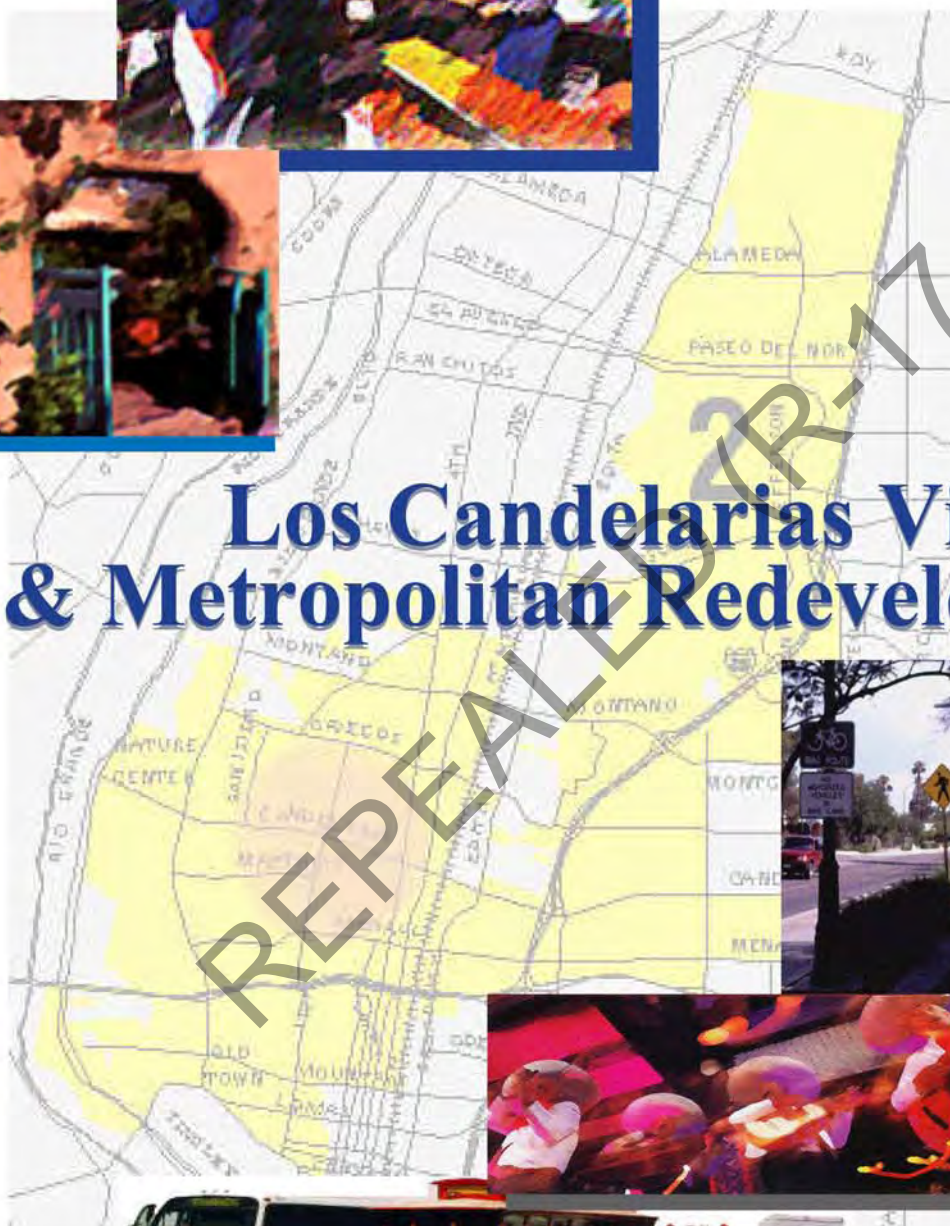




City of Albuquerque



Los Candelarias Village Center & Metropolitan Redevelopment Plan



Submitted by:
**Community
ByDesign/
PLANNERS Ink**

in association with:
Moule & Polyzoides Architects and Urbanists
Christopher Calott, AIA
Sedberry & Associates
Economic & Planning Systems, Inc.
Jolene Wolfley, Transportation Planning

March 2001

CITY of ALBUQUERQUE

FOURTEENTH COUNCIL

COUNCIL BILL NO. R-01-303

ENACTMENT NO. 169-2001

SPONSORED BY: Vincent E. Griego

1 RESOLUTION

2 APPROVING THE LOS CANDELARIAS VILLAGE CENTER AND METROPOLITAN 3 REDEVELOPMENT PLAN.

4 WHEREAS, the City of Albuquerque is authorized to adopt plans and zoning
5 of property to protect the public well being, health and safety in areas within
6 the planning and platting jurisdiction; and

7 WHEREAS, the New Mexico Legislature has passed the Metropolitan
8 Redevelopment Code (herein "Code"), Section 3-60A-1 to 3-360A-48 inclusive,
9 NMSA, 1978 as amended, which authorized the City of Albuquerque, New
10 Mexico ("the City") to prepare metropolitan redevelopment plans; and

11 WHEREAS, the Los Candelarias Village Center Metropolitan Redevelopment
12 Plan (MRA) furthers the applicable goals and policies of the Albuquerque
13 Comprehensive Plan and meets the recommendations of the North Valley Area
14 Plan, a Rank two plan that recommends the development of a Village Center at
15 Twelfth and Candelaria NW; and

16 WHEREAS, the Los Candelarias Village Center MRA Plan furthers the goals
17 of R-70 and meets the test for zone map amendment per R-270-1980 because a
18 different use category is more advantageous to the community; and

19 WHEREAS, the City initiated the development of the Los Candelarias Village
20 Center and Metropolitan Redevelopment Plan, a rank three plan to re-zone
21 various properties within the Developed Urban Area; and

22 WHEREAS, the City Council, by Resolution, R-141, Enactment No. 125-2000
23 has certain findings which declare the Los Candelarias Village Center to be
24 blighted, has designated the area as appropriate for the preparation of a

1 Metropolitan Redevelopment Plan identifying the activities to be carried out to
2 eliminate present conditions; and

3 WHEREAS, several implementation strategies are proposed including; a
4 façade improvement program, acquisition and redevelopment of selected
5 properties, streetscape and related improvements, designation of the Los
6 Candelarias Village Center as a Metropolitan Redevelopment Area (MRA); and

7 WHEREAS, the Albuquerque Development Commission, which acts as the
8 Metropolitan Redevelopment Commission under the provisions of the City
9 Council Ordinance 14-8-4-1994, on May 15th, 2001, recommended approval of
10 the Los Candelarias Village Center and Metropolitan Redevelopment Plan for the
11 redevelopment of the Area, as required by the Code; and

12 WHEREAS, the Environmental Planning Commission (EPC), in it's advisory
13 role on all matters related to planning, zoning, and environmental protection,
14 recommended approval of the Los Candelarias Village Center and Metropolitan
15 Plan at a public hearing on May 31st, 2001.

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

18 Section 1. The attached Los Candelarias Village Center and Metropolitan
19 Redevelopment Plan is adopted as Rank three-sector development plan to guide
20 and govern all development actions, both public and private, within the plan
21 area.

22 Section 2. The attached Los Candelarias Village Center and Metropolitan
23 Redevelopment Plan is hereby adopted as a land use control pursuant to the
24 Comprehensive City Zoning Code.

25 Section 3. The City Council, after having conducted a public hearing
26 pursuant to the Metropolitan Redevelopment Code, finds that:

27 A. The Plan will aid in the elimination and prevention of blight or conditions,
28 which lead to the development of blight.

29 B. The Plan does not require the relocation of any families or individuals
30 from their dwellings or merchants from their businesses; therefore, a method
31 for providing relocation assistance is not required for the project.

1 C. The Plan, attached as Exhibit A, and made part hereof, is approved in all
2 respects.

3 Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
4 clause, word or phrase of this resolution is for any reason held to be invalid or
5 unenforceable by any court of competent jurisdiction, such decision shall not
6 affect the validity of the remaining provisions of this resolution. The Council
7 hereby declares that it would have passed this resolution and each section,
8 paragraph, sentence, clause, word or phrase thereof irrespective of any
9 provisions being declared unconstitutional or otherwise invalid.

10 Section 5. EFFECTIVE DATE. This ordinance shall become effective five or
11 more days after publication in full.
12
13
14
15
16

REPEALED (R-17-213)

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

PASSED AND ADOPTED THIS 5th DAY OF November, 2001
BY A VOTE OF: 8 FOR 0 AGAINST.

