Downtown 2025 Metropolitan Redevelopment Area Plan.”

- Part §1-12-12 Los Candelarias Village Center Metropolitan Redevelopment Area, is revised to delete the words “Sector Development Plan” in and replace with “Metropolitan Redevelopment Area Plan.”

(B) The following Metropolitan Redevelopment Plan resolutions are amended to update their citation reference in the Code of Ordinances and amended with the following changes:

- Part §1-4-2 Sawmill Revitalization Strategy is hereby rescinded in its entirety, whose purpose and intent has been incorporated into the Sawmill Metropolitan Redevelopment Area Plan.

- Part §1-4-3 Bridge/Isleta Revitalization Plan is moved to become a new §1-12-20.

- Part §1-6-8 Soldiers and Sailors Park Metropolitan Redevelopment Plan, is moved to become a new §1-12-21 and is revised as follows: “(A)(2) The Plan conforms to the general plans of the city as a whole; and”
• §1-6-10 South Barelas Industrial Park Redevelopment Plan, is moved to become a new §1-12-22, and it is renamed “South Barelas Industrial Park Redevelopment Area Plan.”

• §1-6-11 Barelas Neighborhood Commercial Area Revitalization and Metropolitan Redevelopment Plan, is moved to become a new §1-12-23.

• §1-6-12 Near Heights Metropolitan Redevelopment Plan, is moved to become a new §1-12-24, and it is renamed “Near Heights Metropolitan Redevelopment Area Plan.”

• §1-6-13 Highland Central Metropolitan Redevelopment Plan, is moved to become a new §1-12-25, and it is renamed “Highland Central Metropolitan Redevelopment Area Plan.”

• §1-6-14 Clayton Heights Metropolitan Redevelopment Plan, is moved to become a new §1-12-26, and it is renamed “Clayton Heights Metropolitan Redevelopment Area Plan.”

• §1-6-15 Historic Central Metropolitan Redevelopment Plan, is moved to become a new §1-12-27, and it is renamed “Historic Central Metropolitan Redevelopment Area Plan.”

Section 5. The City hereby severs and invalidates the regulatory content of the Rank 3 Arroyo Corridor Plans, which has been included or updated in the Integrated Development Ordinance, and shall consider these plans as Resource Management Plans that provide policy guidance to the implementing department(s). Code of Resolutions Land Use - Article 13: Corridor Plans is hereby repealed, with the following related actions:

(A) The following Parts are moved to a new Article 15, and the City hereby designates the referenced plans as Rank 3 Resource Management Plans.

• §1-13-2 Pajarito Arroyo Corridor Plan is moved to become a new §1-15-24, and it is amended as follows: “The Pajarito Arroyo Plan, attached to Resolution No. 115-1990 is hereby adopted as a Rank Three Plan. All management, operations, and improvement activities within the corridor shall be guided by this plan.”

• §1-13-3 Bear Canyon Arroyo Plan is moved to become a new §1-15-22, and it is amended as follows: “(A) The Bear Canyon Arroyo Plan, attached to Resolution No. 100-1991 is hereby adopted as a Rank 3 Plan.
All management, operations, and improvement activities within the corridor shall be guided by this plan."

- §1-13-4 Amole Arroyo Plan is moved to become a new §1-15-21, and it is amended as follows: "(A) The Amole Arroyo Plan, attached to Resolution No. 165-1991 is hereby adopted as a Rank Three Plan. All management, operations, and improvement activities within the corridor shall be guided by this plan."

(B) The following Part is moved to Chapter 4: Programs and Plans, Article 2: Transportation.

- Part §1-13-5 Interstate Corridor Enhancement Plan is moved to become a new Part §4-2-11, and Parts §4-2-10 and §4-2-11 are renumbered to reflect the insertion.

(C) The following Parts are moved to a new Article 15, and the City hereby designates the referenced plans as Rank 3 Resource Management Plans.

- Part §1-11-13 Los Poblanos Fields Open Space Resource Management Plan is moved to become a new §1-15-23.

- Part §1-11-14 Tijeras Arroyo Biological Zone Resource Management Plan is moved to become a new §1-15-25.

Section 6. The City hereby repeals Article 10: Overlay zones, including the Historic Overlay Zones resolutions (§1-10-1, §1-10-2, §1-10-3), the Design Overlay Zones resolutions (§1-10-20 through §1-10-23), and the Airport Overlay Zone resolutions (§1-10-30), whose regulatory purpose has been replaced by the Integrated Development Ordinance (O-17-49).

(A) The following Overlay Zone plans are hereby rescinded:

- Alameda Boulevard Design Overlay Zone (July 28, 1998)
- Atrisco Vista Wall Overlay Zone (Z-84-115)
- Central Avenue Design Overlay Zone (R-13-165, Enactment No. R-2013-065)
- Sunport Boulevard Design Overlay Zone (R-453, Enactment No. 110-1992)

(B) The City hereby invalidates other Overlay Zones and plans that may have been adopted that are not otherwise listed in Section 6(A) above.
Section 7. The City hereby repeals §1-1-2, Policies for Zone Map Change Applications, which is commonly referred to by its enactment number of "R-270-1980," whose procedures and criteria for zone change requests have been replaced by the Integrated Development Ordinance (O-17-49).

Section 8. The City hereby repeals §1-1-4, Annexation Policies, and §1-1-5, Withdrawal of Petitioners for Annexation, whose procedures and criteria for annexation of land into the City has been replaced by the Integrated Development Ordinance (O-17-49).

Section 9. The City hereby repeals §1-1-6, Annual Revised Program of Planning Priorities, whose procedures have been replaced by the Integrated Development Ordinance (O-17-49).

Section 10. The City hereby repeals §1-1-11, Bed and Breakfast Establishments in Residential Areas, whose procedures and criteria for establishing bed and breakfast zoning has been replaced by the Integrated Development Ordinance (O-17-49).

Section 11. The City hereby repeals §1-1-12, High Quality in Site Development Type Plans, whose procedures and criteria for creating site development plans has been replaced by the Integrated Development Ordinance (O-17-49).

Section 12. The City hereby repeals §1-1-16, Establishing a Policy Pursuant to the Pre-Development Facility Fee to Require Plat Review by Albuquerque Public Schools Prior to City Approval for Preliminary Plats and Final Plats Containing Residential Uses, whose procedures and criteria for referral of platting applications to APS has been updated, integrated into, and replaced by the Integrated Development Ordinance (O-17-49).

Section 13. The City hereby repeals Article §1-3, Metropolitan Areas and Urban Centers Plan, whose policies have been replaced by the ABC Comp Plan Centers and Corridors Map via R-16-08 (Enactment No. R-2017-026) and whose regulatory intent has been replaced by the Integrated Development Ordinance (O-17-49).

Section 14. The City hereby repeals Part §2-5-1 Extraterritorial Zoning Commission in its entirety, whose purpose has been invalidated by changes to State Law.
Section 15. The City hereby repeals Part §1-1-14 City Council’s Prior Notice of Annexations Required in its entirety, whose purpose has been invalidated by changes to State Law.

Section 16. The City hereby amends Part §1-1-10 Criteria to Guide the Planning and Development of Planned Communities in the Reserve Area to ensure consistency with the 2017 ABC Comp Plan via R-16-08 (Enactment No. R-2017-026) and the Integrated Development Ordinance (O-17-49).

- Subsection §1-1-10(A) is revised as follows: “Acceptance of planned communities criteria: policy element. The Planned Community Criteria: Policy Element, attached to Resolution No. 151-1990 are accepted and approved in fulfillment of Subsection 2.D of Resolution 138-1988, conditioned upon public hearing and approval by the Albuquerque City Council and the Bernalillo County Commission.”

- Subsections §1-1-10(A)(1) through (A)(4) are deleted.

- Subsection §1-1-10(C) et seq. is deleted with subsequent sections renumbered to reflect the deletion.

- Subsection §1-1-10(E) is revised as follows: “Plan ranking. Planned community master plan ranking relationships are as follows: (1) Planned community master plans will implement and be compatible with the Rank 1 Comprehensive Plan. (2) Planned community master plans will implement and be compatible with relevant Rank 2 plans. However, planned community Level A Community Master Plans may, when specifically so adopted constitute or contain an amendment to a Rank 2 Area Plan previously adopted. (3) Planned community Level B Village Plans shall not conflict with other Rank 2 or Rank 3 plans affecting the same area.”

- Subsection §1-1-10(F) et seq. is deleted.

Section 17. The City hereby amends Part §1-2-1 Comprehensive Plan for Albuquerque and Bernalillo County to ensure consistency with the 2017 ABC Comp Plan via R-16-08 (Enactment No. R-2017-026) and the Integrated Development Ordinance (O-17-49).

- Subsections §1-2-1(B)4 and §1-2-1(B)5 are deleted.
Subsection §1-2-1(C) is amended as follows: “The Implementation
Chapter shall be used as a foundation for procedures to evaluate
accomplishments and recommend amendments to the plan and
revisions to the work priorities associated with implementation; and
such evaluation and adjustment shall be done at least every 5 years.”

Subsections §1-2-1(D) et seq., §1-2-1(E), and §1-2-1(H) through §1-2-
1(BB) are deleted. This resolution shall become a new §1-2-1(D).

Section 18. The City hereby amends Part §1-6-16 Railyards Master
Development Plan to ensure consistency with the Integrated Development
Ordinance (O-17-49).

The title is amended to read: “Rail Yards Master Plan”

Subsection §1-6-12(A) is amended as follows: “The Rail Yards Master
Plan and accompanying Site Plan (attached hereto as Exhibit A) are
hereby approved and adopted.”

Subsection §1-6-12(B) is amended as follows: “The City Council adopts
the following Findings as recommended by the Environmental Planning
Commission: (1) This is a Master Plan and accompanying Site Plan for
Tract A of the Plat of Tract A of AT&SF Railway Co. Machine Shop
located on 2nd Street SW between Cromwell Avenue and Hazeldine
Avenue and containing approximately 27.3 acres. (2) The Rail Yards are
zoned PD. The Master Plan allows for a wide range of permissive uses,
including multifamily residential (R-MH), community commercial uses
such as retail, restaurants, services (MX-M), and light industrial (NR-BP)
each with some limited exceptions. The Master Plan was reviewed by
the EPC and approved by the City Council prior to the issuance of a
building permit for the site (with very limited exceptions). (3) The Master
Plan as submitted contains a site development plan for subdivision with
an accompanying Master Plan document. The Master Plan is the
document that will guide redevelopment of the City-owned Albuquerque
Rail Yards site. The Albuquerque Rail Yards are located within the
Barelas neighborhood and adjacent to the South Broadway
neighborhood.... (5) The Rail Yards property is located within the Area
of Change Development Area of the Albuquerque Bernalillo County
Comprehensive Plan (2003).... (9) Section 10.4 of the Master Plan
requests delegation of Site Plan to the Development Review Board with
its review to include historic preservation planner and a Metropolitan
Redevelopment planner.”

Section 19. The City hereby amends Part §5-1-1 Sale of Alcohol Near
Schools or Churches; Standards for Waiver to ensure consistency with the
Integrated Development Ordinance (O-17-49).

- Part §5-1-1(B)(2) is revised as follows: “Any waiver shall be subject to
the zoning requirements in the Integrated Development Ordinance.”

Section 20. The City hereby invalidates any other policy related to zoning
and land use within adopted Resolutions for Rank 2 Area Plans or Rank 3
Sector Development Plans not otherwise listed above, which have been
replaced by the ABC Comprehensive Plan via R-16-08 (Enactment No. R-2017-
026).

Section 21. Upon its adoption this IDO is the City’s sole document
regulating land use within the municipal boundaries. In the event of any
conflicts, the terms, requirements and obligations established by this IDO
shall prevail over any other ordinance not specifically repealed herein or
otherwise remaining after its adoption.

Section 22. 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.

Section 23. COMPILATION. Sections 1 through 21 of this resolution shall
amend, be incorporated in and made part of the Code of Resolutions of
Albuquerque, New Mexico, 1994.

Section 24. EFFECTIVE DATE AND PUBLICATION. This legislation shall
take effect six months after publication by title and general summary.
PASSED AND ADOPTED THIS 13th DAY OF November, 2017
BY A VOTE OF: 6 FOR 3 AGAINST.

For: Benton, Davis, Gibson, Harris, Jones, Lewis
Against: Peña, Sanchez, Winter

Isaac Benton, President
City Council

APPROVED THIS 16 DAY OF NOVEMBER, 2017

Richard J. Berry, Mayor
City of Albuquerque

ATTEST:

Natalie Y. Howard, City Clerk
Dear Albuquerque Citizen:

It gives me great satisfaction to present the City of Albuquerque, and the entire Central New Mexico region with the Downtown 2010 Sector Development Plan. This Plan, which replaces two previous plans for the Downtown area, is the culmination of a tremendous effort on the part of Downtown business owners, neighborhood leaders, City staff, and others throughout our community. With the passage of this Plan we have set a new precedent for private-public partnership in the planning process, and have established a community-wide commitment to the revitalization of Downtown.

The greatest cities in our nation all share one common characteristic, a vital, diverse urban center - the downtown. As New Mexico's largest city, we here in Albuquerque have a responsibility to provide such an urban center, not only for ourselves, but for others throughout the state. When businesses look to a city to relocate, they focus their attention on the economic vitality of that city and its quality-of-life. The Downtown 2010 Plan will help ensure that we can offer such companies a community with an economically thriving Downtown, and an array of activities and events that showcase our rich quality-of-life.

The vitality and marketability of Downtown is also a key component of my overall growth and development strategy. My commitment to controlled, quality growth in the greater metropolitan region necessitates the infill and revitalization of our older, urban areas. This Plan provides Downtown with a streamlined development process, easily understood design standards, and funding commitments from the City for basic infrastructure - three essential elements to promote infill projects in the Downtown and adjacent areas.

I thank the City Council, the Downtown Action Team, and the many other groups and individuals who created this great Plan, that will benefit Albuquerque and New Mexico residents for generations.

Sincerely,

Jim Baca
Mayor
The Downtown 2010 Sector Development Plan was jointly developed by the City of Albuquerque, Planning Department and the Downtown Action Team (DAT). A special thanks goes to the many volunteers (individuals and committees) who gave countless hours of their professional time and service in conceptualizing and developing the Plan. We also acknowledge the technical and design support of Moule & Polyzoides, Architects and financial support at Fannie Mae, Selena R. Paulsen, Free Lance Urban Planner for Policy Development and Editing, Jesse Garves, Graphic Artist and Ramona Gabaldon, Administrative Secretary in the production of the Downtown 2010 Plan.

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INTRODUCTION

DOWNTOWN: The Center of Albuquerque's Historic District

THE COMMUNITY COMMITMENT: Become the best mid-sized downtown in the USA

DOWNTOWN 2010's POLICIES AND IMPLEMENTATION ACTIONS:

- Transportation and Parking
- Land Use and Design
- Healthy Neighborhoods
- Urban Housing
- Urban Retailing
- Employment
- Education
- Arts and Entertainment
- Tourism and Hospitality
- Parks and Open Space
- Minimizing the Impact of Homelessness
- Managing and Marketing Downtown

CIVIC INFRASTRUCTURE: "park once" and "pedestrian-first" programs

CATALYTIC PROJECTS

DOWNTOWN DEVELOPMENT AND BUILDING PROCESS: The step-by-step approach to building Downtown

- Step 1. Districts Map
- Step 2. District Uses Matrix
- Step 3. Building Types
- Step 4. Building Standards
- Site Development Plan Approval Process

APPENDIX A: Park Once - Pedestrian First

APPENDIX B: Education

APPENDIX C: Minimizing the Impact of Homelessness
Downtown 2010 (The Plan) is a 10 year policy and implementation plan for Downtown created jointly by the City of Albuquerque and the Downtown Action Team (DAT). The Plan provides a vision and framework for Downtown’s future, and answers three fundamental questions:

1. What should Downtown Albuquerque look like in 10 years?
2. What commitments will the community make to ensure Downtown investment?
3. How should people get to Downtown and move around in Downtown?

The Plan is a general document providing the framework to guide public and private decision-making regarding land use, transportation, development regulations, and public investment. The Plan also lays out specific steps required of both the public and private sector to make this vision a reality. The impetus for The Plan was the action-based Downtown Albuquerque Strategic and Implementation Plan created in October 1998 by a cross-section of private, public, and civic leaders under the sponsorship of the Downtown Action Team (DAT). The Plan should provide direction and stability for public and private land use and investment decisions in the future.