Yes: 8

Excused: Kline

Brad Winter

Brad Winter, President
City Council

APPROVED THIS 26th DAY OF November, 2001 For

Bill No. R-01-303

Jim Baca

Jim Baca, Mayor
City of Albuquerque

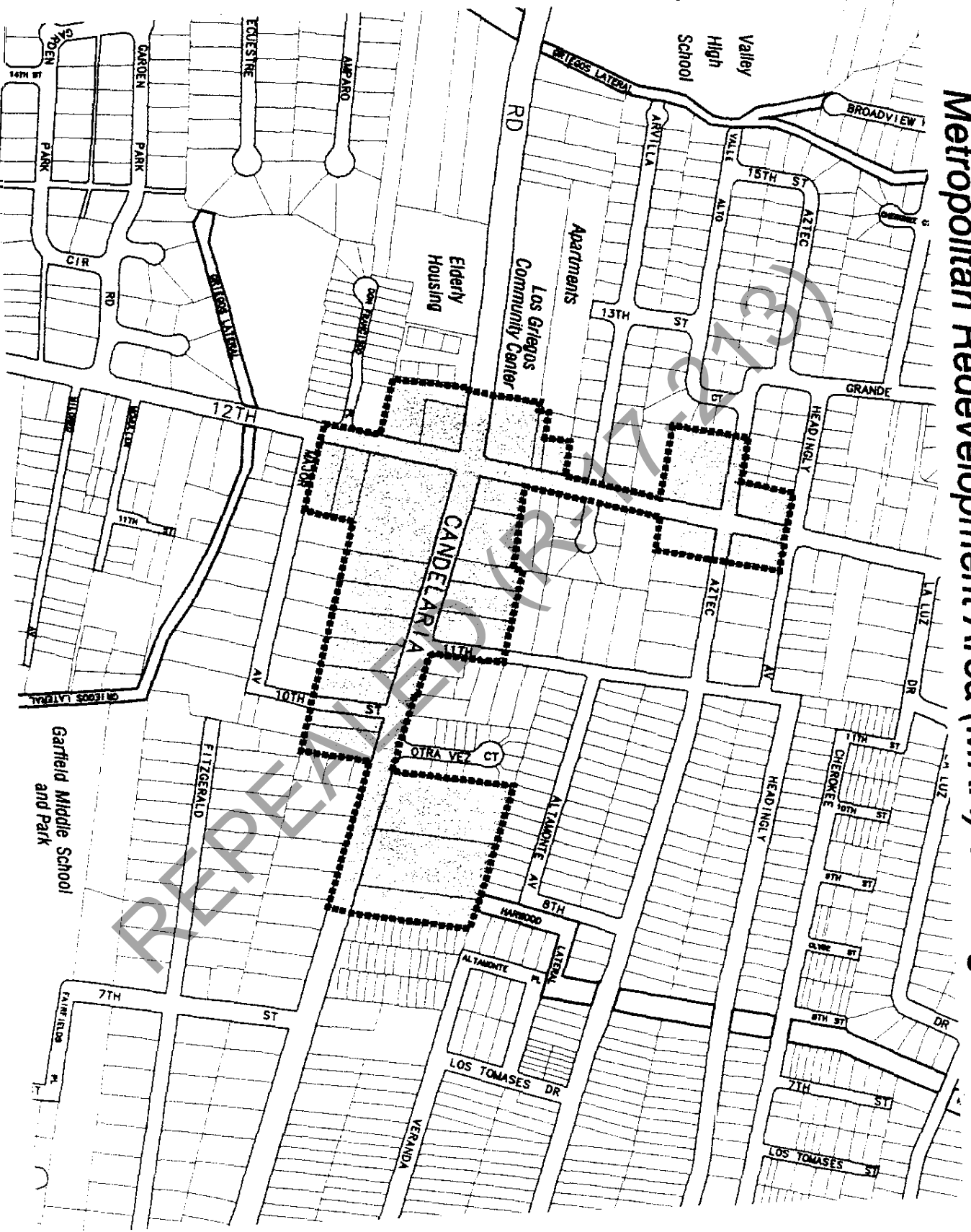
ATTEST:

Rafael Baca Archuleta

City Clerk

PLANT D1E OF 1, 112 mm

Metropolitan Redevelopment Area (MRA) & Village Core



Metropolitan Redevelopment Area
and Village Core

Drainages, Acequias



EXHIBIT 1

Los Candelarias Village Center and Metropolitan Redevelopment Plan

Acknowledgements

Local Officials

Hon. Jim Baca, Mayor
Vincent Griego, City Councilman
Lawrence Rael, City Chief Administrative Officer
Ken Sanchez, County Commissioner
Dede Feldman, State Senator
Ed Sandoval, State Representative

Family & Community Services Department

Gerald Ortiz-Pino, Director
Michael Passi, Assoc. Director
Ken Balizer, Manager, Albuquerque Development Services
Ralph L. Mims, Redevelopment Planner, Albuquerque
Development Services

Albuquerque Development Commission

Alex Romero, Chair
Loretta Armenta
Vangie Galbadon
Michael Albers
Ron Morgan

Los Candelarias Working Group

Ingrid Biel, Resident	Carmen Marrone, Resident
Jens Deichman, Resident	Joan McDougal, Resident
Ken Balizer, City Official	Ralph L. Mims, City Official
Andrew Garcia, City Official	Soloman Romney, Valley HS Student
Bea Gutierrez, Resident	Carolyn McCabe, Resident
Warren Hunt, Resident	Carolyn Siegel, Resident
Carolyn Jay, Resident	Dr. Ted Varoz, Merchant
John Candelaria, Resident	Phil Ward, Resident
Francisco LaFebre, City Official	Anne L. Watkins, Resident
David Martinez, Resident	Ken Carrazo, Merchant

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Andrew Garcia, City Zoning	Mark Hirsch, City Legal
Miguel Gomez, City Council	Dave Harmon, City Traffic Engineering
Carolyn Siegel, Architect	Ralph L. Mims, Abq. Development Services
Anne L. Watkins, City Transit	

North Valley Coalition

Jonathan Siegel, President
David Martinez, Vice President
Carolyn Jay, Secretary
Warren Hunt, Treasurer

Neighborhood Associations

Near North Valley
Los Griegos
Matthew Meadows
Common Ground

Planning Department
Bob McCabe, Director

Project Consultant
Planners Ink

Los Candelarias Village Center and Metropolitan Redevelopment Plan

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1.0 Introduction

1.1 Plan Purpose

The Albuquerque Development Services Division, in conjunction with the North Valley Coalition and the Los Candelarias Working Group, developed the following initial goals for the Los Candelarias Village Center. These goals are to:

- Attract private and public investment for the revitalization of the Village Center;
- Create through design, a people-oriented place;
- Support the tradition, cultural and historic values of the area, and;
- Create a mixed-use development integrating residential, retail and office uses.

1.2 Planning Process

Planning for the North Valley area continues to be a grass-roots effort by the community with support from the State Legislators, City Council, the Albuquerque Family & Community Services Department, the City Planning Department, and members of the community. The process has involved the expertise from various members of the community and has been a continual effort to improve a specific site in the community.

The Albuquerque City Council adopted the North Valley Area Plan (NVAP) in 1993 after much work by members of the community and the City Planning Department staff. The Plan encompasses a number of important principles intended to guide future development in the North Valley, including those related to transportation, zoning, storm water management, and groundwater protection. Another principal was the development of Village Centers at different locations throughout the North Valley with eight locations identified. These centers were to serve as focal points of commerce and community life. The identified locations remain in varying conditions of repair, activity, and supporters of community life.

The NVAP called for creation of the North Valley Coalition (NVC). NVC's intended purpose was to be the grass-roots body that would work with the City to facilitate the implementation of the NVAP. The Coalition is made up of representatives of each of the member Neighborhood Associations and by an executive committee composed of the president, vice president, secretary, treasurer, and two at-large members.

In the fall of 1998, the NVC board began efforts to facilitate the development of a Village Center at the intersection of 12th & Candelaria. The City supported the board's efforts and offered to host a workshop in January of 1999 to provide an opportunity for the community to be introduced to the idea and to work together to develop ideas for the Village Center. The workshop was held on Saturday, January 16, 1999 and was attended by approximately 50 neighbors. Opportunity was given to brainstorm over ideas for the center: what people would want if there were no practical constraints. Participants helped identify specific ideas

Los Candelarias Village Center and Metropolitan Redevelopment Plan

regarding topics and developed recommendations on how to proceed. A summary of the results of the workshop titled, "The North Valley Workshop" is included in the appendix.

Since the 1999 workshop, the NVC has met regularly to work on further developing ideas on how to proceed. Actions taken include:

- Development, distribution, and analysis of a demographic and market survey form.
- Initial attempts to inform and involve business and commercial property owners.
- Continued communication with the State Legislators, City Council office and City staff.
- Presentations to neighborhood associations.

In October 1999, a City bond issue was approved making \$250,000 available for the Village Center project. In January 2000, the Family & Community Services Department, through its Albuquerque Development Services Division and with the NVC, formulated a Village Center Working Group to begin work on a Request for Proposal to retain a consultant to prepare the Village Center Plan. In July 2000, the consulting design team initiated the planning process for the Village Center and Metropolitan Redevelopment Plan.

1.2.1 Los Candelarias Working Group

The Los Candelarias Working Group, a citizen's group developed to assist in the planning and development of a Village Center at the intersection of 12th and Candelaria, is comprised of area residents, merchants, property owners, and City officials. This Working Group has been meeting monthly discussing issues/elements toward developing a Village Center. A demographic and market survey has been completed by the Working Group and was available during the Design Workshop in September 2000.

1.2.2 Resident Survey

In early 2000, 6,500 surveys were distributed, by volunteers from surrounding neighborhood associations, primarily in the area bounded by Griegos Road to the North, 4th Street to the East, Manual to the South, and the Rio Grande River to the west. The survey contained 25 questions covering safety, design, transportation, and preferences of a Village Center at 12th and Candelaria. 888 surveys, or approximately 14%, were returned from residents in the North Valley area.

The purpose of the survey was to determine how the community feels about the services offered and the aesthetics of the area and how it is utilized. The results indicated that there was considerable public opinion as to what should be done for the area. 586 or 66% of the respondents live within the 4 quadrants surrounding the intersection. The quadrants are identified in the complete survey located in the appendix. 781 or 88% of the respondents that pass through the intersection do so to shop. Most shop by car because it is easier to carry home the purchases, although 355 or 40% said that they may walk or ride a bike at least some of the time to use the shops in the center. A very high number of respondents use the

Los Candelarias Village Center and Metropolitan Redevelopment Plan

area to grocery shop or purchase gasoline. Respondents as a whole would like to see more specialty food shops, restaurants, book and music establishments, banks, and building supply stores. They also underscored the lack of recreational activities for youth and children. The majority of all respondents indicated their unwillingness to support any uses such as bars, nightclubs, or liquor stores. The aesthetics of the existing area were thought to be below average. The respondents feel that landscaping, newer buildings, and open spaces would enhance the area. The complete survey results are included in the appendix.

1.2.3 Village Center Design Workshop

The community was invited to a Design Workshop for the development of the Los Candelarias Village Center located at the intersection of 12th St. and Candelaria Road. The workshop, organized and conducted by the consultant team and Albuquerque Development Services, had events spanning a four-day period from September 23 to September 26, 2000, to provide a variety of opportunities for community involvement. Approximately 200 people participated during the four days of the Workshop. The workshop schedule is included in the appendix. The goals of the workshop were:

- To gather information and identify issues from the public, and provide a process of two-way dialogue between the community, the Working Group, City staff, elected officials and the consultants; and,
- To develop and design aesthetic enhancements for pedestrians, streetscape improvements, revitalization of retail and residential land uses, and economic development programs within the Village Center area.

1.3 Area History

Early history brings Spanish settlements to the valley that created a land use pattern still in existence today. Those patterns are evident in the acequias for irrigation, long narrow subdivided land and large tracts of ranching and agricultural land. The historic settlement of Los Candelarias dates from the 1750's to the present, located along Candelaria Road. West of 12th St. in the 1900's, the fields gave way to increased development, areas subject to periodic flooding by the Rio Grande were re-claimed by a system of engineered hydrological controls, and roadways were making their way through the community.

(Photos courtesy of Ed Boles)



Today, the North Valley area is a highly desirable living location. There is a rich mixture of Native American, Hispanic, Anglo, and other cultures throughout the valley. The environmental landscape is strongly influenced by the Rio Grande the bosques of Cottonwood trees, and the remnants of the area's agricultural history.

REPEALED (R-17-213)

2.0 Village Center Land Use and Transportation Plan

2.1 Los Candelarias Village Center Design Workshop Vision/Goals

The following vision and goals were developed on the first day of the Village Center Design Workshop conducted in September, 2000. The participants, through a series of breakout groups, determined the issues and vision for the Village Center. This process utilized the issues and recommendations determined in the previous North Valley Workshop held in January, 1999. The following results of the 2000 Workshop for the Village Center vision were presented to the participants:

Community Character

- Integrate history, culture, and traditions into the Village Center design
- Maintain/reflect rural and agricultural character
- Create plaza(s) and other gathering places for interactions and public celebrations
- Community identity: Create kiosks, displays areas, sculpture and other display areas for community history and identity
- Avoid gentrification
- Make village friendly/comfortable for all residents

Neighborhood retail, office and services

- Strong mix of daily retail uses
- Locally-owned businesses
- Intensify commercial uses by compacting into smaller land area
- Seek good anchors like Brooks
- Resist conversion of residential into commercial
- Opportunities for smaller-scale office – particularly owner-occupied office condos
- Hybrid building types with flexible uses: residential/office/retail

Open Space

- Keep pastures and fields
- Trees and landscaping reflect rural and agricultural character
- Village core: comfortable places to sit and to congregate, band shell/amphitheater

Housing

- Primarily home ownership
- Mix of housing types and prices
- Work/live and live/work (home occupations)
- Residential located above retail and office
- Higher density residential will walk to shopping

Transit

- Create user friendly bus shelters
- Landscape bus stops

Parking

- Shared parking
- Landscaped parking areas
- Efficient ingress and egress to parking areas
- Smaller parking lots – break up larger lots
- On-street parking

Pedestrians & Bicycles

- Wider sidewalks
- Mid-block crossings
- Pedestrian/bike network throughout village
- Reconnect acequias as part of pedestrian/bicycle network
- Buffers between pedestrians and traffic (parked cars, planted areas)
- Medians as refuge areas for pedestrians

Design

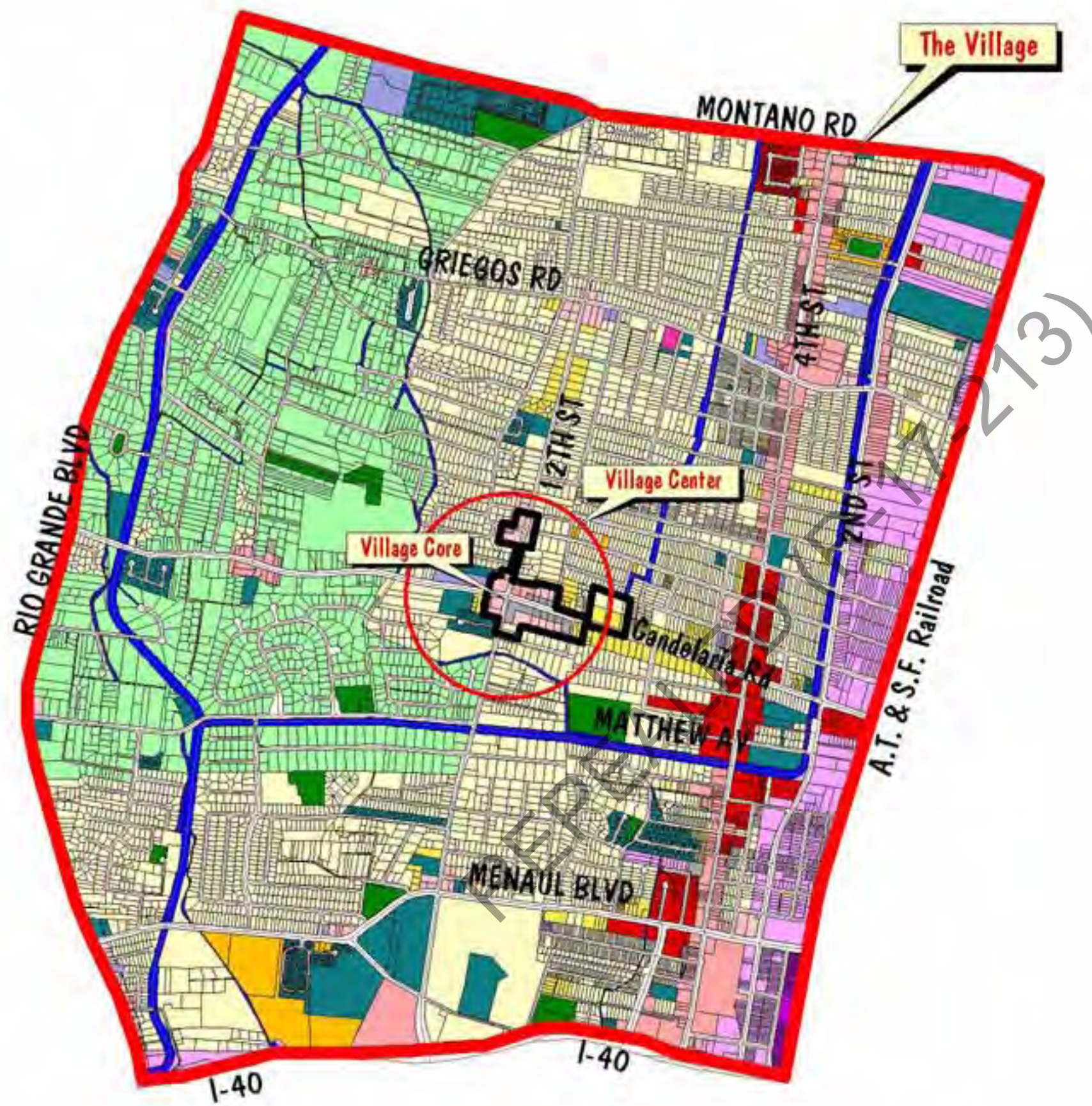
- 2-story height limit
- Street lighting
- Landscaped plazas and streets
- Buildings at or near sidewalk edge
- Trees and landscaping

2.2 Los Candelarias Village Center and Metropolitan Redevelopment Plan

Three planning areas were established for the Los Candelarias Village Center. These areas are the Village, the Village Center, and the Village Core and are shown on exhibits 1 and 2.