The Downtown Core, the subject of The Plan, lies within the “Historic District” (The District). The District encompasses about 5 ½ square miles, or approximately 3,550 acres, and is bounded by I-25, I-40, Avenida Cesar Chavez, and the Rio Grande. The District includes the Downtown Core, Old Town, and surrounding neighborhoods of Huning Highland, South Martineztown, Martineztown/Santa Barbara, Sawmill, Wells Park, Downtown Neighborhoods, Huning Castle, Eighth and Forrester, Raynold’s Addition, West Old Town, South Broadway, and Barelas.

Although The Plan focuses on the Downtown Core, recommendations of The Plan are coordinated with the plans for adjacent neighborhoods within the Historic District. The Downtown 2010 Plan does not supersede any Rank III sector development plan for surrounding neighborhoods.

Downtown 2010 provides goals, commitments, policies, and implementation actions for land use, transportation, and urban design relative to Downtown. The goals set forth represent the results that the City and community expect to realize over time. The commitments, policies, and implementation actions contained in The Plan are general principles, and specific regulations and actions to guide Downtown Development and capital improvement projects. The Plan contains maps that designate five districts Downtown. While the use designated for each district, such as civic/financial, warehouse, and arts & entertainment, is considered to be a description of the primary function of each district, other compatible uses are envisioned. A matrix has been developed to illustrate this concept. The Plan also contains many illustrative drawings that serve to communicate ideas and explain commitments, policies, and implementation actions.

Note: The following policies, commitments, and regulations serve as the Rank III Sector Development Plan for the Downtown Core. The Downtown 2010 Plan replaces the Center City Revitalization Strategy Downtown Core Plan and the “Design Standards and Guidelines for Downtown Central Avenue.”
The Historic District, located in the heart of Albuquerque, has traditionally been the center of community civic, commercial and cultural activity. Downtown, Old Town, and the many varied neighborhoods which surround them make up this historic core of our community. From its founding in “Old Town” in 1706, to the emergence of “New Town” with the coming of the railroad in the late 1800’s, to the development of Albuquerque as a modern city, this historic area along the Rio Grande has long been a gathering place for a diverse mix of cultures.
The District, bounded by I-25, I-40, Avenida Cesar Chavez and the Rio Grande, is home to an impressive array of attractions and activities: Old Town’s quaint shops, galleries, historic restaurants, and museums; our “Quality of Life” facilities found along the river (the aquarium, botanic gardens, zoo, and Tingley recreation area); the Indian Pueblo Cultural Center and the new Hispanic Cultural Center; and Downtown’s theaters, convention facilities, and many entertainment venues.

This area is also home to some of the most interesting, vital, and historically significant neighborhoods in our community. With neighborhoods such as Martineztown/Santa Barbara, Huning Highland, South Broadway, Huning Castle/Raynold’s Addition, Barelas, South Martineztown, the Downtown Neighborhoods, Wells Park, South Broadway and Old Town, the widest range of residential choices imaginable is available - historic homes, suburban ranch houses, warehouse apartments, artist studios, town houses, and live/work spaces.

Over the next decade, we plan to link this diverse mix of historical, cultural and entertainment venues, attractions and activities together with the commercial centers of Old Town and Downtown and the historic neighborhoods which surround them by providing convenient, interesting frequent transportation; consistent signage and lighting; and pedestrian-friendly streetscapes and urban trails.

Downtown 2010 will be the catalyst for returning Downtown to its former prominence as the community’s premier gathering place and as the center of Albuquerque’s Historic District. Downtown Albuquerque is a microcosm of the Historic District as a whole. While each of the individual areas within the District have their own unique character, Downtown is the heart and center of the District - the place where “variety” and “excitement” are the rule, and where people of all races, ages, religions, and economic backgrounds come to work, live, and play together.

“Come on down to the District!”
The Downtown Core is generally bounded by Marble/ Slate/ Lomas Boulevard on the north, the AT &SF railroad tracks/ Broadway Boulevard on the east, Coal Avenue on the south, and Tenth/ Ninth/ Seventh streets on the west.

The Downtown Core encompasses approximately 321 acres (.5 square miles)
“Our goal is to make Downtown Albuquerque the best mid-sized downtown in the USA”

To achieve this goal, our community commitment is to make Downtown Albuquerque:

- a “Park-Once” place; and
- a “Pedestrian-First” place.

This means that a person coming Downtown need only park once. Once parked they will be within easy access via walking or transit to their destination anywhere Downtown. It also means that pedestrians will be given priority over vehicles in the Downtown and will be able to get around easily in the most pedestrian friendly environment.

Using our unprecedented Park-Once and Pedestrian-First program together with our community commitments, policies, implementation actions, and our revolutionary new development and building process contained in this Downtown 2010 Plan, we are confident that Downtown Albuquerque will become:

- A First Class Pedestrian Experience - which makes walking in Downtown easy, safe, convenient and attractive, and which provides facilities for visitors to “park-once” and walk and/or use public transportation throughout Downtown and the Historic District.

- A Top Quality Urban Environment - Where quality urban building projects are encouraged and fast-tracked.

- A Highly Desirable Urban Neighborhood - Where a variety of urban housing types are encouraged and flourish.

- A True Center for Arts/Entertainment/Culture - Which connects the numerous arts/entertainment/culture venues in the Historic District, and which centers future one-of-a-kind arts/entertainment/culture venues in the District; and

- A Well Managed Urban Environment - Which develops, maintains, promotes, and manages Downtown.

“Together we intend to make Downtown Albuquerque the fastest downtown turnaround in this Country.”
As a result of the Downtown Action Team’s October 1998 Strategic and Implementation Plan, a number of teams comprised of hundreds of community volunteers, were formed to carry out strategic initiatives. The products of those teams follow, and when adopted they will become The Downtown 2010 Policies and Implementation Actions for:

- Transportation and Parking
- Land Use/Design
- Healthy Neighborhoods
- Urban Housing
- Urban Retailing
- Employment
- Education*
- Arts and Entertainment
- Tourism and Hospitality
- Parks and Open Space
- Minimizing the Impact of Homelessness*; and
- Managing and Marketing Downtown

Each category contains specific actions to be undertaken by the public sector and/or the private sector to meet our community goal of,

“becoming the best mid-sized downtown in the USA.”

The Plan shall not alter or change zoning or landuse policies outside the area defined as the Downtown Core, nor shall The Plan mandate or encourage any future changes in existing zoning or land use policies outside the area defined as the Downtown Core.

A complete analysis and disclosure to the City Council and the public will be required for all public funds expended or committed by this Plan. Specific appropriations to support these policies and implementation actions will require future action of the City Council.

The terms ‘Downtown’ and ‘Downtown Core’ are used interchangeably throughout the Downtown 2010 Plan. When used, these terms refer to the area included within the boundaries of the Downtown 2010 Plan, as reflected on the ‘Downtown Core’ map on page 4, and the ‘Districts Map’ on page 29.*

* Additional goals relating to education and minimizing the impact of homelessness are attached to the Plan as Appendix B and Appendix C.

Notes: The Plan policies are identified on the following pages as “we will” statements and the implementation actions as “by” statements.

The City of Albuquerque Planning Department shall provide the City Council, by July 31, 2000 a comprehensive fiscal impact analysis.
We will:
Make Downtown a “pedestrian-first,” “park-once” place with excellent pedestrian, transit and bicycle facilities.

By:
1. Modifying Downtown streets and sidewalks to serve the needs of pedestrians, transit, bicyclists, and cars, with the focus on serving pedestrians first.
   Actions:
   • “Pedestrian priority” signage shall be installed throughout Downtown. (Public)
   • May fund and operate a Downtown “circulator” within the Downtown Core. The circulator may operate in two directions, be free, operate on 5 minute headways, and be fun. (Public/Private)
   • Amenities (such as lighting, signage, street furniture, plantings, etc.) shall be provided in the public right-of-way to support and encourage pedestrian activity. (Public/private)
   • Bicycle racks and other bicycle-friendly facilities shall be provided throughout Downtown, and the Historic District. (Public/Private)

2. Developing, managing, and operating parking as an essential civic infrastructure, and reducing overall parking ratios over time to a Park Once environment.
   Actions:
   • All parking requirements for Downtown development shall be removed. (Public)
   • A Downtown “Park-Once Strategy” shall be developed and instituted which includes a “shared use” parking program for both public and private structures/lots, and which investigates the most effective way to manage parking facilities throughout Downtown. (Public/Private)
   • On-street parking shall be maximized throughout Downtown. (Public)
   • Long term parking structures may be located at strategic entrances to Downtown, and short term parking may be strategically located throughout the arts/entertainment/retail district. (Public/Private)
   • Include some form of commercial activity on the ground floor of all parking structures facing the sidewalk. (Public/Private)
   • Prohibit new commercial surface parking lots in the Downtown Core. (Public)
   • Pave, landscape (15% minimum) light, and maintain existing commercial surface parking lots. (Public/Private)

3. Changing Downtown to make it more understandable to infrequent users, and providing easy access to other parts of the Historic District.
   Actions:
   • The entire one-way street system may be converted to two-way operations. (Public)
   • Express “shuttles” between Downtown and Old Town/Biopark and between Downtown and UNM/Nob Hill may be funded and operated. The Old Town “shuttles” may operate on 30 minute headways, and the UNM/Nob Hill “shuttle” may operate on 7 minute headways. (Public)
   • When the Hispanic Cultural Center is completed, fund and operate a shuttle on Fourth Street connecting the Center to Downtown. (Public)
   • An informational and directional (way finding) signage program for the Downtown shall be developed. (Public/Private)
   • The Central Avenue/Railroad Underpass may be improved to be pedestrian friendly. (Public/Private)
We will:

Make Downtown New Mexico’s premier pedestrian-oriented “urban place”.

By:

1. Focusing on preservation and quality building development.
   **Actions:**
   - *The Plan* adopts building types and standards which encourage high quality urban buildings, promote street level pedestrian-friendly building designs, and requires that buildings respect their urban context. (Public)
   - Historic sites in and around Downtown shall be preserved, restored and reused. (Public/private)

2. Declaring the Downtown 2010 Sector Plan Area a Metropolitan Redevelopment Area.
   **Actions:**
   - A Redevelopment Plan for Downtown shall be adopted which makes the Downtown Core a tax increment financing district. (Public/Private)
   - The City may use tax increment financing to fund programs, infrastructure, and facilities. (Public)
   - The City will use redevelopment powers to support and encourage residential development in and around Downtown. (Public)

3. Safeguarding the pedestrian character of the public realm (streets, sidewalks, plazas, etc.) and the adjacent building edges.
   **Actions:**
   - *This Plan* promotes and requires retail and other uses at street level and provides improvements to the public right-of-way that support pedestrian activity. (Public)
   - Encourage sidewalk retail and dining activity in the public right-of-way to strengthen pedestrian activity. (public/private)
   - Consistent lighting, signage, and streetscape improvements throughout Downtown shall be provided, concentrating initially on the Arts and Entertainment District and 4th Street as the link between the Arts and Entertainment District and the Lomas Employment Corridor. (Public)
   - Conserve and reintroduce the traditional street grid of 300’x300’ blocks; Fruit Avenue from Third Street to the railroad tracks may be rebuilt. Where the traditional street grid is broken, pedestrian connections may be established. (Public)
   - Prohibit the vacation or closure of alleyways and streets in the Arts and Entertainment District and strongly discourage vacations and closures elsewhere in the Downtown Core. Applicants must prove that the requested vacation or closure will enhance the pedestrian character of Downtown and that the proposed development could not be built without the vacation or closure.
We will:

Preserve and enhance the character of the neighborhoods which surround Downtown.

By:

1. Protecting surrounding neighborhoods from incompatible land uses and minimizing the impacts of Downtown revitalization.
   Actions:
   - *The Plan* makes the boundary between the Downtown Core and its adjacent neighborhoods a hard line in order to protect adjacent neighborhoods from encroachment of commercial activity outside of the core. Variances, zone changes and other administrative actions which would allow commercial activity to creep across the boundary from the Downtown Core into the adjacent neighborhoods should only occur in the most exceptional of cases. (Public)
   - Commercial surface parking lots in neighborhoods adjacent to Downtown are prohibited. (Public)
   - Permit parking shall be provided for neighborhoods adjacent to Downtown. (Public)
   - Urban conservation overlay zones shall be developed to protect historic structures in existing neighborhoods which surround Downtown. (Public)

2. Promoting high density urban housing within the Downtown Core.
   Actions:
   - *The Plan* designates an urban Housing District within the Downtown Core which encourages high density urban living mixed with neighborhood support sources compatible with urban living (see Urban Housing Policies and Implementation Actions). (Public/Private)
   - Buffer the Barelas, Reynolds and Downtown neighborhoods from intense commercial activity by using the urban Housing District; buffer the Wells Park, Santa Barbara/Martineztown, Huning Highlands, and South Martineztown neighborhoods from intense commercial activity by using the Warehouse District. (Public/Private)

3. Encouraging residential infill development in neighborhoods adjacent to Downtown and/or located within the Historic District.
   Actions:
   - Tax increment financing shall be utilized to fund future civic infrastructure improvements in the Downtown, particularly for parking structures in the core and urban trails connecting Downtown and its adjacent neighborhoods. (Public)
   - Redevelopment powers shall be utilized, where possible, to assist in assemblage of infill residential building sites in Historic District neighborhoods. (Public/Private)
We will:

Have at least 20,000 people living within one mile of the Downtown Core, and 5,000 living within the Downtown Core by 2010.

By:

1. Creating a plan for assembling and developing building sites of adequate size within reasonable time frames, in order to build market rate and affordable urban housing.
   Actions:
   • *The Plan* identifies the district and sites that are best suited for new housing development within the Downtown Core. (Private/public)
   • Redevelopment powers shall be utilized to assist in assemblage of building sites, when a super majority of property owners request such public assistance. Land assemblage must be simple and efficient to stimulate private sector development. (Public)
   • Private sector urban housing initiatives may be supported by providing parking and by minimizing off-site infrastructure deficiencies. (Public)

2. Developing a variety of housing types throughout Downtown (townhouses, urban apartments, lofts, condominiums, live/work etc.)
   Actions:
   • High density housing (50 du’s/acre or more) is encouraged within the Downtown core. (Public)
   • Locate UNM student housing Downtown. (Public/Private)
   • Redevelop existing commercial and industrial buildings into loft housing and artist live/work space. (Private)
   • Work with churches to create senior housing Downtown. (Private)

3. Protecting the character of the existing urban neighborhoods adjacent to Downtown and/or within the Historic District.
   Actions:
   • Commercial parking lots in neighborhoods adjacent to Downtown shall be prohibited and “permit parking programs” shall be made available to neighborhood residents. (Public)
   • Neighborhood commercial businesses shall be attracted to locate Downtown. (Private)
We will:

Create Downtown as an exciting “urban retail destination”.

By:

1. Creating an inventory of existing buildings and land within the Downtown Core for urban retailing.
   Action:
   • Survey all Downtown buildings and land; develop a database including square footage, rental rates, vacancy rates, etc. on all commercial properties within the Downtown Core. (Private)

2. Providing a variety of retail goods and services in Downtown to serve a broad range of residents, employees and visitors.
   Actions:
   • Recruit basic and specialty goods and services into Downtown, including art-based retail, restaurants, and “high fashion” retail. (Private)
   • Recruit a full service urban grocery store and drug store in Downtown. (Private)
   • Recruit a multiplex movie theater in Downtown. (Private)
   • Recruit retail “anchor” stores Downtown. (Private)
   • Recruit convenience services (dry cleaners, shoe repair, etc.) close to office buildings and housing. (Private)
   • May build a municipal mercado in Downtown. (Private)

3. Maintaining a compact specialty retail core by concentrating those facilities within the arts and entertainment district, and on the Fourth Street Mall.
   Actions:
   • Encourage sidewalk retail and dining activity in the public right-of-way. (Public/Private)
   • Reinforce the image of a “main street” shopping experience with visually interesting street level design of buildings. (Private)
   • Encourage retailing of art and associated art products in Downtown, concentrating on the contemporary art market. (Private)
   • Develop “continuous” retail building frontage on Central, Gold and Copper Avenues. “Fill in the missing teeth” (Private)
   • Require retail uses to utilize on-street, off-alley and “park-once” structures in lieu of off-street surface parking lots - both within the specialty retail core and throughout Downtown. (Public/Private)
We will:

Maintain Downtown as New Mexico’s largest employment center and the Region’s Center of Economic Activity.