The “Village” is described as the target market area needed to support retail and service uses within the Village Center. The approximate “Village” or market boundaries are Rio Grande Blvd. to the west, 1-40 to the south, 4th Street to the east, and Montano Blvd. to the north.

The “Village Center” is the walkable area surrounding the 12th and Candelaria intersection and is defined by a quarter mile walking distance from the intersection. The design emphasis is to strengthen the connections between the various land uses, and to redesign the place so that it emphasizes the pedestrian's use of the area.



Village Center Context

Legend

- Metropolitan Redevelopment Area Boundary
- Streets
- Parks
- Drainages, Acequias

Land Use

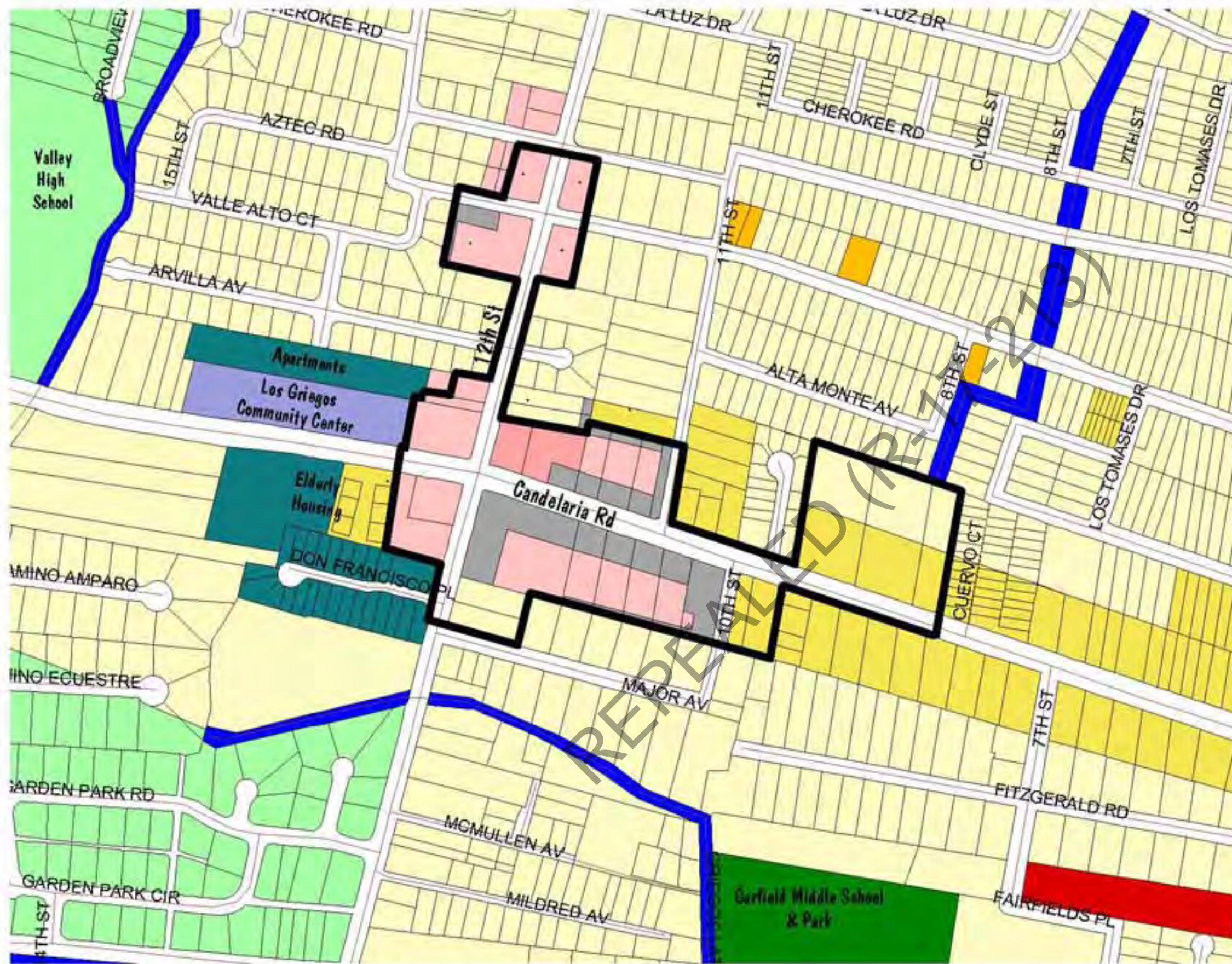
- Light Commercial
- Medium Commercial
- Heavy Commercial
- Light Industry
- Heavy Industry
- Office and Institution
- Residential Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Special Use
- Parking

Los Candelarias Village Center

Albuquerque, NM



Exhibit 1



Land Use/Metropolitan Redevelopment Area (MRA)

Legend

Metropolitan Redevelopment
Area Boundary

Streets

Parks

Drainages, Acequias

Land Use

Light Commercial
 Medium Commercial
 Heavy Commercial
 Light Industry
 Heavy Industry
 Office and Institution
 Residential Agricultural
 Low Density Residential
 Medium Density Residential
 High Density Residential
 Mixed Use
 Special Use
 Parking

Los Candelarias Village Center

Albuquerque, NM



Exhibit 2

Los Candelarias Village Center and Metropolitan Redevelopment Plan

The "Village Core", from the intersection of 12th Street and Candelaria Road, the area is:

- West of 12th on Candelaria Road approximately 250',
- East of the intersection of 10th Street and Candelaria Road approximately 250',
- North of Candelaria Road on 12th Street to Headingly Avenue, and,
- South of Candelaria Road on 12th to Major Street.

The emphasis is looking at the viability of the individual uses, and their condition.

The predominant uses in the Core area are service commercial retail or professional office. Typical uses include a grocery store, gas station/convenience stores, restaurants, small retail shops, doctor offices, auto repair, and residential. There are six houses in the Village Core. Three of these structures are considered hazards due to neglect and are creating safety and health concerns. One of these structures was condemned by action of the City Council and was demolished in January 2001.



(12th and Major before demolition)



(10th and Candelaria)

The condition of the commercial buildings within the district varies. There are some buildings that are relatively new and are maintained in good condition. Others are vacant, such as the liquor store at the northeast corner of 12th and Candelaria and, are in fair condition.



(10th and Candelaria)



(Family Dollar Store)

Approximately 6 acres of the Village Core are vacant and undeveloped. The remaining parcels are underutilized commercial or residential uses. Trash, weeds, litter, and illegal signs, are

Los Candelarias Village Center and Metropolitan Redevelopment Plan

found on many of these vacant lots, businesses, and in parking lots giving the neighborhood a general sense of neglect.



(Vacant area behind Laundromat)



(Vacant area north of Candelaria)

2.2.1 Metropolitan Redevelopment Area (MRA) Designation Report

The Los Candelarias Village Center was designated a Metropolitan Redevelopment Area (MRA) through a determination of “blight” as defined by the State of New Mexico law. The Metropolitan Redevelopment Area Designation Report, completed in October, 2000 determined that the existing conditions meet the criteria for a “blighted” area. The existing conditions have “substantially impaired the sound growth and economic health and well being” of the area.

The designation of the area as a Metropolitan Redevelopment Area will assist in achieving the following goals:

- Eliminate conditions that are detrimental to public health and welfare.
- Conserve, improve and expand housing availability to all residents.
- Improve economic conditions through coordinated public and private actions and investment.

With the powers made available by the Metropolitan Redevelopment Code, the City of Albuquerque can work with the private sector to create opportunities for new housing, assist in the establishment of new commercial ventures through condemnation, assist in preserving existing businesses in the area, and implement public improvements and tax increment financing (T.I.F) investments.

2.2.2 Village Center /Context

Exhibit 1 illustrates the significance of the Village Center within the larger context of the North Valley. It identifies the market area, as well as the historic ditches, acequias, laterals, open spaces and cultural features within the area. All of these features have a significant influence on how the area has grown and changed through the years. These features have contributed greatly to the patterning of the land uses and the character and feel of the area. There is a significant opportunity to strengthen these historic and cultural connections in developing the Village Center.

2.2.3 Village Center Design Workshop Concepts

During the Village Center Design Workshop the design team developed several alternative concepts. These were used to determine the design elements and assumptions that needed to be considered for the area. The following design assumptions were developed during this process:

- Retain the existing street curb line along Candelaria and 12th Street
- Create a safe and pleasant pedestrian environment through the use of street parking, street trees, and a planted median on Candelaria.
- Accommodate alternative modes of transit, such as bike and bus, to the maximum extent possible.
- Compact or concentrate the retail portion of the Village Center.
- Introduce a variety of residential housing types in the Village Center.
- Acknowledge that the gas stations on the corners will continue to exist in the foreseeable future.
- Locate a plaza or public space element in the Village Center that is offset from the intersection.
- Preserve to the extent possible the existing buildings, and in doing so, develop a Village Center context.
- Phasing strategy that will be responsive to new opportunities as they arise.
- Create mid-block pedestrian crossings on Candelaria at the Los Griegos Community Center to provide safe pedestrian crossings for the seniors that live south of the Center, and at the plaza/public space elements of the Village Center east of the intersection for residents to conveniently cross Candelaria between the two retail centers.

These assumptions were identified in the course of the Workshop, but not all of these were included in the preferred plan agreed upon by the Working Group. Two alternate scenarios for the Village Center were presented to the Working Group and area residents at the September 2000 Village Center Design Workshop. The difference in the two plans is primarily in the treatment of Candelaria Road, with the alternate plan and design calling for parking on the street and one rather than two travel lanes in each direction.

2.2.4 Preferred Master Plan

Following the review of alternative plans presented at the Workshop and based on input from the participants, the Working Group approved the preferred alternative plan with some minor modifications. It was decided to develop a Master Plan for the Village Center and to also develop a Phase One (5 year) implementation plan. The following is a description of the Master Plan based on smaller planning sub-areas. These sub-areas are shown following each description and compiled on the overall Master Plan as exhibit 3.

- **Northern Residential Area**

The Northern Residential area is intended to maintain the residential look and feel of the area. The intent of the plan is to replace those uses with residential building types that will allow flexibility in their design to accommodate work within the home. The building types shown range from single family detached to courtyard attached homes. The existing courtyard apartments have been renovated and converted to for sale apartments or condos. The Village Center gateway is located along 12th Street just south of Headingly. The gateway includes signage, lighting, and landscaping announcing the arrival into the Village Center. At that point, the streetscape along 12th Street changes to reflect the tree planting design throughout the rest of the Village Center.



- The Northeast Quadrant

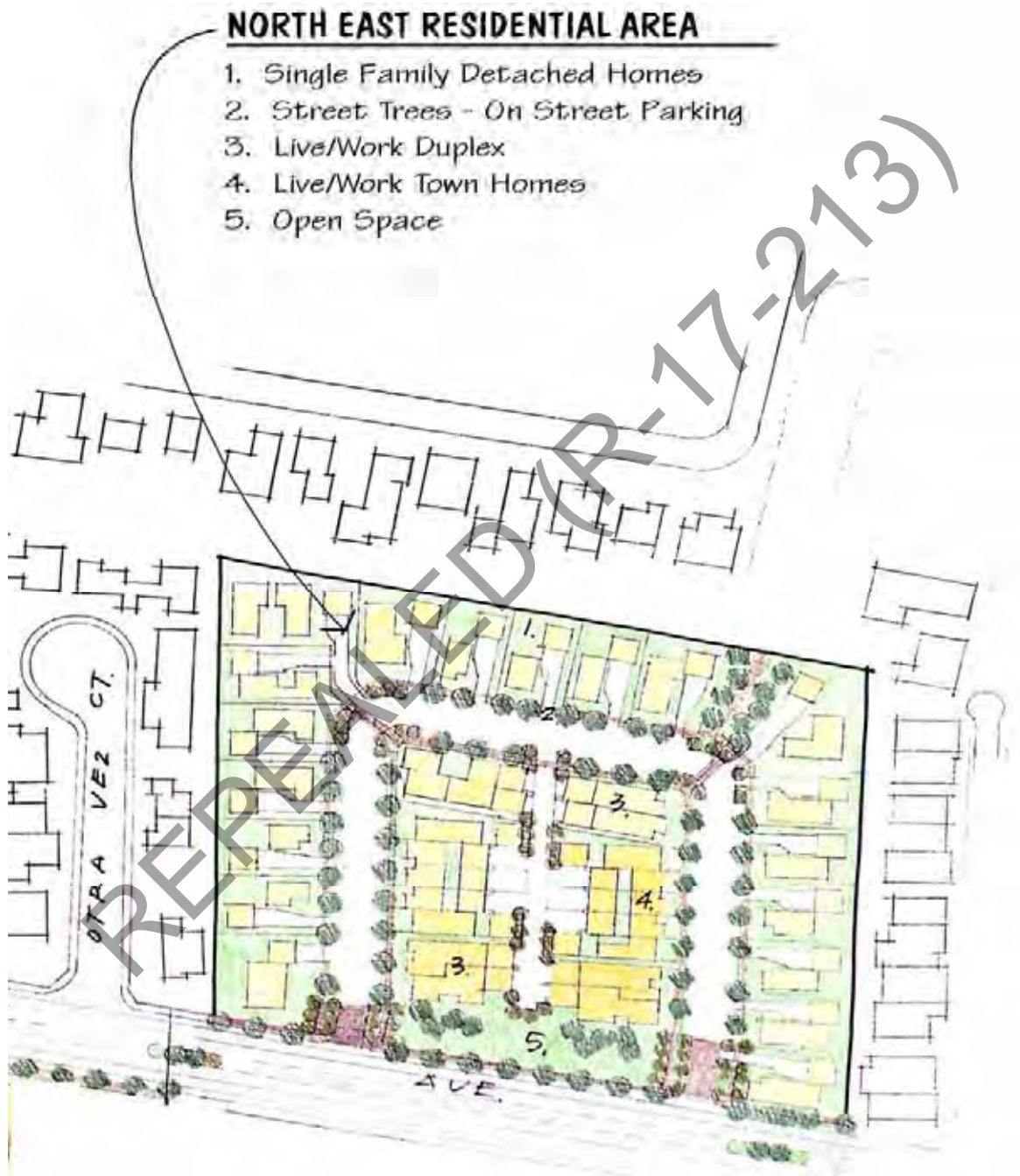
The Northeast Quadrant is a mixed-use area utilizing the existing buildings as the framework for infill development. The proposed building types are live/work courtyards, work/live compounds, and some free-standing retail uses. A landscaped parking plaza frames the retail uses. Outdoor eating areas are encouraged throughout the area. The parking is generally located to the side or in back of the individual uses with the intent of developing a "park once" parking strategy for the area.



Los Candelarias Village Center and Metropolitan Redevelopment Plan

- The Northeast Residential Area

The Northeast residential area is intended to provide a wide variety of housing types to appeal to a broad segment of the home buying public. The concept for this area includes a housing mix of small lot single-family detached homes, live/work duplexes, and live/work town homes.



Los Candelarias Village Center and Metropolitan Redevelopment Plan

- The Southeast Quadrant

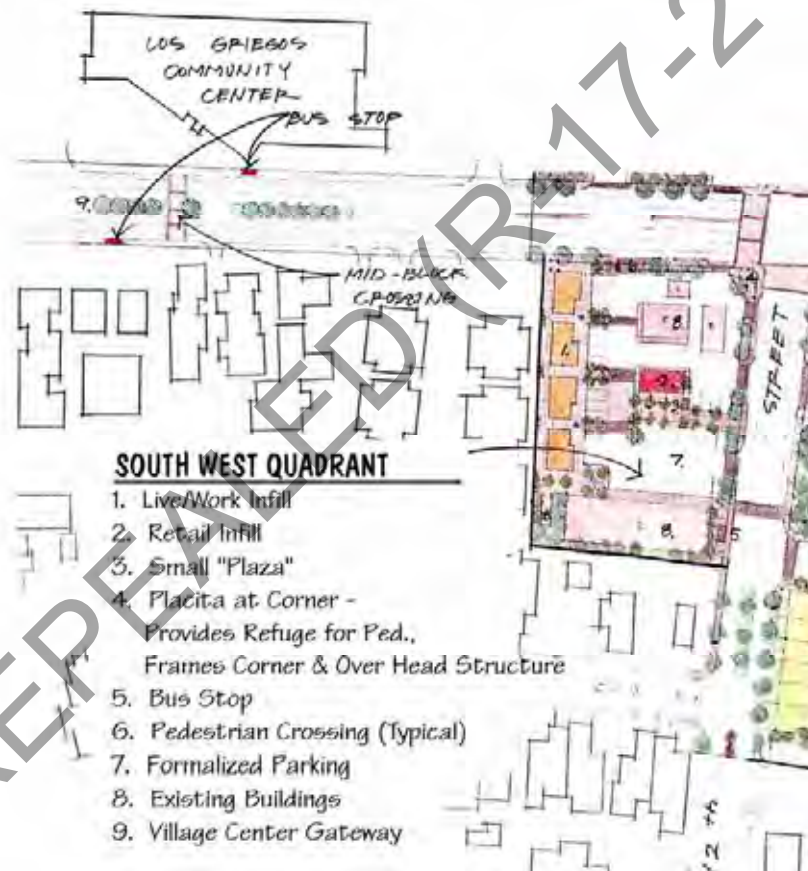
The Southeast Quadrant is a mixed-use area utilizing the existing buildings as the framework for infill development. The existing market at the corner (John Brooks) will remain. The existing bingo and auto repair shop will be redeveloped into housing, office, and retail uses. The proposed building types are live/work courtyards, work/live compounds, and some freestanding retail uses. The sites at 10th and Candelaria and 12th and Major St. will be redeveloped as live/work residential building types. In this area, as well as throughout the Village Center, a strong emphasis will be placed on providing convenient and safe pedestrian connections. The plan shows a mid-block crossing at the plaza area connecting the shopping area to the north. Outdoor eating areas are encouraged throughout the area. The parking is generally located to the side or the rear of the individual uses with the intent of developing a "park once" strategy for the area.