By:

1. Attracting 5000 new jobs to Downtown by 2010.
   
   **Actions:**
   
   • Aggressively recruit federal agencies to relocate Downtown. (Public/Private)
   • Encourage more UNM/TVI activities to locate Downtown, particularly in the areas of continuing education, fine arts, and planning/architecture. (Public)
   • Recruit information technology industries (multi-media, software, internet services, etc.) to locate Downtown. (Private)
   • Recruit professional service firms and financial institutions which have left Downtown to return to the core. (Private)

2. Encouraging small businesses to locate and stay Downtown.
   
   **Actions:**
   
   • May establish a low income loan pool to encourage small business investment in Downtown. (Public/Private)
We will:

Make Downtown Albuquerque a vibrant, urban 24 hour destination for arts, culture and entertainment.

By:

1. Designating the area along Central/Gold/Copper Avenues between First and Eighth streets as the Arts and Entertainment District.
   
   Actions:
   - Locate urban specialty retail, restaurants, clubs, entertainment venues, cultural facilities, and art related activities in the Arts and Entertainment District. (Public/Private)
   - The region’s one-of-a-kind facilities (i.e. arena, ballpark, museums, performance center, etc.) may be located to the greatest extent possible Downtown in or near the Arts and Entertainment District in order to create an ever-changing urban experience/community gathering place. (Public/Private)
   - Major festivals and community events may be held Downtown - during such festivals/events, outdoor sales of food and drinks may be held on public rights-of-way and in public parks to create a festive environment. (Public/Private)
   - Outdoor dining and retailing on sidewalks are encouraged in the Arts and Entertainment District and along the Fourth Street Mall. (Public/Private)
   - Permanent and changing street performance venues shall be permitted in the Arts and Entertainment District; promote the Arts and Entertainment District as a street performance opportunity. (Private/Public)
   - “Route 66 Neon District” may be created on Central Avenue as a 1% for the Arts Program (Public)

2. Promoting existing and new arts, entertainment, and cultural facilities (Kimo Theatre, Kiva Auditorium, Civic Plaza, Library Auditorium, South Broadway Cultural Center, etc.) as Albuquerque’s “horizontal performing arts center” (APAC).*
   
   Actions:
   - Investigate ways that the artistic, promotional and programming functions of these public facilities can be consolidated and better managed. (Public/Private)
   - Encourage joint promotions/schedule coordination of all public and private venues within the Arts and Entertainment District. (Private/Public)
   - Any privatization of public arts, entertainment or cultural facilities may be considered only if the City adopts a public and competitive process to award such contracts. Any privatization of public facilities suggested or recommended by the Plan shall be applicable only to venues located in the area defined as the Downtown Core.

3. Making Downtown the “Contemporary Arts Center” of the Southwest.
   
   Actions:
   - Develop live/work spaces for artists, work only spaces and galleries Downtown. (Private)
   - May develop a contemporary arts museum in the Arts and Entertainment District. (Public/Private)
   - Encourage major art festivals (i.e. Site Santa Fe, Magnifico, Southwest Arts Festival, NM Arts and Crafts Fair, etc.) to locate in Downtown. (Private)
   - Concentrate the “fine print “ industry in the Arts and Entertainment District. (Private)

*Note: The Albuquerque Performing Arts Center (APAC) would consist of several Arts venues located within walking distance of one another. The venues would coordinate programming and management.
We will:

Make Downtown and the Historic District a “Tourist Destination.”

By:

1. Making it easy for tourists to visit and enjoy the District attractions, and by promoting the District as a “tourist destination.”
   **Actions:**
   - Promote Downtown and The Historic District at the airport and car rental outlets (Public/Private).
   - A trolley service may be operated throughout The District connecting attractions (Downtown, Old Town, Natural History Museum, Albuquerque Museum, Explora, Aquarium, Botanic Gardens, Tingley Beach, Zoo, the Cultural Centers, etc.). (Public)
   - Consider starting a lowrider taxi service in Downtown. (Private)
   - “District” directional/informational signage shall be installed throughout The District (Public/Private)
   - A pedestrian urban trail may be built throughout The District. (Public)
   - Operate bicycle rentals for visitors to experience The District. (Private)

2. Thinking of the Historic District as a “theme park” with highly organized experiences.
   **Actions:**
   - Provide programmed event packages and retailing discounts in Downtown and Old Town to visitors/tourists. (Public/Private)
   - The Albuquerque Convention & Visitor’s Bureau (ACVB) shall develop a promotion package highlighting District attractions. (Public/Private)
   - May build a Multi-purpose Arena Downtown to expand Convention Center and hospitality services for residents and visitors alike. (Public/Private)
   - Develop a single pass to area attractions such as the Albuquerque Museum, the Natural History Museum, the Zoo, Explora, etc. (Public)

3. Planning and promoting year-round festivals and “markets” in the District. These festivals and markets shall be targeted to District visitors, residents, and employees.
   **Actions:**
   - Program many festivals, celebrations, and parades Downtown. (Public/Private)
   - Recruit event promoters to sponsor annual Downtown Events (i.e. Taste of Albuquerque, Fall Crawl, Cinco de Mayo, etc.). (Private)
   - Expand the Farmers Market; may develop a municipal market/mercado. (Public/Private)
   - Hang banners promoting upcoming events along Central Avenue and along the Fourth Street Mall. (Public/Private)
We will:

Create new parks, open space and plazas that are easily accessible to downtown residents, workers, students and visitors.

By:

1. Developing new parks and open spaces in the Downtown.
   Actions:
   • A park may be built on the western edge of the Downtown Core to serve Lew Wallace Elementary, St. Mary’s and the surrounding neighborhood. (Public)
   • A park may be built south of Central to serve the office and residential population in that area. (Public)
   • May create a series of triangular parks along Central Avenue from Downtown to Old Town, to strengthen the pedestrian connection. (Public)
   • May create a plaza in front of the bus/train depot as an element of the Alvarado Metropolitan Redevelopment area. (Public/Private)
   • The Plan adopts building standards which encourage courtyard spaces within new development. (Public)

2. Creating Albuquerque’s “Central Park.”
   Actions:
   • A regional park adjacent to the Rio Grande may be established, connecting the Biopark, Tingley Beach, Zoo, and Hispanic Cultural Center. (Public/Private)
   • The attractions in the region may be connected to the Downtown Core by train, shuttle, or some other interesting means of transportation. (Public)

3. Enhancing the Fourth Street Mall as a safe, attractive and lively pedestrian link between the Civic Plaza and Central Avenue.
   Actions:
   • Landscaping and street furniture along the Mall will be provided and maintained. (Private)
   • Additional security and maintenance through the Mall area will be provided. (Private)
   • Programmed activities, food vendors and retailing on the Mall will be provided. (Private)

4. Enhancing existing streets as linear paths connecting destinations throughout the District.
   Action:
   • “Gateways” may be created at each end of Central Avenue as entrances into Downtown from both the East and the West. (Public)
   • An Urban Pedestrian Trail will be built to interconnect the series of parks and open spaces in The District. (Public)
   • Pedestrian walking connections between District attractions will be enhanced. (Old Town, Bio Park, Zoo, Museums, etc.) (Public/Private)
We will:
Develop, maintain, and market Downtown as if it were a single mixed-use project.

By:
1. Developing a comprehensive marketing strategy for Downtown, with an emphasis on livability and accessibility.
   **Actions:**
   - The DAT and the Albuquerque Convention and Visitors Bureau (ACVB) shall develop a Downtown promotions package, coordinate publicity, and develop a District advertising budget. (Private)
   - The “user-friendliness” of the District should be continuously evaluated by developing and administering surveys to be given out at conventions, hotels, etc., to visitors, residents, and employees. (Private)

2. Privately developing, maintaining, and programming the Fourth Street Mall.
   **Actions:**
   - The City and DAT have entered into a long term lease to develop, maintain and program the Fourth Street Mall. (Public/Private)
As this Plan has already indicated, a pedestrian-friendly environment is integral to the revitalization of Downtown. The preceding policies and actions are all concretely linked to the Park Once - Pedestrian First program. Without achieving a Park Once - Pedestrian First environment, the policies and actions developed in The Plan will be ineffective. In order to ensure that Downtown becomes a Park Once - Pedestrian First environment, specific civic infrastructure improvements will be developed over the next five years.

The Park Once - Pedestrian First program shifts the priority for using Downtown’s street. For several decades, moving cars had the highest claim on the use of Downtown streets. The need to move so many cars developed out of conditions at the time. In the pre-Interstate days, Downtown Albuquerque streets carried major interstate highway traffic, most notably the famous Route 66. Off-street parking was scarce, and therefore, the demand for on-street parking (for example, diagonal on-street parking on Central Avenue) claimed much of the street space. This loss of street space resulted in other measures (one-way streets) being utilized to compensate for the lost traffic capacity.

In downtowns throughout the nation, there is a renewed quest for “balance” in the use of streets and sidewalks. In order to compete with suburban shopping malls and office parks, downtowns must reactivate their prime asset - the welcoming, walkable, human-scale which prevailed a hundred years ago. No where else in cities can people experience a Park Once - Pedestrian First environment, and it is essential to Downtown’s success that we promote, enhance, and renew that pedestrian friendly environment wherever possible.

The Park Once - Pedestrian First pattern of travel is fundamentally different in every respect from the conventional suburban pattern. In the Park Once - Pedestrian First pattern, motorists are encouraged to drive as little as possible, by being invited into the first available parking. This parking is clearly “public” in operation, conveying a clear message to the driver that all destinations within Downtown can be reached by walking from this parking. The traveler then walks or uses transit to multiple destinations within the Park Once - Pedestrian First district.

**Elements of the Park Once - Pedestrian First Area**

Parking is the first activity that the incoming visitor encounters in a Park Once - Pedestrian First environment. Parking must be located throughout the Downtown, so that drivers are greeted by parking regardless of their route of arrival. The visibility of multiple parking structures scattered throughout Downtown further adds to the reassurance that parking is available and plentiful.

In the Park Once - Pedestrian First area, it is essential that the parking feel public in nature, regardless of its ownership by either public agency or private entity. The parking is a unified system that presents drivers with highly predictable fees, availability, and hours of operation.
In today’s Downtown, the presence of parking must be advertised strongly, but without the visual blight of large areas of parked cars. This advertising is accomplished through:

1. on-street parking, which informs drivers that parking is an expected and permitted part of Downtown and
2. prominent identification of parking structure entrances.

A critical element of the park once environment is the concealment of parking (other than on-street parking) from the view of the street. This is accomplished by locating parking in the interior of blocks, by fronting parking structures with a veneer of retail floor space, and by designing the exterior of the parking structures to disguise their interior use.

Once the visitor is out of their parked vehicle, the next important element of the Park Once - Pedestrian First environment is the landing of the pedestrian into a public space. Typically, this is accomplished by providing ramps, stairs, elevators, escalators, etc. which lead to public spaces such as sidewalks, arcades, or public building lobbies. Privatized pedestrian spaces, such as skywalks to private buildings, upper floors of private buildings, direct connection into a single retail store, etc., are detrimental to the Park Once - Pedestrian First atmosphere. It is also critical that parking spaces serve multiple users. As a result, it is important that parking spaces not be dedicated to a single building or use but rather shared between nearby uses (such as office, restaurant, retail, and entertainment).

How Many Parking Spaces are Enough?
Over the next eleven year period (1999 - 2010), we estimate the need for around 3,000 more parking spaces Downtown. At present, there are 14,400 parking spaces in Downtown Albuquerque.

Our estimate of future parking demand is based on the following assumptions:
• A 20% growth in parking demand over the eleven year period 1999 - 2010 from the current peak demand of 9800 vehicles.
• A loss of 1,800 parking spaces in surface lots over the eleven year period 1999 - 2010.
• An increase in parking garage occupancy from the existing 68% to a projected occupancy of 76% by the year 2010.

Computing the above factors we project for some 3,000 spaces of new parking by the year 2010.

Location of New Parking Facilities
A ten-year program of adding 3,000 spaces to Downtown Albuquerque’s parking supply can be accommodated through a series of 7 - 10 new garages over the next decade. Several of these can be precisely located at the present time, and the remainder can be placed with a lesser degree of precision. (See Parking Structures Map)

In their projected order of priority, the new parking structures would be:

Garage 1 - The Alvarado Redevelopment Area.
This garage will serve the new multi-screen cinema, transportation terminals, retail, and office development already committed for this area. This garage also serves an area of Downtown that is currently not served at all (within 500 feet walking distance of a parking structure). It is located on Gold Avenue between First and Second Streets.
Garage 2 - PNM/South Federal Area. This garage serves commercial activity in the southern part of Downtown. It will serve PNM and Federal Office expansion. It is located on Silver between Fifth and Sixth Streets.

Garage 3 - located south of Lomas Blvd. to the West of Fourth Street. The demand for this garage will come predominately from the new courthouses. Garage 3A is an alternate privately funded facility located north of Lomas.

Garage 4 - located at the Old Albuquerque High School Reuse Site. This small garage serves not only the uses in the recycled high school, but also walk-in visitors to Downtown Albuquerque.

Garage 5 - located at Copper Avenue between Sixth and Seventh Streets. This garage will anchor the revised commercial activity in the west end of Downtown including a possible supermarket. Its location one block north of Central Avenue will help fill out a matrix of parking decks along either side of Central Avenue. Garage 5A is an alternate site for garage #5 activity.

Garage 6 - This garage is a counterpart to garage #5 and will anchor the southwest sector of the central business district. Its demand will derive from revitalized retail along Central Avenue. Similar to garage #5, it flanks Gold Avenue from Seventh to Eleventh Streets, creating multiple options for visitors to Central Avenue and the streets crossing it.

Garage 7 - located along Copper Avenue to the east of Third Street. This garage will serve the new Duque Hotel, an expansion of La Posada Hotel, as well as increased retail activity in the eastern part of Downtown.

Garage 8 - north of Central Avenue to the east of First Street. This large garage would serve a new arena and increased activity at the Convention Center.

Garage 9 - located on First Street between Lead and Coal Avenues. This garage serves future commercial growth within the southeastern sector of Downtown.

Garage 10 - located in the northeast sector of Downtown. Three options are suggested to serve future commercial growth in the northeastern sector of Downtown.

Transit Circulator Service
In order to facilitate further The Park Once concept, a transit circulator system for Downtown is needed. The circulator would be used by residents, visitors, and Downtown employees. For employees in particular, a Downtown shuttle service would greatly reduce the hindrance to mid-day travel between the employment and retail centers in Downtown and maximize parking facilities throughout Downtown.

Non-daily visitors to Downtown are generally on a more flexible schedule than daily Downtown workers, and are likely to visit other Downtown destinations beyond their primary destination. Tourists visiting Downtown are a predictable source of ridership for the Old Town/Biopark express shuttle. Typically, tourist visitors to a downtown area prefer to leave their automobile parked for an extended duration (several hours), and prefer to visit multiple destinations either by walking or with the assistance of a circulator shuttle. Similarly, a link between Downtown and the University will serve students, residents, and visitors alike and create a predictable ridership for a UNM/Nob Hill express shuttle.
Three routes are proposed for Albuquerque:

A. Downtown Circulator Loop
This 1.8 mile loop connects the employment area along Lomas Blvd. with the commercial and retail area to the south of Central Avenue. This loop is important for mid-day travel by employees in the Lomas Blvd. area. This loop is also an important factor in increasing the use of available parking to the south of Central Avenue. It should operate on five to seven minute headways to be effective.

B. Express Shuttle between Downtown and Old Town/Bio Park
This is an express route, making three stops outside Downtown: Laguna, Old Town, and Bio Park. Primarily users are tourists and non-daily visitors to Downtown. A thirty-minute headway is proposed for this route.

C. Express Shuttle to the University between Downtown and UNM/Nob Hill
This route would operate along Central Avenue, making stops at the University of New Mexico and Nob Hill. Primary source of ridership is University students, employees and visitors to Downtown. A seven-minute headway is proposed for this service.