Los Candelarias Village Center and Metropolitan Redevelopment Plan

- The Southwest Quadrant

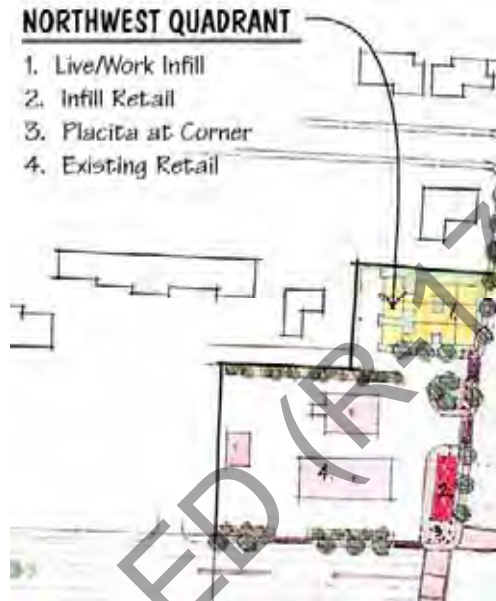
The Southwest Quadrant is intended to provide more office related uses to complement the existing uses. The existing gas station and the Varoz office building will remain. Because of large underdeveloped parcels, there are excellent opportunities for infill types of development, such as retail and office. Potential issues are shared access drives and shared parking in order to accommodate this type of development. The types of buildings for this area are work/live compounds, and retail infill. Other features are small placitas at the intersection of 12th and Candelaria, a small plaza within the area, a bus shelter with shade and benches, and a mid-block crossing connecting this center with John Brooks. The purpose of the placitas is to provide a pedestrian refuge place, frame the intersection, and develop an architectural element consistent throughout the village.



Los Candelarias Village Center and Metropolitan Redevelopment Plan

- The Northwest Quadrant

The gas station at the corner of the Northwest Quadrant will remain with an opportunity for retail and residential infill. As the existing businesses phase out, the plan allows for live/work residential or retail types of uses. At the intersection of 12th Street and Candelaria Road is a small placita. The purpose of the placita is to provide a pedestrian refuge place, frame the intersection, and provide an opportunity to develop an architectural element consistent throughout the village.



Master Plan

NORTHERN RESIDENTIAL AREA

1. Village Center Gateway
2. Town Homes
3. Live/Work Courtyards
4. Live/Work Town Homes
5. Existing SFD
6. SFD
7. Existing Courtyard Apt. w/
New Parking Area & Courtyard

NORTH EAST RESIDENTIAL AREA

1. Single Family Detached Homes
2. Street Trees - On Street Parking
3. Live/Work Duplex
4. Live/Work Town Homes
5. Open Space

NORTHWEST QUADRANT

1. Live/Work Infill
2. Infill Retail
3. Placita at Corner
4. Existing Retail

NORTHEAST QUADRANT

1. Live/Work Compounds
2. Retail Infill
3. Existing Buildings
4. Placita at Corner
5. Outdoor Eating Areas
6. Parking "Plaza"
7. De-Centralized Parking Areas
8. Bus Stop

SOUTH WEST QUADRANT

1. Live/Work Infill
2. Retail Infill
3. Small "Plaza"
4. Placita at Corner -
Provides Refuge for Ped.,
Frames Corner & Over Head Structure
5. Bus Stop
6. Pedestrian Crossing (Typical)
7. Formalized Parking
8. Existing Buildings
9. Village Center Gateway

SOUTHEAST QUADRANT

1. Placita at Corner
2. Retail Infill at Corner
3. Formalized Parking Throughout
4. Formalized Pedestrian Connections
5. Entry Feature
6. Outdoor Eating Area

7. "Village Center"
Architectural Element
8. Landscaped Parking Areas
9. Existing Buildings
10. Live/Work Buildings
11. Town Homes
12. Live/Work Town Homes
13. Parking "Plaza"
14. Live/Work Duplex
15. Street Parking on 10th Street
16. Bus Stop
17. Village Center Gateway

Los Candelarias Village Center & Metropolitan Redevelopment Plan

Albuquerque, New Mexico

2.3 Transportation Plan

Transportation features are critical to both the function and the ambience of the Village Center. In summary, the transportation enhancements should achieve the following goals:

- Improve the travel opportunities within the village center for pedestrians, bicyclists, and transit riders.
- Calm automobile traffic so that it travels at the speed limit.
- Maintain the current traffic capacity of the roadways and intersection.
- Maintain as far as possible the existing street drainage to avoid costly alterations to the street or private parcel design.

Key design features are proposed which will foster these goals:

- Enhance existing sidewalks and landscaping.
- Improve pedestrian street crossings.
- Add bike lanes to Candelaria.
- Improve existing bus stops and plan for future bus stops.
- Install a landscaped, center median on Candelaria.
- Maintain two travel lanes in each direction and the current intersection configuration at 12th and Candelaria.
- Maintain existing street width and curbing.

- **Village Center Cross Section for Candelaria**

Exhibit 4 depicts the basic cross section for Candelaria based on 66 feet of pavement (including 4 feet of gutter pan) and 80 feet of right-of-way. In the construction design phase of this project, it is likely that small adjustments to the widths assigned for different features may need adjusting. The following sections detail each design feature.

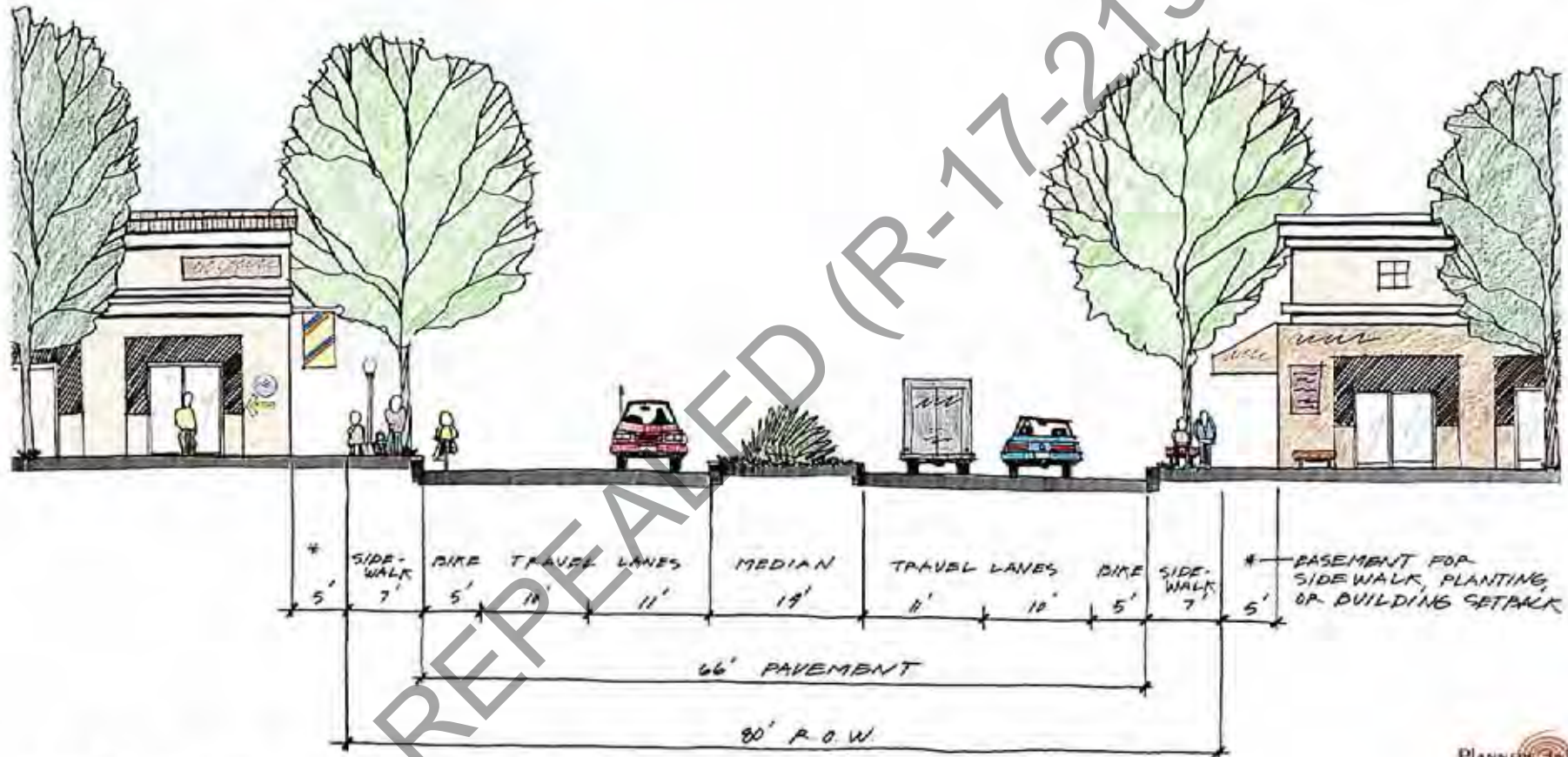
- **Sidewalks and Landscaping**

Improvements to existing sidewalks will be achieved by:

- Private property owners dedicating a 5 foot easement to accommodate a widened sidewalk, a planting area, or a building setback, where it is needed and where possible.
- Trees will be planted within the existing sidewalk.

Existing sidewalks on Candelaria Road and 12th Street are generally 6 to 6.5 feet with no landscaping, but contain several obstructions such as signs, light standards, that create, in some areas, an effective width of 4 feet. There are some areas in the Village Center where no sidewalk exists. While these sidewalks provide a basic pedestrian environment, improvements are needed to create a Village Center that invites walking from adjacent neighborhoods and between the various businesses in the area. Both widened sidewalks and landscaping are important to achieving this objective. The plan proposes gaining additional area for the sidewalk through private owners dedicating easements. In exchange for their dedication of an

Candelaria Street Cross-Section



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No Scale

Exhibit 4

easement, the private owners will gain an enhanced streetscape, which may help bring additional customers to the businesses.

Adding trees to the street edge will achieve many important objectives. First, pedestrians are attracted to tree-lined walkways as the trees provide shade and coolness. Second, trees will soften the feel that the area now has, being mostly asphalt and concrete. Finally, the trees will provide a vertical edge to the street, which calms traffic. The current visual field for the driver on Candelaria is an open expanse from the middle of the street extending as wide as the edges of buildings. The wider the field of vision, the more drivers feel confident going higher speeds. Trees at the edge of the street narrow this visual field and will cause drivers to slow down. Furthermore, the bigger the tree's canopy, the greater will be the driver's perception that he needs to slow down to assess the possible sources of conflict ahead in the street.

- **Pedestrian Crossings**

The master plan for Los Candelarias Village Center calls initially (Phase I) for pedestrian improvements at the intersection of 12th Street and Candelaria Road. These include new pedestrian crossings, small plazas or placitas at the corners serving as refuge areas for pedestrians, and signalization that provides for safe pedestrian movements. The placitas extend the landscaping and sidewalk area at the intersection to make a more inviting place, and to establish the importance and equal place of pedestrians within the Village Center. Over time the installation of additional pedestrian crossings and other improvements away from the intersection will enable pedestrians to move freely within a revitalized Village Center. Pedestrian crossings are characterized by painted strips or paving materials that clearly delineate an area as a crossing.

The evolution of the current commercial intersection to a Village Center depends on pedestrians being able to cross both 12th Street and Candelaria Road comfortably and safely as they go to the restaurants, stores, and homes. Furthermore, good pedestrian circulation and crossings are important to accomplish the "park once" concept at the Village Center. The master plan proposes to address a whole range of interrelated issues in ways that will over time help to slow down vehicles and provide greater safety for pedestrians within the Village Center.

In addition to the initial pedestrian improvements at the intersection of 12th Street and Candelaria Road, the medians will be added along Candelaria and 12th Street, where feasible, to assist pedestrians crossing these streets. The median allows pedestrians the opportunity to cross each direction of traffic independently and also provides a refuge in the middle of the street. Crosswalks should not be installed, except at the traffic signal, since studies show that pedestrians are actually safer and more observant of conflicts with traffic when crossing areas are marked. As pedestrian traffic increases, additional pedestrian improvements may be warranted. Additional traffic signals and crosswalks or other measures may be required when pedestrian volumes increase significantly. Three areas where pedestrian crossing activity

may be high enough to warrant further treatment include one on 12th Street and two on Candelaria Road (see master plan illustration, exhibit 3). These areas should be monitored periodically to determine the level of pedestrian activity and whether additional pedestrian improvements are needed.

Many pedestrians now discover that it is difficult to cross the entire width of either Candelaria Road or 12th Street in a single movement. This is particularly true during peak traffic times, typically commuter hours and following the end of the school day at Valley High. Therefore, pedestrians who cross away from the marked crossings at the signalized intersection run the risk of being stranded in the middle of the street.

Recognizing these dangers to pedestrians, the Phase I medians may be designed and constructed with refuge areas that permit safer street crossing. These refuge areas will be created at several points by creating gaps between landscaped areas along the median, with paving materials used in these spaces that allow pedestrians to stand safely while waiting for an opportunity to continue crossing the street.

- **Mid-Block Crossings**

The Village Center Master Plan recommends mid-block crossings to accommodate significant levels of pedestrian activity that increase over time within the Village Center. These mid-block crossings provide greater refuge area in the middle of the street and simpler crossings since they are made away from where vehicles are turning into and out of driveways. The Village Center should include bright lighting for street and sidewalk areas to help make night crossings safe for pedestrians.

- **Candelaria East:** A future mid-block crossing is particularly desirable between 11th and 12th Streets where the main activities of the Village Center will occur. The master plan anticipates that the best location for that crossing is between the left turn bays into the Village Center and 11th Street where the full median width can be used as a refuge. It will not be signalized or marked until warranted by an appropriate volume of pedestrian traffic.
- **Candelaria West:** A mid-block crossing is desirable to connect the Los Griegos Community Center with the housing on the south side of Candelaria, and to provide transit users a crossing to bus stops on both sides of the street. This mid-block crossing could be implemented as part of Phase I. The addition of medians and a level crossing area will provide a refuge in the middle of the street to make this crossing easier for pedestrians. This mid-block crossing should not be signalized or marked until such time as a signal is warranted.

- **Bike Lanes**

Bike lanes will be added to the north and south sides of Candelaria through the Village Center. The bike lanes are proposed by the City's Comprehensive On-Street Bicycle Plan to extend from 2nd Street west to Rio Grande Blvd., thereby connecting the Village Center to the Bosque/River trails and the Rio Grande Nature Center. Bicycling will also be encouraged as a way to get to and around in the village.

The bike lanes provide the additional benefits of calming traffic and improving the walkability of the area. Drivers note bicyclists in their visual field as a possible source of conflict and the drivers tend to slow down. In addition, the width of the bike lane is a buffer between the sidewalk and the auto lane. Pedestrians on the sidewalk benefit by the physical separation and they perceive the area as more friendly.

The proposed cross-section, a 5-foot bike lane is shown because of the need to squeeze all travel features into the existing pavement width. The current City standard is 4 feet of riding surface (i.e., pavement excluded the gutter pan). Where pavement width permits, some lesser width bike lanes have been implemented around the city where limited street width occurs. Candelaria Road has a 2-foot gutter pan that is included in the 5-foot dimension. The final dimensions will be decided during construction design.

- **Transit Stops**

Improved bus shelters should include:

- Upgrades to the existing bus stops on Candelaria and 12th Streets
- Future bus shelters in the Village Center that includes public art.
- Functional bus shelters that shield riders from the elements.

The existing bus stops on Candelaria (adjacent to the Los Griegos Community Center) and on 12th Street (John Brooks Market to the east and Dr. Varoz's office suites on the west) should be upgraded with benches and overhead shelters. These stops serve a route connecting the Village Center to Downtown via the west segment of Candelaria and the south segment of 12th Street.

Future bus stops in the Village Center should be located adjacent to the entrance/parking plazas. The bus stops should be full shelters that incorporate public art features. The bus shelters can be designed through a citywide design competition requiring that the design reflect the themes of Los Candelarias Village Center.

- **Center Median**

A new landscaped median of 14 feet is proposed down the center of Candelaria. The addition of a center median on Candelaria is a critical element to establishing the sense that the traveler is in the "Village Center." The Plan proposes a median from 10th Street west to the Griegos Lateral near Valley High School with median openings throughout. Left turn bays are proposed to be 11 feet, leaving 3 feet of median. The most critical section of the median is the core of the Village Center: 12th Street east to 11th Street.

A center median provides a variety of enhancements to the area, while being cost-effective to construct. First, the median creates the perception of a narrower, friendlier street without changing the travel capacity of the street. The median will cut the wide, expansive Candelaria Road into what will appear as two narrow halves. Trees planted in the median are a vertical element that re-enforces the perception of a narrower street. Second, a narrower street feels more inviting to the pedestrian and bicyclist. Third, the median causes drivers to reduce their travel speeds as they perceive more potential sources of conflict. Fourth, the median provides a pedestrian refuge for crossing the street. The traffic volumes on Candelaria Road allow for reasonably easy crossing if the pedestrian can cross in two stages: first crossing traffic coming from one direction, stopping for refuge in the median, and then crossing traffic heading the opposite direction. Finally, the median channelizes left turning movements into distinct locations. This will improve traffic safety over existing conditions, which allow unrestricted left turns from the inside travel lane.