Pedestrian-First Zones
In support of the Park Once Pedestrian First concept, we recommend that two zones within Downtown be designated for high priority sidewalk and streetscape treatment:

- The first priority streetscape zone is the retail center of Downtown bounded by Copper and Gold Avenues to the north and south and by Robinson Park and First Street to the east and west. Part of the streetscape treatment for some of the north/south streets will include a change in pavement width, with a corresponding increase in sidewalk size.

- The second priority should be improving the Fourth Street sidewalks and streetscape to connect the Central Avenue retail and entertainment district to the emerging judicial office zone along Lomas Blvd. in the north part of Downtown.

- The employment district along Lomas Blvd. between Fifth and First Streets should receive streetscape improvements as the third priority.

The pedestrian first treatments also include major public spaces at the Courthouse Square and at the Civic Plaza on Fourth Street.

Conversion of the One Way Streets
Conversion of the one way to two way traffic encourages pedestrian activity by calming traffic and providing additional very visible on-street parking. The conversions of the one way couplets should be completed as soon as possible. In addition, bicycle corridors and facilities will be designed and implemented with the conversion of one way streets to two way operations in the Downtown Core.

Bicycle Amenities and Routes
At least one North/South and at least one East/West bike route into Downtown will be established. These routes must be striped and signed for bicycles everywhere but the arts and entertainment section. Bike lockers, facilities, and showers should be encouraged in new Downtown
buildings and secure bike facilities should be provided in highly visible locations at ground level at each parking facility with a minimum of 1.2% of the spaces devoted to bicycle parking.

The combined efforts of the public and private sectors are an essential element of The Plan. The civic infrastructure improvements discussed here are the key public component which will create an environment in which private sector businesses and entertainment establishments can thrive and which invites substantial private investment. Downtown’s Park Once - Pedestrian First environment is what will enable it to be special and unique, offering something which no suburban mall or factory outlet center can. By giving people the ability to get out of their cars once, and have a multitude of safe, enjoyable experiences, we will make Downtown Albuquerque an urban center we can be proud of.
Catalytic Projects

Catalytic projects are critical downtown projects which, when initiated, will drive (catalyze) other spinoff development activity. The projects are all important and should proceed as funding becomes available. This list was updated in 2014 (FS-R-13-236) to reflect projects proposed during the development of the original Plan that have been completed, and to add new projects suggested by Downtown stakeholders.

Grocery store
A full service grocery store with retail and housing in the downtown core is vital to continue downtown’s transformation as a complete community. With the addition of more and more residential options, basic services such as a grocery store are vital.

Downtown Arena/Stadium
Located adjacent to the Convention center and across central from the theater and Alvarado Transportation Center, a new multi-purpose arena, hotel and shops would anchor the Arts and entertainment District and support Convention Center activity at the east end of Central.

Neighborhood Infill Housing
While some neighborhood housing has been built in downtown since the inception of this plan in 2000, more housing in the single-family neighborhood areas is needed. Courtyard housing is a type that can exist compatibly in these areas by presenting a house-width face to the street, separated by a courtyard.

UNM Student Housing
Graduate student housing or senior housing would be a positive addition to the downtown. Service oriented shops and offices would serve the neighborhood. Shown in this plan at Central and Broadway.

Albuquerque Performing Arts Center
Rather than a vast mega-building for the Performing Arts, all of downtown should be treated as a venue for the Arts. This is the concept of “retailing” the Arts, increasing participation and integrating with other uses by adapting existing spaces. This concept is supported by the Arts and Cultural District (ACD) Board that partners with other agencies to bring this concept to life downtown.

Warehouse Infill
Build 1-2 story structures that complete the feeling of the warehouse district that can be used for office, gallery and nightclub activities. Locate parking at center of blocks.

A central facility or Day Center for our homeless population, dependent transients and mentally ill is badly needed. The center should be combined with job training programs and other social services.

Downtown Playground
This was originally called for at 6th and Marquette for St. Mary’s and Lew Wallace schools. However, a playground is needed for all downtown residents. The playground or park could be framed with senior housing, daycare and park services.

Management, Design and Programming of Public Spaces
Establish a “Fun Czar” to furnish the public realm with the excitement and unpredictable happenstances (perhaps substitute “happenings”) of a vitality.

Third and Gold Park
Create a new park on the site of the drive-through bank. This park could be lined with one-story shops and cafes and could have controlled access at night. This park would highlight the extraordinary Occidental Building across Gold as well as providing much needed green space in the southern part of downtown.

Replace Central Avenue Street Tree Irrigation
Irrigation for the street trees on Central Avenue was disconnected some time ago and the trees are slowly dying. A healthy urban forest is essential for a healthy city, especially the most densely developed parts of a city. The trees provide cooler air, a softening of the built environment, and an essential bit of shading for the hot summers. The irrigation on Central Avenue needs to be restored as soon as possible to avoid the cost of having to plant new trees. There may be grants available to help re-establish functional irrigation systems.

Alley Lighting
Downtown would be safer if the alleyways had lighting. Additionally, if these spaces were lit they might become useful for other activities related to the adjacent businesses.

Many cities use their alleys as extended space in the evenings.

Upscale Retail
Attract upscale boutique and/or department stores to vacant retail spaces. Downtown. This will add critical pedestrian destinations to the existing mix of art, retail, restaurant and entertainment businesses.

Projects Completed as of 2014
Many of the projects that were proposed in the original plan written in 2000 have been accomplished. The following is a list of the successes from the Downtown 2010 Plan:

West End Neighborhood Infill Housing
Live/work housing was constructed at 8th and Silver. Also, the Silver Moon Motel was demolished and the Silver Moon Apartments were under construction as of 2014 at the site at Central and 10th.

Fourth Street Mall
Designs are complete and construction starting in June 2014 to open 4th Street Mall back up to two-way traffic, 6.5’ to 16.5’ foot sidewalks and patios. This will bring more possibilities for the area, including food vendors, performances and dining options such as food trucks.

District Transportation Link
The Alvarado Transportation Center was built and serves as the district link for buses and trains. Further development could include trolleys, rental car area, taxi stands and bike rentals and/or bike share system hubs.

Magnet High School
Amy Biehl High School is now a very successful magnet school downtown.

Rail Yards Re-Use
Although the Rail Yards are not within the boundaries of the sector plan, the project has moved forward with a design team and plans for renovation and re-use. As of 2014, one of the structures, the Blacksmith Shop, had been reconditioned and made available for community events.
Silver Parking Structure (Between Gold and silver and 1st and 3rd)
A parking structure that accommodates the theater and surrounding businesses was built in this area and is well-used.

Park Once Parking Structure (South of Lomas between 1st and 2nd Streets)
This parking garage has been built and successfully serves the courthouse district.
ROMA NEIGHBORHOOD INFILL HOUSING

UNM STUDENT HOUSING
The *Downtown 2010 Plan* introduces a new, innovative approach to Downtown development. This Plan creates an easy four-step approach to building in Downtown.

**STEP 1. DISTRICTS MAP** - locate your property and the Downtown district it’s in. (Color Coded)

**STEP 2. DISTRICT USES MATRIX** - identify which uses are permitted, regulated or prohibited in your district. (Color Coded)

**STEP 3. BUILDING TYPES** - identify the building types authorized for your district. (Color Coded)

**STEP 4. BUILDING STANDARDS** - apply the building standards applicable to your project.

Once you have gone through these four steps, you are ready to begin the *expedited* site development plan approval process.

The *Districts Map* shall be used to guide Downtown development. The *Districts Map* identifies and locates five (5) distinct Downtown districts, each with unique land uses and development characteristics. The *District Map* is color-coded to correspond to the *District Uses Matrix and Building Types chart*. By using this color-coding system, you are able to conveniently follow steps 1, 2, and 3.

The *Districts Map* strategically locates and concentrates complementary land uses within each district. The title designated for each district (Housing, Arts & Entertainment, Government, Financial & Hospitality, Warehouse, Mixed-Use) is intended to be descriptive of the primary function(s) of each district. Other compatible uses are envisioned and encouraged. The *District Uses Matrix* clearly spells out permitted, regulated and prohibited uses in each district. Regulated uses must go through the Environmental Planning Commission (EPC) process, which includes neighborhood notification.

The color-coded *Building Types* chart outlines the types of buildings to be built in each Downtown district. It is intended to provide predictability on how Downtown will develop as far as types, layout and scale of buildings. A key component of the *Downtown Plan* is to build quality urban pedestrian-friendly buildings that will stand the test of time and the multiple uses of buildings over time.
The Building Standards consolidates the more than 70 current standards and guidelines required for Downtown development into 21 simple building standards. The new standards are intended to be far more user-friendly and to remove much of the subjectivity in the prior standards/guidelines. Each standard is graphically illustrated and reduced to the most basic form.

The Site Development Plan Approval Process has been streamlined to accommodate Downtown development. For quality Downtown projects, approval will be “short of the process and long on the results.”

“The Downtown Development and Building Process is adopted to ensure that building development is predictable and real estate values are stable. This process puts the pedestrian first in all new projects and ensures that developments are compatible with each other and with the existing urban fabric. The Building Types and Development Standards set forth in this Plan are mandatory, however, the Planning Director, and/or the Director’s designee, may approve minor changes or deviations from the Building Types and/or from any dimensional standard that is less than or equal to 10%. Any Deviation greater than 10% and up to 25% from any dimensional standard shall be reviewed by the EPC, which may approve or disapprove the request. Notification and advertisement shall be by the normal EPC process. The applicant shall submit a written justification that describes consistency with the Goals of the Plan as well as compatibility with surrounding development. Deviations from the requirements of this Plan are to be reviewed by the Planning Director or the EPC, and not through application to the Zoning Hearing Examiner (ZHE).

Notes: a) The Downtown Districts Map represents the Downtown Core. Surrounding neighborhoods boundaries are amended to correspond with the Downtown Core.

b) The Building Types and Building Standards are adopted to facilitate and encourage Downtown developments. Adherence to the types and standards within each district are required to obtain a building permit.
A proposed Downtown development will be reviewed and approved within 30 - 34 days by adhering to the District's Plan and Uses, the Building Types and Standards, and by preparing complete project documents. Below is a chart that outlines the process to obtain a building permit. It is mandatory that applicants present and discuss their project, in its entirety, with the appropriate departments at a Pre-Application Meeting. It is also critical for the applicant to understand if their proposed project is a permitted, review required, or prohibited use prior to starting the approval process, see the District Use Matrix as shown on page 32.

Permitted uses will go through either a renovation or a new construction process. "Review Required" uses must go through the Environmental Planning Commission (EPC) process and make a case as to why and how the proposed use fits into the Downtown Plan. The applicant for the proposed use must demonstrate that the use will be compatible with surrounding uses in the district and that it would not be injurious to surrounding properties, adjacent neighborhoods or the community. Neighborhood notification is required for "EPC Review Required" proposals. The EPC may approve or disapprove the proposed use. The EPC's decision is appealable to the City Council in accordance with Section 14-16-4-4 of the Zoning Code.

[Diagram of approval process]

- Pre-Application Review Team Meeting (PRT)
- Permitted Use
  - Renovation
    - Remodeling or rehabilitation of an existing structure, including additions up to 25% of existing SF and building-mounted signs.
  - New Construction
    - All new, free-standing structures
    - Addition(s) to an existing structure that is more than 25% of existing SF.
- "Review Required" Use
  - Neighborhood Notification
  - Justification of the Request:
    1. Consistent with Downtown 2025 Goals and Policies.
    2. Compatible with surrounding uses
    3. Non-injurious to surrounding property, adjacent neighborhoods, or the community
- Administrative Approval (AA)
  - Site Development Plan for Building Permit reviewed by Planning Director / Development Review Team (approx. 1 - 2 weeks*)
- Building Permit (approx. 2 weeks*)

* Estimated review time begins after a complete application has been submitted
** See Page 70 to determine if building is historic or non-historic, or if it qualifies as a Tax-Advantaged Rehabilitation
IMPORTANT NOTE

This Plan includes maps showing property zoning and platting which is dated as of the Plan’s adoption. Refer to the Albuquerque Geographic Information System or current Zone Atlas for up-to-date zoning and platting information.
Following is a general description of each of the Downtown districts and the uses envisioned in each district:

**Housing District**
Residential development is allowed and encouraged in all districts of Downtown. Residential is the primary use within the Housing District. The Housing District should be medium to high density with a range of housing types: 3-4 story townhouses, 4-6 story urban apartments, housing above retail or office, housing integrated into mixed use office structures, loft apartments converted from older mercantile buildings. Other neighborhood serving retail and ancillary office activity are allowed to provide diversity but must be compatible with the residential focus of this district.

**Arts and Entertainment District**
The Arts & Entertainment District is the primary center for arts, entertainment, cultural, and specialty retail shopping experiences. The Arts & Entertainment District will serve as Downtown’s Main Street and host a variety of activities and experiences. The ground floor of all buildings will have exciting street level arts, entertainment and retail presence in this district. Compatible office, hotel institutional, commercial and residential uses are encouraged above the street level. The street level design of buildings should be visually interesting and reinforce the image of a premier urban shopping district and entertainment district. The street level environment will be active, visually exciting and accommodating to the pedestrian. The Arts & Entertainment District is a logical location for a new arena, multi-plex theater, restaurants, clubs, and assorted visual and performing arts venues. It is the logical location for community festivals and celebrations.

**Government/Financial/Hospitality District**
Downtown will maintain its position as the government, financial, and hospitality center of the metropolitan region. Downtown is the seat of government for the City of Albuquerque, Bernalillo County, and regional Federal Government facilities. These and other State departments and agencies will be located Downtown. It is also the center of the federal, state and local judicial complex. Concentrate new government and private office development in this District. Locate high and medium density office development in the district. Convention and hospitality facilities are strongly encouraged to locate in this district as well. Street level retail is required in the district to provide services and street level vitality.

**Warehouse District**
The Warehouse District is a lasting remembrance of Downtown’s early commercial district along the railroad. Therefore, it is important to protect its historic character by preserving the existing stock of older buildings, while promoting compatible infill development. Within the Warehouse District the reuse and rehabilitation of existing older commercial buildings is strongly encouraged. A broad range and diverse mix of uses are allowed and encouraged in the Warehouse District. These uses include: commercial, office, retail, residential, transportation and sports facilities.
Types of development envisioned for this district include mixed use buildings which combine residents with workplaces, small office blocks, outdoor sports facilities, and product showrooms. The Warehouse District offers several logical locations of an outdoor ballpark. It is an ideal location for live/work artist studios and “funky” off-beat retail and restaurant venues.

**Mixed Use Corridors District**

Mixed use developments are allowed and strongly encouraged for all of Downtown. No predominant or primary uses are prescribed for the Mixed Use Corridors District. This district is located on the transit corridors through Downtown (Lomas Blvd.-Central Avenue-Fourth Street). Compatible office, institutional, residential, retail, commercial, educational and other uses are encouraged along this district. These developments should be concentrated and of a density to encourage transit use along these principal corridors.
The Downtown Core is zoned SU-3 Special Center. R-3 and C-2 Uses are allowed as regulated by the Comprehensive City Zoning Code as further governed by this Sector Development Plan. The Development Regulations of the R-3 and the C-2 zones, including density, setbacks, open space, etc., do not apply within the Plan area. All uses are encouraged in the Downtown, except for the prohibited uses, shown on Page 34. However, the principal uses are: residential, arts, entertainment, office, cultural, hospitality, and specialty retail. The Plan strongly encourages a mixture of compatible land uses (office/residential, retail/office, arts/entertainment). Residential development is allowed and encouraged throughout all districts of Downtown.

All types of land uses are encouraged Downtown, however certain uses are not appropriate in some districts. To assure that uses most conducive to achieving The Plan’s objectives are developed in the appropriate districts, it is important to permit, prohibit, or regulate uses by district. There are no parking requirements in the SU-3 Special Center Zone.

The SU-3 zone creates a clear and defined (hard) boundary between the Downtown Core and surrounding neighborhoods. The Plan and zoning intent is to protect, retain, and enhance the integrity of neighborhoods surrounding the Downtown Core. Commercial and office intrusion into the surrounding neighborhoods is strongly discouraged.

Following is a general color-coded District/Use Matrix to guide in determining if a use is appropriate in a District:

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th>HOUSING</th>
<th>GOVERNMENT FINANCIAL/HOSPITALITY</th>
<th>WAREHOUSE</th>
<th>MIXED USE</th>
<th>ARTS &amp; ENTERTAINMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>P</td>
<td>R</td>
<td>P</td>
<td>P</td>
<td>R</td>
</tr>
<tr>
<td>Above Ground Floor</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>RETAIL/SERVICES</td>
<td>R</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>OFFICE/INSTITUTIONAL</td>
<td>R</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>WAREHOUSE/WHOLESALE</td>
<td>R</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>MANUFACTURING</td>
<td>P</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Per M-1</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Artisanal and Craft</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

P = Permitted    R = Review Required    X = Prohibited

1. Housing district area between Central Avenue and Lomas Boulevard is restricted to residential development only to buffer the Downtown Neighborhood Association (DNA). The remaining housing district areas are controlled by the Uses Matrix.
2. Home occupations are allowed as regulated by the R-1 zone.
3. The purpose of The Plan is to encourage neighborhood serving retail.
4. The purpose of The Plan is to allow auxiliary office activity in the Housing District.
5. The purpose of The Plan is to allow manufacturing as regulated by the M-1 zone.
6. For the purposes of this Plan, Artisanal and Craft Manufacturing shall include:

   1.) Makerspace, tech shop, or artisanal studio where products, including but not limited
to, stone, clay, glass, ceramic, metal, textile, leather, wood, paper, plastic, electronics, or
similar materials are used in the design, development, creation or testing of a resulting
object that may be manufactured commercially, provided:

   (a) Items created are primarily prototypical, specialized objects;
   (b) All activities are conducted within a completely enclosed building;
   (c) Activities or products will not produce odor, dust, smoke, noise, vibration, or
other impacts in excess of allowed standards.

   2.) Brewery operated under a New Mexico Small Brewers License, provided:

   (a) All activities are conducted within a completely enclosed building;
   (b) Activities or products will not produce odor, dust, smoke, noise, vibration, or
other impacts in excess of allowed standards.
**Prohibited Uses**

Some uses are clearly prohibited or regulated in all Downtown districts. Following is a list of those uses:

- Drive-in/drive-through facilities are not allowed, except that unenclosed outdoor seating is permitted. Existing drive-in/drive-through uses shall be legal, non-conforming uses.

- Adult amusement establishments, and adult stores are not allowed. Existing adult amusement establishments and adult stores shall be legal, non-conforming uses.

- Commercial surface parking lots are not allowed. Existing commercial surface parking lots shall be legal, non-conforming uses and must meet the landscaping, lighting, buffering and paving requirements identified in the building standards section of *The Plan*.

- Alcoholic drink sales for consumption off-premises are allowed, provided however:
  
a) there shall be no dispensing (sales) of any miniatures;

    b) there shall be no dispensing (sales) of any fortified wines by volume of alcohol no more than twelve percent; and

    c) there shall be no dispensing (sales) of any alcoholic beverages in broken packages (singles).

    *Existing establishments engaged in the sale of alcoholic drink sales for consumption off-premises shall be required to meet the above restrictions within ninety (90) days of The Plan adoption.*

    d) Alcoholic drink sales within 500 feet of the boundary of a residential zone in an adjacent neighborhood or within 500 feet of the boundary of any adjacent sector development plan shall be Review Required, except this provision shall not apply to a full service grocery store.

- Jails or correctional institutions are not allowed, but temporary detention facilities shall be allowed to accommodate police investigative activities and related activities.

- Off-premise free-standing signs are not permitted.

- Existing uses within the Housing district area between Central Avenue and Lomas Boulevard that are inconsistent with the District/Use Matrix are nonconforming and the City’s nonconformance regulations shall apply.
### DOWNTOWN 2025

#### Step Three: Building Types

<table>
<thead>
<tr>
<th>Housing</th>
<th>Government Financial</th>
<th>Warehouse</th>
<th>Mixed Use</th>
<th>Arts Entertainment</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE A'</td>
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<td>TYPE B'</td>
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<td>TYPE F'</td>
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<td>TYPE G'</td>
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<tr>
<td>TYPE I'</td>
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<td>TYPE J'</td>
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<tr>
<td>TYPE K'</td>
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<td>TYPE L'</td>
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<tr>
<td>TYPE N'</td>
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<tr>
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<td></td>
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</tr>
<tr>
<td>TYPE Q'</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
URBAN REGULATIONS

PLACEMENT:
1. Lot Width: 50’ minimum

PARKING:
1. Rear yard garages
2. Access: through alley

HEIGHT AND PROFILE:
1. Height: 2 stories maximum

EXAMPLES:
1. Residential and Professional Office; Studio Apartments; Guest Cottages

SAMPLE BLOCK PLAN

TYPE DESCRIPTION
Free Standing, single unit housing with rear yard garages and studio apartment.

BIRD’S EYE VIEW

EXAMPLES:
URBAN REGULATIONS

PLACEMENT:
1. Lot Width: 50’ minimum

PARKING:
1. Rear yard garages
2. Access: through alley

HEIGHT AND PROFILE:
1. Height: 2 stories maximum

EXAMPLES:
1. Residential and Professional Office; Studio Apartments; Guest Cottages; Worshops above Garages

SAMPLE BLOCK PLAN

TYPE DESCRIPTION
Free Standing, duplex unit housing with rear yard garages and studio apartments.

BIRD’S EYE VIEW

EXAMPLES:
URBAN REGULATIONS

placement:
1. Lot Width: 20-50’

parking:
1. Rear yard garages
2. Access: through alley

height and profile:
1. Height: 3 stories maximum

Examples:
1. Residential and Professional Office; Studio Apartments; Guest Cottages; Worshops above Garages

Sample block plan

Type description
“Zero” lot line townhouses with rear yard garages and studio apartments.

Examples:
URBAN REGULATIONS

PLACEMENT:
1. Lot Width: 20-50’

PARKING:
1. Half-level underground and surface
2. Access: through alley

HEIGHT AND PROFILE:
1. 3 stories maximum with setback beginning at second story

EXAMPLES:
1. Residential flats over two-story Townhouses

SAMPLE BLOCK PLAN

TYPE DESCRIPTION
Flats above two-story townhouses facing sideyard courts.

BIRD’S EYE VIEW

EXAMPLES:
URBAN REGULATIONS

PLACEMENT:
1. Lot Width: 100’ minimum

PARKING:
1. Half-level underground
2. Access: through alley

HEIGHT AND PROFILE:
1. Height: 2 stories maximum

EXAMPLES:
1. Residential flats over two-story townhouses

SAMPLE BLOCK PLAN

TYPE DESCRIPTION
Flats above two-story townhouses facing interior courts.

BIRD’S EYE VIEW

D - SIDEYARD

EXAMPLES:
URBAN REGULATIONS

PLACEMENT:
1. Lot Width: 300’

PARKING:
1. Half-level underground for residential flats and garages on grade for townhouses
2. Access: through alley

HEIGHT AND PROFILE:
1. Height: 4 stories maximum with a stepback beginning after the first, second or third story.

EXAMPLES:
1. Two-story residential flats over two-story townhouses

TYPE DESCRIPTION
Two-story flats over two-story townhouses over partially submerged parking garages.

EXAMPLES:
URBAN REGULATIONS

PLACEMENT:
1. Lot Width: 300’ or 150
2. Lot Depth: 142’ maximum

PARKING:
1. Half-level underground garage podium, or full-level garage podium with retail or office liner
2. Access: through alley

HEIGHT AND PROFILE:
1. Height: 8 stories maximum with a stepback beginning after the first, second or third story

EXAMPLES:
1. Commercial or Retail on principal street frontage with double-loaded residential apartments above

TYPE DESCRIPTION
Apartments on double-loaded corridors over storefront lofts over partially submerged parking garage.

EXAMPLE:
URBAN REGULATIONS

WRAPPER BUILDING

PLACEMENT:
1. Lot Width: 300'
2. Street Frontage: 90% minimum articulated at 25', 50', or 75' increments
3. Lot Depth: 142' to alley at mid-block
4. Building Depth: 20' minimum, 40' preferred
5. Recessed corners shall not exceed 10% of street frontage

PARKING:
1. Types: Interior surface lot, interior garage, or “park-once” garage
2. Access: through alley

HEIGHT AND PROFILE:
1. Street Frontage Height: 3 stories at block centers and 7 stories at street corners
2. Setback: 0'

EXAMPLES:
1. Commercial or Retail on street frontage with mixed-use housing or office lofts above

INTERIOR BUILDING

HEIGHT AND PROFILE:
1. Height: No restrictions
2. Setback: 20' minimum with 40' preferred

EXAMPLES:
1. Parking; Cinema; “BigBox” Retail; Office; Hotel; Residential

TYPE DESCRIPTION
Two-story flats over two-story townhouses over partially sub merged parking garages.

M -1 FULL BLOCK LOW-RISE

M -1 FULL BLOCK MID-RISE
(FRANCISCAN HOTEL TYPE)

M -1 FULL BLOCK MID-RISE
(HYATT HOTEL TYPE)
URBAN REGULATIONS

WRAPPER BUILDING

PLACEMENT:
1. Lot Width: 300’
2. Street Frontage: 90% minimum articulated at 25’, 50’, or 75’ increments
3. Lot Depth: 142’ to alley at mid-block
4. Building Depth: 20’ minimum, 40’ preferred
5. Recessed corners shall not exceed 10% of street frontage

PARKING:
1. Types: Interior surface lot, interior garage, or “park-once” garage
2. Access: through alley

HEIGHT AND PROFILE:
1. Street Frontage Height 3 stories at block centers and 7 stories at street corners
2. Setback: 0’

EXAMPLES:
1. Commercial or Retail on street frontage with mixed-use housing or office lofts above

INTERIOR BUILDING

HEIGHT AND PROFILE:
1. Height No restrictions
2. Setback: 20’ minimum with 40’ preferred

EXAMPLES:
1. Parking: Cinema; “BigBox” Retail; Office; Hotel; Residential

TYPE DESCRIPTION
Large floor plate structure surrounded by low-scale “wrapper” or “liner” buildings at street frontage located on a half-block.
URBAN REGULATIONS

WRAPPER BUILDING

PLACEMENT:
1. Lot Width: 150’
2. Street Frontage: 90% minimum articulated at 25’, 50’, or 75’ increments
3. Lot Depth: 142’ to alley at mid-block
4. Building Depth: 20’ minimum, 40’ preferred
5. Recessed corners shall not exceed 10% of street frontage

PARKING:
1. Types: Interior surface lot, interior garage, or “park-once” garage
2. Access: through alley

HEIGHT AND PROFILE:
1. Street Frontage Height: 3 stories at block centers and 7 stories at street corners
2. Setback: 0’

EXAMPLES:
1. Commercial or Retail on street frontage with mixed-use housing or office lofts above

INTERIOR BUILDING

HEIGHT AND PROFILE:
1. Height: No restrictions
2. Setback: 20’ minimum with 40’ preferred

EXAMPLES:
1. Parking: Cinema; “BigBox” Retail; Office; Hotel; Residential

SAMPLE BLOCK PLAN

TYPE DESCRIPTION
Large floor plate structure surrounded by low-scale “wrapper” or “liner” buildings at street frontage located on a quarter-block.

BIRD’S EYE VIEW

O-1 1/4 BLOCK LOW RISE

O-2 1/4 BLOCK MID-RISE

O-2 1/4 BLOCK HIGH RISE
(LA POSADA HOTEL TYPE)
URBAN REGULATIONS
WRAPPER BUILDING

PLACEMENT:
1. Lot Width: 25', 50', or 75'
2. Street Frontage: 90% minimum
3. Lot Depth: 142' maximum

PARKING:
1. Convenience and service parking
   alley also required at “Park-
   Once” garages
2. Access: through alley

HEIGHT AND PROFILE:
1. Street Frontage Height: 3 stories
   maximum and 7 stories 20' from
   street frontage
2. Setback: 0', 20' at 3rd Level and
   up

EXAMPLES:
1. Commercial or Retail on street
   frontage with mixed-use housing
   or office lofts above

TYPE DESCRIPTION
Infill buildings located on midblocks.

P- MID-BLOCK
(CENTRAL AVENUE TYPE)

Examples:
URBAN REGULATIONS

WRAPPER BUILDING

PLACEMENT:
1. Lot Width: 50’, 75’ or 100’
2. Street Frontage: 90% minimum
3. Lot Depth: 142’ maximum

PARKING:
1. Convenience and service parking at alley
2. Access: through alley

HEIGHT AND PROFILE:
1. Street Frontage Height: 7 stories maximum
2. Setback: 0’

EXAMPLES:
1. Commercial or Retail on street frontage with mixed-use housing or office lofts above

SAMPLE BLOCK PLAN

TYPE DESCRIPTION
Infill buildings located on street corner lots.

BIRD’S EYE VIEW

Q-1 END BLOCK LOW-RISE (WOOLWORTH TYPE)

Q-2 END BLOCK MID-RISE (SUNSHINE BUILDING TYPE)

Examples:
A. Building and Street Relationships
   Standard 1: Access
   Standard 2: Building Entrances

B. Pedestrian Orientation and Parking
   Standard 1: Blank Walls
   Standard 2: Architectural Details
   Standard 3: Sidewalks
   Standard 4: Street Trees
   Standard 5: Surface Parking
   Standard 6: Parking Garages
   Standard 7: Combined Blocks

C. Plazas and Courtyards
   Standard 1: Street-Level Orientation
   Standard 2: Security and Lighting

D. Building Façades
   Standard 1: Open Building Frontage
   Standard 2: Setbacks
   Standard 3: Building Alignment on Central Avenue
   Standard 4: Corner Buildings
   Standard 5: Texture and Pattern on Building
             Facades on Central Avenue

E. Lighting and Signage
   Standard 1: Exterior Lighting Plan
   Standard 2: Neon Lighting for Buildings on
             Central Avenue
   Standard 3: Safety and Visibility
   Standard 4: Marquee

F. Historic Preservation
   Standard 1: Preserving Facades

The Downtown should serve as Albuquerque’s urban main street experience. Street level designs of buildings should be visually interesting and reinforce the image of downtown as a premier urban district. All buildings shall have street level windows, window boxes, entrances, and architectural details.
INTENT

Provide unobstructed access from sidewalks to buildings used by the general public.

STANDARD

Public Access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated.
INTENT

Provide safe and easy passage from the public realm into individual buildings.

STANDARD

The front doors of all buildings shall be visible from the street. If located more than 10 feet from the front building line, their location must be reinforced with additional graphics, lighting, marquees or canopies.
B. Pedestrian Orientation and Parking

Standard 1: Blank Walls

**INTENT**

Provide interest for the pedestrian at the ground level of buildings by limiting unembellished solid walls.

**STANDARD**

Blank walls in excess of 25% or 10 continuous feet of the frontage of the property shall not be used at the street level. Blank walls must contain architectural relief such as expressive details, blind windows, murals, etc.
INTENT

Provide interest for the pedestrian at the ground level of buildings through detailing at close view.

Example 1

Example 2

Example 3

STANDARD

All buildings shall provide scale-defining architectural elements or details at the first two floor levels minimum, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
B. Pedestrian Orientation and Parking

Standard 3: Sidewalks

INTENT

Allow sufficient room for pedestrian passage and additional use of sidewalk such as cafe tables.

Example 1 Not Permitted

Example 2

Example 3

STANDARD

Width of sidewalks shall be maximized within the available right-of-way. A minimum of 48" of the sidewalk must be clear of any obstruction for the entire length of the property.

PLAN DIAGRAM

BIRD'S EYE VIEW

SECTION
B. Pedestrian Orientation and Parking

Standard 4: Street Trees

INTENT

Create shaded sidewalks and vertical landscape throughout the downtown.

STANDARD

Street trees must be provided to the extent that the sidewalk width permits. Selection shall be from the approved list of Downtown street trees and shall be consistent with the established landscape palette.
B. Pedestrian Orientation and Parking

Standard 5: Surface Parking

INTENT

Streets and sidewalks lined with buildings rather than parking lots.

Example 1 Not Permitted  Example 2  Example 3

STANDARD

A. On Central Avenue (between 1st Street and 8th Street) surface parking must be located behind buildings.

B. Elsewhere in the Downtown, surface parking can not be between the building and the front property line. Parking between the building and the side lot line must be screened from the street by a solid fence or wall at a minimum height of 48”.

C. Shared parking is strongly encouraged.

D. There is no minimum requirement for parking downtown.

E. At least 15% of the ground area of parking lots (including driveways) shall be devoted to landscaping along the street right-of-way.

PLAN DIAGRAM

BIRD’S EYE VIEW

SECTION
INTENT

Parking garages that contribute to pedestrian life through ground level use, scale and detail.

STANDARD

Parking garages must have a minimum of 50% of their sidewalk frontage along the street (excluding the ingress and egress) designed as retail, commercial or office space. The entire first floor, floor to ceiling height, shall be designed to accommodate future retail, commercial or office uses. There is no minimum depth required for retail, commercial or office uses. Interim uses could include news stands, flower shops, ATM’s, display windows, telephone booths, payment boxes, etc.
B. Pedestrian Orientation and Parking
Standard 7: Combined Blocks

INTENT

To keep the traditional Downtown grid of streets and alleys intact, for maximum pedestrian choice and activity.

STANDARD

If the traditional street grid is broken for development, pedestrian connections shall be established to replace those vacated. These connections shall be a continuation of the existing grid and allow for service access.
INTENT

To make a seamless connection between the sidewalks at the street and courtyards and plazas towards the interior of the block.

STANDARD

Plazas designed to be accessible to the public shall be constructed at sidewalk grade. Access to these plazas shall be highly visible, well developed and connected to the street system or to other planned or developed public spaces.
INTENT

Provide a safe and welcoming connection between the sidewalks at the street and courtyards and plazas toward the interior of the block.

STANDARD

Plaza and courtyard spaces, shall provide pedestrian connections to streets and other planned or developed plazas and courtyards. These connections shall be safe secure through the use of adequate pedestrian lighting. This lighting should accent the ground plane and the building facades.
INTENT

To visually extend the pedestrian’s realm and provide interest along the sidewalk, as well as allowing people inside opportunity to observe the passing street scene.

STANDARD

A minimum of 75% of commercial building frontage on the first floor level shall be transparent.

“Open Frontage” includes window display areas, or other transparent material.

“Transparent” is defined as the material that permits easy viewing into the building from the sidewalk. The material shall be transparent from a minimum distance of 3 feet. Reflective glass shall not be used at the first floor level.
INTENT

The creation of a continuous street wall without significant breaks that defines the public space of the street.

STANDARD

The street facade of buildings may be setback a maximum of 15 feet from the front lot line, except those buildings facing Central Avenue between Eighth Street and First Street, which shall meet Standard 3. In general, it is preferred to keep the street facade built to the property line, in alignment with adjacent buildings.
INTENT

The establishment of a continuous street wall, with variety provided in building width and height.

STANDARD

For buildings on Central Avenue between 8th and the railroad tracks: A minimum of one facade element shall align horizontally with adjacent buildings. Facade elements include, but are not limited to, roof tops, cornices, signs, storefront windows, windows above the first floor and awnings. Awning are encouraged on the north side of Central Avenue. There should be a balance between variety and harmony of building facades. Maintain the similarity in the building width. New or larger buildings on parcels wider than 40' (maximum 100') shall incorporate architectural elements which reflect the width of adjacent buildings. Successful methods for achieving this includes, but are not limited to, window pattern and detail placement.
D. Building Facades
Standard 4: Corner Buildings

INTENT

Corner buildings shall relate to the activities of the intersection and encourage activity through their design.

STANDARD

Appropriate design of the corner shall include one of the following successful patterns:

1. Opening the space at ground level for people to walk around the corner with the building mass above redefining the corner.
2. A recessed entry at the corner such as the familiar angled wall with an entry door.
3. A corner window with an important view into the building.
INTENT

Create pedestrian interest by using materials that relate to the traditional context of Downtown.

STANDARD

For buildings on Central Avenue between 8th Street and the railroad tracks: Building facades shall incorporate patterned and textured elements that add visual interest to the surface. These elements should be based on materials and patterns that relate to the traditions of Downtown buildings.
E. Lighting and Signage
Standard 1: Exterior Lighting Plan

INTENT

Provide a safe and appealing nighttime environment for the Downtown.

Example 1 Not Permitted Example 2 Example 3

STANDARD

The design for a proposed facade must consider the appearance of the building in the evening and develop an exterior lighting plan that includes display window lighting, building lighting, and pedestrian-scaled lighting for both buildings and pedestrian areas within the site. Lighting shall be warm in color, with control of glare for the pedestrian.
INTENT

Provide an exciting nighttime environment for the Downtown.

STANDARD

For buildings on Central Avenue between 8th Street and the railroad tracks, the use of neon and fiber optic lighting should be considered since it can contribute to the tradition of strong decorative lighting on Central Avenue. Signage on marquees, blade signs, sign bands, outline of significant architectural details, and in window are all encouraged.
E. Lighting and Signage
Standard 3: Safety and Visibility

INTENT

Provide sufficient lighting for safe pedestrian passage in Downtown.

Example 1

Example 2

Example 3

STANDARD

Adequate lighting must be provided for safety and visibility at night. Project plans must include illumination levels and color rendition of exterior building lighting adjacent to sidewalks.
INTENT

Create identity for individual stores and buildings through projecting signs.

STANDARD

Signs may project into the right of way a maximum of half the adjacent sidewalk width, and the bottom of the sign shall be a minimum of 12 feet above the sidewalk, except along Central Avenue from the railroad tracks to the 8th Street where the sign may project three-quarters of the sidewalk width.

(In addition to these standards, all zoning code regulations regarding signage will apply).
INTENT
Maintain the existing fabric of historic building facades.

STANDARDS

1. Buildings shall incorporate elements of the original façade into the renovation scheme:
   a. Do not cover existing original façade details by covering them with panels, signs, or by painting them out.
   b. Do not alter the shape of existing original openings. If a window must be blocked, maintain its original shape.
   c. Restore, where possible, the original façade by removing later additions of materials.

2. In order to limit the detrimental effect of demolition on the character of the Downtown district, the total removal or removal of substantial portions of historic buildings shall be subject to the provisions of §14-12-9, ROA. This ordinance provides for demolition review of structures that are 50 years old or more if, during a public hearing, the Landmarks and Urban Conservation Commission invokes a demolition review period.

Historic buildings are those buildings that are listed on the National Register of Historic Places or the State Register of Cultural Properties, or those buildings that are determined to be eligible for listing by the appropriate agency.

Registered historic buildings in the Downtown 2010 Plan Area include*:

Atchison, Topeka & Santa Fe Railroad Freight House 314 1st St. SW
E.R. Berry Residence 415 6th St. NW
Champion Grocery Building 622-626 Tijeras NW
Eller Apartments 113-127 8th St. SW
Federal Building 421 Gold Ave. SW
First Methodist Episcopal Church 3rd St. & Lead Ave.
First National Bank Building 217-223 Central Ave. NW
Good Shepherd Refuge 601 2nd St. SW
Old Hilton Hotel 125 2nd St. NW
Hope Building 220 Gold Ave. SW
Hudson House 817 Gold Ave. SW
Kimo Theater 421 Central Ave. NW (City Landmark)
S.H. Kress Building 414-416 Central Ave. SW
Maisel's Indian Trading Post 510 Central Ave. SW
McCanna Hubbell Building 418-424 Central Ave. SW
New Mexico - Arizona Wool Warehouse 520 1st St. SW
Occidental Insurance Company Building 119 3rd St. SW (City Landmark)
Pacific Desk Building 213-215 Gold Ave. SW
John Pearce House 718 Central Ave. SW
Old Post Office 123 4th St. SW
Puccini Building 620-624 Central Ave. SW
Rosenwald Building 320 Central Ave. SW (City Landmark)
Simms Building 400 Gold Ave. SW
Skinner Building 722-724 Central Ave. SW (City Landmark)
Southern Union Gas Building 723 Silver Ave. SW
Southwestern Brewery and Ice Company 601 Commercial St. NE
Springer Building 121 Tijeras Road NE
Sunshine Building 120 Central Ave. SW (City Landmark)
Yrisarri Block 400-402 Central Ave. SW

* The above list is current as of May 2014.

Many other buildings in the Downtown are eligible for listing on the historic registers under the registered historic context "Historic and Architectural Resources of Central Albuquerque 1880-1970". Consult with Planning Department staff for assistance with registering your building. Read the document and learn about the development of Downtown and eligible buildings at: www.cabq.gov/planning/boards-and-commissions/landmarks-and-urban-conservation-commission/historic-preservation-resources.

FINANCIAL INCENTIVES / TAX ADVANTAGED REHABILITATION
Rehabilitation of historic structures may qualify for a 50-percent credit with caps against state income taxes and 20-percent with no cap on federal income taxes. In the designated Arts & Culture District, the state tax credit is capped at twice the ordinary limit. In partnership with local commercial lenders and federal agencies, the Preservation Loan fund lends money at below the prime rate. Low-interest loans for buildings in the Downtown Albuquerque Main-Street district are also available. For additional information see nmhistoricpreservation.org. Standards for qualified rehabilitations do apply and applications must be approved prior to starting any work.
Large

1. Quercus macrocarpa - Bur Oak
2. Quercus robur - English Oak
3. Quercus shumardii - Shumard Red Oak

Medium

4. Fraxinus angustifolia ‘Raywood’ - Raywood Ash
5. Pistacia chinensis - Chinese Pistache
6. Sophora japonica - Japanese Pagoda Tree
7. Tilia cordata - Little Leaf Linden
8. Zelkova serrata - Zelkova

Small

9. Koelreuteria paniculata - Goldenrain Tree
10. Malus ‘Spring Snow’ - Spring Snow Crabapple
11. Pyrus calleryana ‘Chanticleer’ - Chanticleer Ornamental Pear

Planting and Irrigation Detail
Park Once-Pedestrian First
PARK ONCE - PEDESTRIAN FIRST

PLANNING CONCEPT FOR DOWNTOWN ALBUQUERQUE

PREPARED FOR
SUNTRAN BUS COMPANY
AND THE CITY OF ALBUQUERQUE

PREPARED BY
GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART, INC.

IN ASSOCIATION WITH
MOUL & POLYZOIDES, ARCHITECTS AND URBANISTS

IN COOPERATION WITH
THE DOWNTOWN ACTION TEAM

DATE
SEPTEMBER 30, 1999
THE PARK ONCE - PEDESTRIAN FIRST CONCEPT

The Park Once - Pedestrian First concept shifts the priority for using downtown's streets. For several decades, moving vehicular traffic had the highest claim on the use of downtown streets, and for understandable reasons. There was considerably more activity and occupancy of buildings than in today's downtown Albuquerque. In the pre-Interstate days, downtown Albuquerque streets carried major interstate highways, most notably the famous Route 66. Off-street parking was scarce several decades ago, and, therefore, the demand for on-street parking (for example, diagonal on-street parking on Central Avenue) claimed much of the street space, fueling other compensating measures (one-way streets for example) to compensate for the lost traffic capacity.

All of the conditions that gave highest priority to moving as much traffic as fast as possible are now giving way to a new "balance point" on downtown streets. It is now accepted that downtown is no longer the sole hub of the urban region, but rather is the most important of several commercial centers within the region. The Interstate highway system (not downtown streets) now carries all longer-distance travel, as well as much of the suburban travel within the region. Much off-street parking is now available, permitting the on-street parking to be configured in ways (e.g., parallel rather than diagonal) that permit greater traffic capacity than before. Most importantly, there is now a solid understanding that downtown's ability to compete with its rivals (suburban shopping/office concentrations) does not depend on its ability to move more traffic faster, but rather on its ability to exploit the human-scaled urban fabric inherited from many decades ago.

The new concept for downtown circulation is termed Park Once - Pedestrian First. The operation of the park once/pedestrian first concept can best be understood by comparing it (Figure 1) with its antithesis, the conventional suburban pattern of travel.

In the conventional suburban pattern of travel, the motorist attempts to drive as near as possible to the ultimate destination. Once out of the car, the traveler walks as little as possible to reach the final destination. Since this walk is typically in the suburban parking lot, this minimizing of distance is a completely understandable goal. Each destination involves a separate pair of vehicular trips, since destinations are never combined in a way that invites walking between them. As subsequent destinations are visited, the traveler repeats the process of parking as close as possible to the final destination and walking as little as possible.

A number of problems, now well understood by the public, stem from the conventional suburban pattern. The pattern generates a large and unnecessary volume of vehicular travel, due to the need to drive to and from each destination separately. Even the quantity of vehicular travel within the parking lots is significant, as drivers seek the best available parking space. The pattern also generates a large number of vehicular turning movements from parking onto the street serving the destinations. Invariably, this street is a multi-lane arterial street, or is destined to become one because of the emerging land use pattern. Turning movements from/to such arterial streets drastically reduce the capacity of the street by demanding green time from the limited amount of travel signal capacity at each intersection.

The conventional suburban pattern assures that the future of the arterial highway lies in continuous strip development. Once underway, the arterial street is fit for almost no other use, such as residential, institutional or smaller scale entrepreneurial retail. Master planning and zoning actions are ineffective in attempting to control the land use among such arterials. Property owners can reasonably claim (frequently in court) that additional strip development is the only reasonable use of the land and that depriving them of this use is unreasonable confiscation.

The Park Once - Pedestrian First pattern of travel is fundamentally different in every respect from the conventional suburban pattern. In the Park Once - Pedestrian First pattern, motorists are encouraged to drive as little as possible, by being invited into the first available parking. This parking is clearly "public" in operation, conveying a clear message to the driver that all destinations within downtown can be reached by walking from this parking. The traveler then walks to multiple destinations within the Park Once - Pedestrian First district. Everything about the design of the district is calculated to induce walking, and to minimize the sense of distance walked. Similar design elements are routinely implemented in the standard indoor suburban mall, where their expert application has now resulted in an average walking distance within the mall of over one-half mile. The open-air environment in downtown, with its potential for continuously interesting street level views and an endless combination of walking routes provides the opportunity for even longer walking tours than its competitors in the malls.

ELEMENTS OF THE PARK ONCE - PEDESTRIAN FIRST DISTRICT

Parking is the first activity that the incoming visitor encounters in a Park Once - Pedestrian First district (Figure 2). In the district, parking is dispersed to a number of locations, rather than concentrated into a single large structure. This dispersal assures that incoming motorists will be greeted by parking regardless of their route of arrival. The visibility of multiple parking entrances scattered throughout downtown further adds to the reassurance that parking is available and plentiful. Dispersal of parking into a number of different locations assures multiple, equivalent choices for the incoming motorist. The motorist, therefore, need not worry about finding the "best" parking location. Rather, the motorist is assured that a number of locations are all acceptable. The decision and searching process is eliminated. In the Park Once - Pedestrian First district, it is essential that the parking feel public in nature, regardless of its ownership by either public agency or private entity. The parking is a unified system that presents the user with highly predictable fees, availability, hours of operation and directions to a fully public landing.

In the district, the presence of parking is advertised strongly, but without the visual blight of large areas of parked cars. This advertising is accomplished through: 1) on-street parking, which informs drivers that parking is an expected and permitted part of the district and 2) prominent identification of parking deck entrances, by means of signs and symbols as well as the design of the portals.

A critical element of the park once environment is the concealment of parking (other than on-street parking) from view from the street. This is accomplished by locating parking in the interior of blocks, by fronting parking decks with a veneer of retail floor space (Figure 3) and by designing the exterior of the parking structures to disguise their interior use (Figure 4).

Once the visitor is out of their parked vehicle, the next important element of the Park Once - Pedestrian First district is the landing of the pedestrian into a public space. Typically, this is accomplished through delivering the pedestrian (via ramp, stairs, elevator, escalator, etc.) to a clearly public space such as the sidewalk, an arcade, or public building lobby. Privatized pedestrian spaces, such as skywalks to private buildings, upper floors of private buildings, direct connection into a
single retail store, etc., are detrimental to the park once-ped first atmosphere. Considered to be “good planning” a few decades ago, these devices are now considered nuisances to downtown vitality. It is also critical that parking spaces serve multiple uses. As a result, it is important that parking spaces not be dedicated to a single building or use but rather shared between nearby uses (such as office, restaurant, retail and entertainment).

**Why Have a Park Once-Pedestrian First District?**

Creating a strong downtown is critical in creating a strong urban region. The idea that various centers within the region are in a win/lose competition with each other is outdated. Rather, it is now understood that modern urban regions will develop as multiple nodes, each taking on a distinct speciality. In prosperous regions such as Albuquerque, downtowns’ reemerging role includes entertainment, specialty shopping, a fair share of commercial office space, ground transportation hub, branch operations of educational establishments, revitalized old-line churches and rediscovered close-in neighborhood living. A vibrant Park Once-Pedestrian First area is essential for these downtown activities.

The Park Once-Pedestrian First pattern of travel has some clearly defined benefits for vehicular travel. A Park Once-Pedestrian First district will significantly reduce the number of vehicular trips for a given amount of economic activity. In the conventional suburban pattern (Figure 5), the disconnected nature of destinations requires that every visit result in two vehicular trips: one from the origin (predominately home) to the destination (work, shopping, etc.) and a second trip returning to the origin. Multiple destinations (for example, to shopping as well as work) typically require a separate pair of vehicular trips. This pattern of trip making is detailed in the bible of trip generation, the ITE Trip Generation Handbook.

In a Park Once-Pedestrian First district, a number of vehicle trips simply disappear because they are replaced by walking trips. In the example involving the destinations above, a pair of vehicle trips would still be required to reach the primary destination (for example, work). However, in the presence of a Park Once-Pedestrian First, additional destinations (for example, shopping) are reached by a pair of walking trips from the primary destination, rather than by an additional pair of vehicle trips as in the conventional suburban pattern (Figure 5). Thus, for the example considered, the number of vehicular trips is reduced to half.

This reduction in vehicular trips has been well documented. A notable example is Waip Disney World’s Celebration new town, in which the quantity of vehicular travel is less than half (46%) of the quantity projected by the ITE trip generation rates. This reduction, rigorously analyzed, was acknowledged by skeptical public agencies granting development approval to the Celebration new town.

The quantity of parking required is greatly reduced in a park once-ped first environment, compared to conventional suburban development. In conventional development, each destination requires its own supply of parking (Figure 6). Different destinations have a different profile of parking accumulation throughout the day; for example, the work parking demands peaks in the mid-morning and mid-afternoon periods, restaurant parking demand peaks at noon and after six p.m. and entertainment destinations (for example movies) peaks between 8-10 p.m. These differing profiles of parking demand are of little impact in the conventional suburban development, since there is no opportunity for one destination to claim the temporarily idle parking capacity of another dissimilar destination. Consequently, the total parking demand for all development is simply the sum of the parking demands for the individual land uses within that development. Typically, this results in an overall parking requirement of 4.5 - 5.5 spaces per thousand square feet of commercial floor area. There is no “dovetailing” of parking supply between any of the individual uses. Spaces are idle for large parts of the day, even as other destinations are experiencing their peak demand.

In the Park Once-Pedestrian First environment (Figure 6), the available parking supply is used by more than one destination. In any mixed use concentration of destinations, such as downtown Albuquerque, the variety of destination types (work, restaurant, entertainment, etc.) assures a high degree of “dovetailing” of parking requirements throughout the day. Thus, for example, some of the restaurant parking demand for their mid-day peak period can be met by parking spaces filled the rest of the day by employees. In the evening the possibilities for “dovetailing” become much greater; as the entertainment destinations use the parking that, during the day, is filled by workers and shoppers. With moderately successful joint use of parking, a total parking requirement of 2.3 - 3.0 spaces per thousand square feet is fully adequate. Obviously, at these higher levels of utilization, the revenue per space increases.

Examples of successful mixed use districts operating as a park once environment abound. Pasadena, Santa Monica, Boise, Denver and Santa Fe are but a few of the western examples of park once districts in cities of all sizes and economic background.

**How Many Parking Spaces is Enough?**

Over the next eleven year period (1999-2010), we estimate the need for around 5,000 more parking spaces downtown. At present, there are 14,400 parking spaces in downtown Albuquerque. The peak occupancy of these spaces (1998 Desman Study) is 9,800 spaces, yielding an occupancy rate of 68%.

Our estimate of future parking demand (Figure 7) is based on the following assumptions:

- A 20% growth in parking demand over the eleven year period 1999-2010. This rate of growth, approximately 266 annually, will result in an increase in parking demand from the current peak demand of 9,800 vehicles to a demand of 11,800 vehicles in the year 2010. This rate of growth in downtown demand is higher than the growth over the past eleven year period, but is likely given the already committed elements of new growth in downtown.

- A loss of 1,800 parking spaces in surface lots over the eleven year period 1999-2010. This loss is a result of re-occupying land now used for surface parking with higher value uses (new buildings and infill residences).

- An increase in occupancy from the existing 68% to a projected occupancy of 76% by the year 2010. This increase in occupancy reflects the continued improvement in management of the city’s parking resources. The theoretical maximum occupancy of the total parking resource is around 85%. The existing (i.e., 1999) occupancy is 68%. A reasonable estimate of the occupancy for the year 2010 is the midpoint between the existing occupancy (68%) and the theoretical maximum (85%). This yields a target occupancy of 76% by the year 2010. This target appears to be readily attainable given the continued improvement in management of the city’s parking resource, more efficient use of private spaces, and vigorous development of the Park
Once - Pedestrian First district in downtown.

Computing the above factors (year 2010 demand for 11,800 spaces, losses of 1,800 surface spaces and target occupancy of 76%) yields a total parking supply projection of 5,500 spaces. This is an increase of 2,900 spaces over the projected supply in year 2010 of 12,600 spaces. Thus, the projection of around 3,000 spaces of new parking needed by the year 2010.

Some lower and upper limits to the range of new parking needed can be readily established:

- If no new parking is added, the projected supply in the year 2010 (12,600 spaces) will barely cover the projected demand (11,800 spaces). The resulting occupancy (94%) significantly exceeds the maximum reasonable capacity of 85 percent occupancy. Thus, there is little question that a substantial increase beyond the projected 12,800 spaces will be required.

- One estimate of the maximum possible new parking need that assumes that there is no improvement in occupancy above the current 68%. If the occupancy rate remains at 68% in the year 2010, a need for 18,900 spaces is indicated. This translates to the need for an increase in 5,900 spaces over the number of spaces (12,600) projected to exist in the year 2010. Thus, there is little likelihood of a new demand of more than 5,000 spaces.

LOCATION OF NEW PARKING SPACES

A ten-year program of adding 3,000 spaces to downtown Albuquerque’s parking supply can be accommodated through a series of 7-10 new garages (Figure 8). Several of these can be precisely located at the present time, and the remainder can be placed with a lesser degree of precision.

In their projected order of priority, the new parking facilities are:

Garage #1 - The Alvarado Redevelopment Area.
This garage will serve the new hotel, multi-screen cinema, transportation terminals, retail, and office development already committed for this area. This garage also serves an area of downtown that is currently not served at all (within 500 feet walking distance of a parking structure). It is located on Gold Avenue between First and Second Streets.

Garage #2 - PNM/South of Federal Area.
This garage serves commercial activity in the southern part of downtown. It will serve PNM and Federal Office expansion. It is located on Silver between Fifth and Sixth Streets.

Garage #3 - located south of Lomas Blvd. to the West of Fourth Street.
The demand for this garage will come predominately from the new judicial buildings.

Garage #4 - north of Lomas Blvd. to the east of Fourth Street.
This is an alternate, privately funded, to the public garage #3.

Garage #5 - located at the Albuquerque High School Reuse Site.
This small garage serves not only the uses in the recycled high school, but also walk-in visitors to downtown Albuquerque.

Garage #6 - located at Copper Avenue between 6th and 7th.
This garage will anchor the revised commercial activity in the west end of downtown, including a possible supermarket. Its location one block north of Central Avenue will help fill out a matrix of parking decks along either side of Central Avenue.

Garage #7 - located at Central Avenue and 9th Street.
This is an alternative site for Garage #5 activity.

Garage #8 - This garage is a counterpart to garage #5 and will anchor the southwest sector of the central business district. Its demand will derive from revitalized retail along Central Avenue, as well as new occupation of the now vacant land in the southwest sector of downtown. Similar to garage #5, it flanks Gold Avenue from 7th to 11th Streets, creating multiple options for visitors to Central Avenue and the streets crossing it.

Garage #9 - Alternative location on Gold Street between 5th and 6th Streets.

Garage #10 located along Copper Avenue to the east of 3rd Street.
This small garage will serve the new Dique Hotel, an expansion of La Posada Hotel, as well as increased retail activity in the eastern part of downtown.

Garage #11 north of Central Avenue to the east of First Street. This large garage would serve a new arena and increased activity at the Convention Center.

Garage #12 located on First Street between Lead and Cole Avenue.
This garage serves the revitalized southeastern sector of downtown.

Garage #13 - located in the northeast sector of downtown.
Three options are suggested to serve future commercial growth in the northeastern sector of downtown.

The immediate needs which can be precisely located at the present time are garages #1 and #2, in the Alvarado and Social Security impact areas, respectively. Garages #3-#8 are all candidates for more detailed study and a first level of conceptual design over the next five year period. This time period will also afford the opportunity to gauge the impact of the current spurt of development in downtown Albuquerque. Garages #9 and #10 are projected to serve impact areas which may be more than five years out.

PARKING AUTHORITY OR MUNICIPAL DEPARTMENT?

We were asked several times if there are advantages to the city’s parking operation becoming an authority, as contrasted to remaining in its current status as a municipal department.

Operation as an authority has advantages when:

- The parking operation is financially strong, in a city that is otherwise financially weak. This situation prevails, for example, in some northeastern cities with downtowns strongly recovering from several decades of recession, but with the city as a whole struggling financially. In these cases, a parking authority can secure a substantially lower borrowing rate than the city in general.

- Parking revenues are not being reinvested in parking or related activities, but are being "raided.” In such circumstances, an authority can maintain control over parking revenues. Frequently, lenders to the authority further dictate a narrow use of parking revenues, preventing their diversion to use outside the authority.

- Multiple local government jurisdictions share a common parking
need. In some cities, major parking needs occur not only in downtown areas, but also in outlying activity centers (medical complexes, stadiums, airports), and the provision of parking is greatly improved by a single parking entity. In such circumstances, an authority can transcend the competing interests of the various activity centers, and provide a system that benefits the region as a whole.

- Eminent domain is frequently needed to supply sites for parking. In such circumstances, an authority can be designated as the legal entity to exercise eminent domain, thereby relieving other departments and elected officials of the onus of this unpopular task.

- City staff is unwilling to man the day-to-day operation of a parking system. In such circumstances, an authority can devote full attention to the single task of operating parking, leaving the city management with only the strategic direction of the operation.

None of the above conditions apply in Albuquerque. The city is fiscally strong, and can command as low a borrowing rate as an authority. Parking revenues are already being reinvested within a parking enterprise operation. There is no threat of parking revenues being "raided" for non-enterprise uses outside the downtown area. The public parking needs are all downtown, and not spread about in a number of outlying jurisdictions. Parking sites are readily available, either already in city ownership or available for purchase. There is little need for eminent domain to be exercised for acquiring parking sites. Finally, city staff wants to continue the day-to-day operation of parking, and is improving this operation continuously.

None of the obvious reasons for creation of an authority seem to be present in Albuquerque. Nor are there any trends that suggest that conditions indicating the need for an authority are in progress. The operation as an enterprise division within existing city departments is, by all measures, highly successful. We see no reason to change this operation. However, there may be many advantages to developing a more formalized working relationship with downtown's private parking facilities to coordinate usage, rates and hours for parking customers.

MEASURING THE PERFORMANCE OF A PARKING ENTERPRISE DIVISION

One approach to measuring the performance of a parking enterprise division regards it as a private business, delivering the product of parking spaces. From this viewpoint, the performance would be judged as are most businesses: by the amount of product (parking spaces) produced, by the growth in production, and by the net revenue returned. This approach to measuring the performance of a parking enterprise division takes a narrow, tightly focused view of the mission of the parking division.

Another contrasting way to measure the success of a parking enterprise division is by the overall success of downtown, rather than in the more narrow terms of how much parking is provided, and at what level of profitability. In this more broad view of enterprise division performance, the performance of all downtown activity is considered as a whole. Total occupied downtown retail space, dollar volume of retail sales, dollar volume of downtown payroll and annual visitors to special events would be typical measures of effectiveness.

We recommend that the broad definition of performance of the parking enterprise be adopted, and, correspondingly, the narrow definition be avoided because:

- The ultimate goal of downtown parking is to serve downtown vitality, not to maximize the size or profitability of the parking operation.
- If operated as a narrowly defined enterprise, downtown parking would maximize its rates, in an attempt to earn the highest possible yield on the parking spaces. High parking rates conflict directly with other downtown goals, such as encouraging new visitors to come to downtown.
- The narrow definition of parking enterprise would result in parking revenues being reinvested in only more parking. A vibrant downtown, on the other hand, requires that parking revenues, in addition to financing new parking, also be directed to expenditures that improve the attractiveness of downtown in general.

The United States abounds with examples of parking operations that are operated as aggressive enterprise divisions, but that are operating at cross purposes to the broader goal of downtown vitality. A number of good management practices found in some parking operations are in fact detrimental to the attractiveness and viability of downtown. These practices include high parking violation fines, rates that vary according to "what the traffic will bear," jealous enforcement of parking regulations, and construction of the cheapest possible parking decks.

Parking is but one element of many in the visitor's traveling experience to downtown. There is no sense in having an aggressive, tightly run parking enterprise operation that efficiently and profitability gets the visitor into a parking space and then deposits the visitor, once on foot, into a bleak downtown.

The narrow definition of a transportation agency's mission is more likely than not to produce results that are ultimately counterproductive to the original purpose of the agency. This has been well demonstrated in the case of vehicular traffic. By defining the mission as moving vehicles (not moving people), transportation planning has degenerated into cycles of attempting to provide capacity for the very traffic that was induced because of the vast increase of capacity added, for ostensibly the same purpose. Downtown parking is smarter than this.

SHOULD PARKING RATES BE RAISED?

There are several measures that suggest that parking rates in downtown Albuquerque are relatively low. Downtown rates are lower than in peer cities, with comparable number of parking spaces downtown. In the opinion of private parking operators, the rate structure in downtown Albuquerque is low. One clear evidence of this is the existing difference between rates in private facilities compared to the public rates. Further, private parking owners feel that the existing city rates are depressing the rates that they can charge as private operators.

Yet another indication of low parking rates is the fact that recent past increases in parking fees have yielded an increase in revenue. From the viewpoint of a private enterprise, rates are too low as long as revenue can be increased by raising them.

There are, however, competing interests involved in the question of parking rates in downtown Albuquerque:

- In favor of High Parking Rates -- Increased parking rates would yield more revenue to the city. An increase in revenue, in turn, further improves the standing of the parking division as an aggressive, well-run enterprise department. More parking revenue, if contained within the parking division, increases the ability to fund increases in parking. An increase in revenue also support the ability to fund elements of the "park once" district such as sidewalks, landscaping and
numerous other non-parking elements.

Also, higher public rates would enable private operators to charge correspondingly higher rates.

Against Higher Parking Rates -- Downtown competes with suburban and shopping/entertainment destinations. An important part of the competitors' appeal is "free" parking. Although this parking is by no means cost-free to the suburban destinations, the visitor (i.e., customer) regards it as free, and, therefore, as a major competitive advantage to suburban destinations. Maintaining low cost or partially free (for example, first sixty minutes free) parking in downtown is a critical factor in competing with the suburbs.

Downtown Albuquerque is at a critical lift-off point in its redevelopment history, with a large increment in activity poised to develop within the next eighteen to thirty-six months. A strong argument can be made that, during this sensitive lift-off period, that downtown does everything possible to support an inviting, attractive presence. Low-cost parking is an important part of this interim strategy. It can be argued that the appropriate time to raise parking rates is after the current increment of development is in place and open, and after a period of inviting visitors in to experience the new downtown.

PAYING FOR A PARKING PROGRAM OF 3,000 NEW SPACES

Assume that 3,000 new spaces of parking will be needed in downtown Albuquerque over the next eleven years, as identified in Sections 4 and 5 of this report.

It appears that $25 million of funding for new parking is available from the current bond issue, making it possible to build 1,700 spaces as an initial phase of the parking increment in downtown Albuquerque. Tentatively, these new spaces will be located in the Alvarado renewal district, the PNM Federal Area, and in the high school reuse site. The location of the spaces is not an issue in the larger financial picture. What is important is that the first $25 million in investment in the eleven year program is available from sources outside the enterprise fund.

After the first phase of the program therefore, a balance of 1,300 parking spaces will be required over the period ending in the Year 2010. From the parking enterprise, we estimate a borrowing power of $13 million, based on the following assumptions:

- Annual enterprise revenue available for debt service after the Year 2003: $1 million.
- Borrowing terms available to the City: 6.9% annual interest rate, 25 year amortization.

Allocating this borrowing power of $13 million to the proposed program of 1,300 spaces yields an average funding per space of $10,000. We can take several important inferences from these admittedly sketchy numbers:

- The City could indeed provide the number of spaces (1,300) with a combination of some low cost spaces (possibly even temporary use of vacant sites) and some expensive spaces fully incorporated into the urban design of downtown. Obviously, we could not build all 1,300 spaces at the "full loaded" design, at around $15,000 each.
- The assumption of a steady level of revenue available for debt service of $1 million annually is quite conservative. Given the City's more aggressive management of parking, we could reasonably expect annual revenue available for debt service, and, therefore the available funding, to be greater than the levels estimated above.

- There is a possibility that private owners will provide some of the future deficit. This is even more likely as parking rates increase in the future.

TRANSIT CIRCULATOR SERVICE

We concur with proposals that have been made for downtown transit circulator routes (frequent service on a short segment of routes serving important downtown destinations).

The primary ridership market for downtown circulator service are visitors who arrive by automobile, park their automobile in a parking garage and wish to travel to several destinations (not just a primary destination) in downtown. Downtown circulator service extends the usefulness of the available parking. With good circulator service, parking locations that might otherwise be considered inaccessible are made into attractive, fully usable locations. Downtown circulator service opens up new parking "products" for downtown. Downtown circulator service frees parking locations from having to be within convenient walking distance of the destination of the user. At present, the only parking "product" in downtown Albuquerque is the parking space within walking distance of final destination. Downtown circulator service permits the parking operation to balance its loadings more effectively. More distant, and therefore less accessible, parking facilities can be more fully used.

Another important user of downtown circulation service is the downtown employee. Downtown employment continues to grow in the northern downtown area along Lomas Boulevard. Meanwhile, shopping, dining and entertainment activity continues to increase along Central Avenue and Gold Avenue. These two centers of activity -- employment along Lomas Boulevard and retail business along Central Avenue -- are slightly beyond walking distance, particularly for employees who have limited lunch or break periods. Downtown circulator shuttle service would greatly reduce the hindrance to mid-day travel between the employment and retail centers in downtown. Shuttle service would also be valuable for downtown employees after normal working hours, giving them the opportunity to conveniently travel to retail destinations along Central Avenue and return to their parking in the vicinity of Lomas Boulevard.

Non-daily visitors to downtown are a significant source of ridership for the downtown circulator system. The number of downtown visitor increases as retail destinations, entertainment and public agencies continue to grow in the downtown area. Non-daily visitors are generally on a more flexible schedule than daily downtown workers, and are likely to visit other downtown destinations beyond their primary destination. Downtown circulator shuttle service is an important part of their ability to visit such destinations.

Tourists visiting the downtown are a predictable source of ridership for a downtown circulator shuttle. Typically, tour visitors to a downtown area prefer to leave their automobile parked for an extended duration (several hours), and prefer to visit multiple destinations either by walking or with the assist of a downtown circulator shuttle.

Public assembly venues (Convention Center and at a later date the proposed downtown arena) are another likely source of downtown shuttle ridership. A substantial portion of convention attendees do not have an automobile available, and are therefore candidates for
using a downtown circulator shuttle. Events in the proposed downtown arena need access to all the available parking in downtown. Consequently, downtown circulator shuttle service between the major downtown parking locations and the arena is an important component of the parking system.

Finally, residents of downtown and near-downtown locations are potential riders on a downtown shuttle, particularly as the growing volume of retail activity in downtown starts to provide for some of the regular needs (dining, shopping, personal service) of the surrounding population.

Three downtown circulator routes (Figure 9) have been proposed for Albuquerque:

A. Downtown Shuttle Loop
This 1.8 mile loop connects the employment area along Lomas Boulevard with the commercial and retail area to the south of Central Avenue. This loop is important for mid-day travel by employees in the Lomas Boulevard area. This loop is also an important factor in increasing the use of available parking to the south of Central Avenue. It should operate on five to seven minute headways to be effective.

B. Old Town Shuttle Between downtown and Bio Park.
This is an express route, stopping at three stops outside downtown: Laguna, Old Town and Bio Park. Primarily users are tourists and non-daily visitors to downtown. A thirty-minute headway is proposed for this route.

C. Express Shuttle to the University
This route would operate along Central Avenue, making stops at the University of New Mexico West, University of New Mexico East and Nob Hill. Primary source of ridership are University students, employees and visitors wishing to visit downtown. A seven-minute headway is proposed for this service.

The cost of the three shuttle services is estimated in Table 1.

Pedestrian First Zones

In support of the park once/pedestrian first concept, we recommend that two zones within downtown (Figure 10) be designated for high priority sidewalk and streetscape treatment:

- The first priority streetscape zone is the retail center of downtown, bounded by Copper and Gold Avenues to the north and south and by Robinson Park and First Street to the east and west.

Part of the streetscape treatment for some of the north/south streets will include a change in pavement width, with a corresponding increase in sidewalk size.

- The second priority should be improving the 4th Street sidewalks and streetscape to connect the Central Avenue Retail and Entertainment District to the emerging judicial office zone along Lomas Blvd. in the north part of downtown.

- Then, the employment district along Lomas Boulevard, between Fifth Street and First Street should receive streetscape improvements as the third priority.

The pedestrian first treatments also include major public spaces at the Courthouse Square and at the Civic Plaza on Fourth Street.
Education
We will:

Make Downtown schools among the best and most innovative in the community in order to attract families and businesses to Downtown.

By:

1. Encouraging the investment and growth of K-12 educational opportunities in Downtown.
   **Actions:**
   - Convert each Downtown elementary school into a “magnet school” with increased preschool programs at each school. (Public)
   - Use Downtown schools as a pilot cluster to experiment with innovations in education. (Public)
   - Implement a “lab school” at Washington Middle School, with a curriculum developed by a team of experts comprised of APS teachers and professors from the UNM College of Education. (Public)
   - Move the Career Enrichment Center (CEC) to a Downtown location in order to achieve its desired increase in capacity, and to provide a central location for serving students from throughout the city. (Public)
   - Develop school-to-career partnerships between Downtown high school students and Downtown businesses, as well as provide “concurrent education” courses for Downtown high school students through TVI. (Public/Private)

2. Making higher education convenient for Downtown residents, workers, employers, and visitors.
   **Actions:**
   - Encourage a variety of institutions of higher education to locate facilities and programs in Downtown, with an emphasis on Fine Arts and Planning & Architecture programs. (Public)
   - Provide better transit connections between UNM/TVI and Downtown. (Public)
   - Build new student housing Downtown. (Public/Private)
   - Develop a joint-use continuing education complex Downtown.( UNM, TVI, College of Santa Fe, University of Phoenix, etc.). (Public/Private)

3. Demonstrating the City’s commitment to the education community in Downtown.
   **Actions:**
   - Build or acquire new public education facilities in the Downtown that make a grand civic statement regarding the importance of education, and serve as the center for the Downtown education community. (Public)
   - A computer lab will be added to the Downtown Library. (Public)
Minimizing the Impact of Homelessness
We will:
Reduce the number of homeless people in Albuquerque and minimize the impact of homeless population on businesses and surrounding neighborhoods.

By:
1. Creating a centralized detoxification and mental health center to serve the entire city.
   Action:
   • A centralized detoxification center operated by the City shall be built jointly by the City and the private sector. (Private/Public)

2. Aggressively enforcing panhandling laws. (Public)
   Actions:
   • Adhere to a “zero tolerance” cf panhandling and enforce it. (Public)
   • Downtown business and property owners must fund increased security through a “business improvement district” (BID) to assist in enforcement of panhandling laws and create a sense of security. (Private)

3. Creating employment opportunities for the homeless in Downtown.
   Actions:
   • Downtown business and property owners should fund a “clean and safe” program through a BID; homeless should be hired by the BID to assist in Downtown clean-up efforts. (Private)
   • A system of transportation shall be developed to assist the homeless in getting to and from essential services and employment. (Public)
2014 Mayor’s Downtown Summit
Appendix D

2014 Mayor’s Downtown Summit

Note: This list contains comments and suggestions regarding Downtown revitalization generated during a meeting of Downtown stakeholders and leaders sponsored by the Mayor’s office and held on January 14, 2014. They are provided here as a record of this event. Feasibility, cost and community support for these ideas has not been assessed, and they should be considered solely as starting points for further discussion or consideration.

General

- Provide open Wi-Fi that is fast and free. By extending the COA free Wi-Fi, there would be more opportunity for people downtown to share information at internet hot spots.

Commercial/Residential

- Redevelop the Rosenwald Building as an arts incubator/gallery/culinary/film industry offices.
- Provide funding for a Property Tax Abatement for new construction Downtown and/or office to housing retrofits.
- Incentivize downtown development and remove barriers to make it easier for interested parties to redevelop vacant buildings or develop on vacant lots/parking lots. A reduction in development fees or an expedited process would help incentivize growth and development.
- Provide rent subsidies to reduce or adjust lease costs per square foot to incentivize first-year occupancy and publicize that downtown is open for business.
- Request proposals for development of vacant city land downtown.
- Make parking free downtown, if not on Central at least on side streets.
- Build a Container city (railroad containers) of retail incubators on city land/vacant land.
- Provide façade improvement program/incentives.
- Live work housing for artists.

Streetscape and Open Space

- Wider sidewalks with street trees, shrink lane widths, ensure on street parking.
- Pedestrian friendly Bus Rapid Transit (BRT). Slower transit speeds through downtown, pedestrian improvements to coincide with BRT. Downtown funds should be used to make sure pedestrian improvements are installed at same time as BRT.
- Inset (retractable) bollards in 3rd street at convention center to encourage events at civic plaza. Ensure that these inset bollards, which can be raised and lowered as necessary, are included in 3rd street plans. The costs of hiring barricade companies are very high and will limit ability of groups to put on events. Greenbelt on 4th south of civic plaza. Reduce lane widths, add expanded sidewalk on one side with street tree allee and street furnishings.
• Allow Parklets or “Parquitos” to enable businesses and organizations the ability to develop parklets in lieu of parallel parking spaces to foster an active social public life in the street of downtown Albuquerque. Cultivate and support proposals for alternative green spaces.

• Colored pathways/ mile markers that note distances/ calories routes will help to burn. The routes should have “stations” throughout Downtown Albuquerque that will promote healthy exercises. The key to these routes is to be able to direct pedestrians to promote patronage of retail or attractions of interest and still promote a healthy lifestyle.

• Provide more bike infrastructure or improved bike connectivity. Bike lanes suddenly end and don’t continue or connect to others. There has been a big push City-wide by the Mayor to increase and maintain bike connectivity; however there is a lack of such infrastructure downtown. While dedicated bike lanes might not be feasible in all areas downtown, alerting drivers to bicycle activity with the use of “sharrows” would be greatly beneficial. As the number of bike commuters within the City is increasing, better bike lanes are necessary to encourage this mode of transportation and to keep cyclists safe.

• Provide more bike racks. Although there are bike parking opportunities downtown, there are not enough. This would also help clear space on the sidewalk for pedestrians and street furniture (like benches) and trees. It also sends a message that non-motorized traffic is valued as highly as automobiles and would help to connect targeted downtown corridors to adjacent neighborhoods, making the routes safer for all users.

• Create a Car Share program for tourists and others who don’t want the expense of owning a car but occasionally need the use of one.

• Install street banners and street flower pots. Banners can be subsidized by advertisements and or sponsorships, but need bracketing. More flower pots downtown (hanging, on the sidewalks) to beautify.

• Slow traffic down by investigating traffic calming infrastructure that would be beneficial for the downtown area. There are several streets (arterials and one-ways) that maintain the impression of a lack of safety due to the high speeds associated with them. This goes for both pedestrian and bicycle traffic. Slower speeds will make the business district more pedestrian and bicycle friendly as well as safer. This will improve quality of life and get people to notice and stop at local businesses.

• Build an at-grade crossing of railroad tracks on Central Avenue. Connecting the east downtown side (Edo) of the tracks to be able to walk over the tracks to enter downtown to work, dine, or enjoy the many cultural offerings in the area. The current conditions present a barrier for pedestrians and inviting more pedestrians into downtown relieves vehicular congestion.

• Better lighting along every street so people feel safer when they park and walk. Especially if they are on the street two to five blocks away from their destination.

Arts and Cultural

• Start a children’s artlab/museum/in the space that is currently the downtown Main library.

• Encourage more architectural up-lighting of buildings (like Wells Fargo but with different colors)

• Install neon lighting on street lights.
- Crossroads clock tower/sculpture repaired and updated and filled with visitor/event info.
- Activate vacant storefronts with window art installations.
- Expand the creation of both temporary and permanent murals and sculptures throughout Downtown.

- Civic Plaza Intramural Epicenter – i.e. themed movie nights, art day, farmers market, etc.
- Civic Plaza ice skating rink – i.e. Pershing Square in LA.

Operational

- Create expedited event permitting. Minimize barriers (long, confusing and conflicting permitting processes, prohibitive costs, etc.), and increase support for special events and new businesses.
- Increased Security should be the number one priority for downtown. Hire a private security firm to help with patrols. To offset costs offer incentives to business owners and make it a public/private partnership. Just the appearance of security will deter much of the petty crime such as graffiti and panhandling.
- Make parking free on weekends or during business hours at public garages to bring in people who want to shop or eat downtown, which will mean more retail and restaurants. We have the spaces Downtown, why charge people to visit the neighborhood? Would you visit ABQ Uptown if you had to pay $9 to park there?
- Improving traffic flow with better timing of traffic lights would make Central or Lomas or 2nd or 5th Streets viable transportation corridors to bring people to the neighborhood in an efficient way.
- Stop shutting down Central on weekend nights. Businesses want traffic to flow in front of their business. By blocking traffic every Friday, Saturday and Sunday, businesses lose exposure – and it discourages people from coming to the neighborhood.
- Provide more outdoor seating by eliminating parking spots to make room for patrons through City permit. This permit would allow businesses to build a platform in the parking spaces in front of their storefront. These platforms provide space for more outdoor seating as well as for pedestrians to pass on the sidewalk.
- Amend City liquor laws so servers can walk across the sidewalk to serve alcohol (with temporary ‘fencing’ if need be for liquor service), and require the restaurants or bars to pay the City what it costs to park a car in that space during the time. This policy would activate the sidewalk activities and make the area more inviting by aiming eyes on the street scene. It would allow both the city and the local businesses to increase revenue streams.
- Promote Civic Plaza in a designated area on key weekends or in the middle of the week. Allow the exhibition of art pieces that can be seen at City locations. Cost would be related to exhibition area and should be minimal. Allow for music and/or food trucks and/or swap meets and provide music and food trucks.
- Show classic movies in Civic Plaza and invite food trucks.
• Add attractions to Civic Plaza that will draw people in and keep people in the area, such as a merry-go-round, zip line, or skate park.
• Break up much of the hardscape of Civic Plaza and create more green space. Plant trees for shade and provide benches.

Transportation:

• Provide large golf carts that will drive people around downtown between destinations. These carts hold about 5-6 passengers and the rides would be free, with drivers working for tips. It is cheaper than a cab and safer than walking around on dark streets late at night. Caveats: Restrictions to driving golf carts on the street, which would be one road block to making this happen. Also, there would need to be some sort of licensing process for individuals wanting to provide this service in the downtown area.
• Provide transportation between downtown and Nob Hill and north to Lomas in the form of a shuttle or the trolley service. With some funding this could expand to making downtown more walkable (in regards to grade, security, satellite parking); connect the bike/running paths via maps to show ways our running community can incorporate downtown in their runs. Free or low cost transit system from Nob Hill to the Downtown area (during evening hours) would reduce drinking and driving and would enable people to easily travel from both the Nob Hill and University areas to downtown.