The median will reduce the locations where left turns can be made, but should not reduce the accessibility to businesses in the Village Center. The parcels on either side of Candelaria are large and currently allow access across property lines. This cross access should be maintained and formalized if necessary. Driveways and lanes connecting the various properties should be enhanced to signal to the driver that many sites could be accessed once entering a general parking area.

The center median is proposed as a raised curb with periodic breaks in the curb to allow surface drainage into the median. This will allow for natural rainwater harvesting for the median landscaping.

- **Auto Travel Lanes**

Four travel lanes, two in each direction, will be maintained on Candelaria. The lane widths will be slightly reduced in order to accommodate the center median and bike lanes. The proposed cross section (exhibit 4) shows an 11-foot inside lane and a 10-foot outside lane. The 11 foot lane provides adequate space for a truck and provides a shy distance from the median. The construction design phase may reallocate this space in slightly different ways, such as two 10½ foot lanes. The four travel lanes with the median configuration will maintain the existing travel capacity of Candelaria Road.

Additionally, 12th Street will maintain the configuration it has today as will the intersection at 12th and Candelaria. Maintaining these existing configurations will maintain travel capacity at current levels. It is not anticipated that traffic levels will increase significantly from the traffic that exists today.

- **Width of Existing Streets**

The curbs and pavement widths of Candelaria and 12th Streets will not change. When these streets were constructed, along with the development of adjacent parcels, they were designed to clear rainwater from the street as quickly as possible. Any alterations to the existing curbs to widen sidewalks would have the greatest impact on stormwater drainage because the sides of the street are designed to convey the water. The benefits of moving curbs do not justify the expense of alterations to the streets' stormwater drainage. Alternatively, adding a center median will have only minor changes to stormwater drainage because the center of the street is the crown, which carries little stormwater.

- **Neighborhood Cut-Through Traffic**

Residents living on Major Avenue and 10th Streets expressed concern during the planning process that cut-through traffic on their street is a problem and may worsen with more activity occurring at the village center. Major and 10th form a 'L'-loop that is just northeast of the intersection of 12th and Candelaria. Drivers can use the residential streets to bypass congestion at the intersection. The City of Albuquerque has a neighborhood traffic mitigation program where speed bumps and a few other physical features are used to discourage cut-through traffic. To date, no studies have been done to determine the extent of traffic using these streets. The Village Center Plan proposes that the residents request a study be done of their traffic situation. If there are more than 1,000 vehicles per day using the street and speeds are five miles per hour over the speed limit, the streets will qualify for mitigation measures provided by the City.

During redevelopment of the parcels in the southeast quadrant, attention should be paid to how driveways, particularly those on 10th Street could encourage cut-through traffic. It may be necessary to eliminate driveways on 10th to discourage cut-through traffic.

2.4 Los Candelarias Building Type Guidelines

The concept behind the building types is to accommodate the various uses within a building type, not design a building for a particular use. This will allow the greatest flexibility for the users. These building types will allow for a residential scale, look and feel for the Village Center.

- **Live/Work Building Type**

Proposed throughout the Village Center to encourage small office, home office and residential uses. Live/Work buildings will not exceed 2 stories in height and 26 feet from grade. Building densities will not exceed a net density of 15 Live/Work units per acre. Office entries will front onto streets, commercially designated parking areas or plaza elements identified in the Village Center plan. Building setbacks will be a minimum of 5 feet from all street side sidewalks or maintain a consistent relationship with existing commercial development. Parking for office components of this building-type shall be provided on the street or shared within commercially designated parking areas. A parking ratio of 1 space/unit for residential components of this building-type will be contained within the building site. Additional parking may be provided on site.

- **Courtyard Housing Building Type**

Proposed for residential areas of Village Center to encourage the provision of new housing within walking distance of revitalized commercial areas. Courtyard housing buildings will not exceed 2 stories in height and 26 feet from grade. Courtyard housing densities will not exceed a net density of 30 units per acre. Units will be organized around a landscaped space oriented toward the adjacent street. A 10 foot setback will be provided from all street side sidewalks. A parking ratio of 1 space/unit will be contained within the building site accessed from the rear or from an alley.

- **Compound Building Type**

Proposed for residential areas of Village Center to encourage the provision of new housing within walking distance of revitalized commercial areas. Compound housing clusters may incorporate varied massing including 1 and 2 stories but will not exceed 26 feet in height from grade. Compound housing densities shall not exceed a net density of 15 units per acre. Units will be clustered to form an internal landscaped multi-use area with buildings enclosing the edges. A 10 foot setback will be provided from all street side sidewalks. A parking ratio of 1 space/unit will be contained within the internal space of the compound. Additional parking may be provided on site. The Compound building-type may be used to accommodate small office suite developments within the Village Center. On site parking is not required as it is provided on the street or shared within commercially designated parking areas.

- **Duplex/Townhouse Building Type**

Proposed for residential areas of Village Center to encourage the provision of new housing within walking distance of revitalized commercial areas. Duplex or attached Townhouse housing shall not exceed 2 stories in height and 26 feet from grade. Duplex or attached Townhouse housing densities will not exceed a net density of 20 units per acre. Duplex or attached Townhouse units must front onto a street. A 10 foot setback will be provided from all street side sidewalks. A parking ratio of 1 space/unit will be contained within the building site, accessed from the rear or from an alley. Additional parking may be provided on site.

- **Hybrid Building Type**

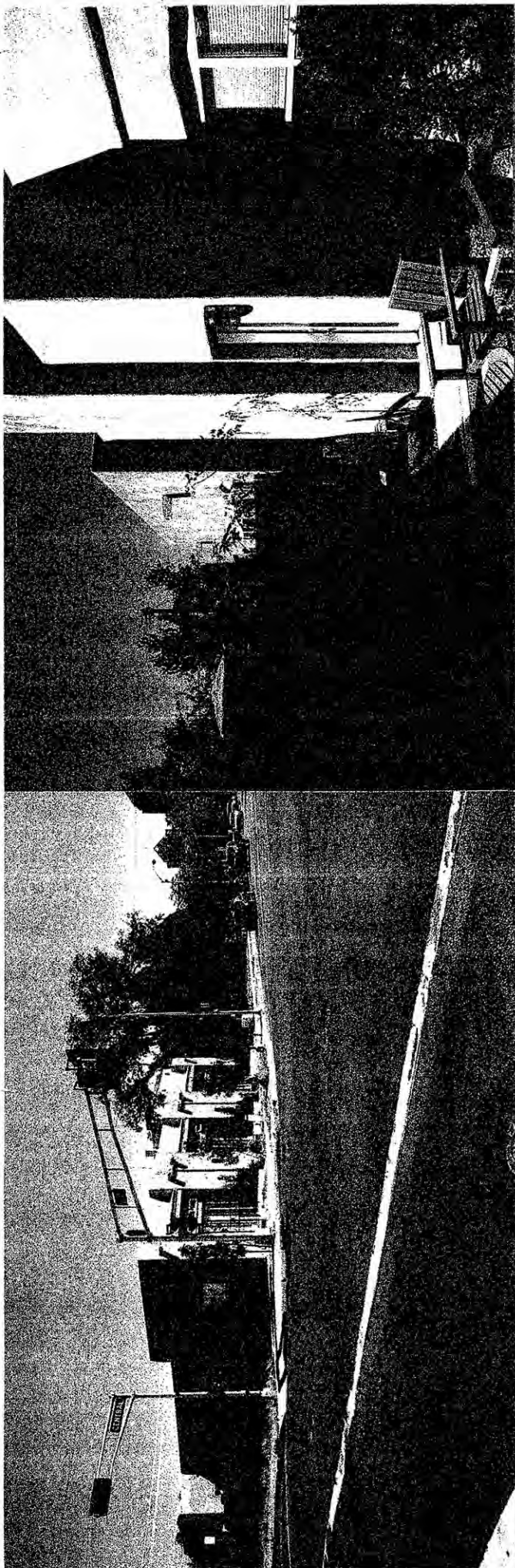
Proposed throughout the Village Center to encourage street level commercial and retail activity with office space above. Hybrid buildings will not exceed 2 stories in height and 33 feet from grade. Building floor area ratios will not exceed 2:1. Building massing, entries and a public portal should be oriented toward the street and plaza/landscape elements as identified in the Village Center plan. Building setbacks will be a minimum of 5 feet from all street side sidewalks or maintain a consistent relationship with existing commercial development. Parking for this building-type will be provided on the street or shared within commercially designated parking areas.

The goal of these building types is to encourage new households to locate within and adjacent to the Village Center, to support retail and commercial businesses and to foster greater pedestrian activity. To promote this goal, all the building types are designed to accommodate residential uses, but with compound, courtyard and duplex/townhouse types more likely to be residences exclusively, supporting home occupations rather than businesses that rely upon pedestrian traffic.

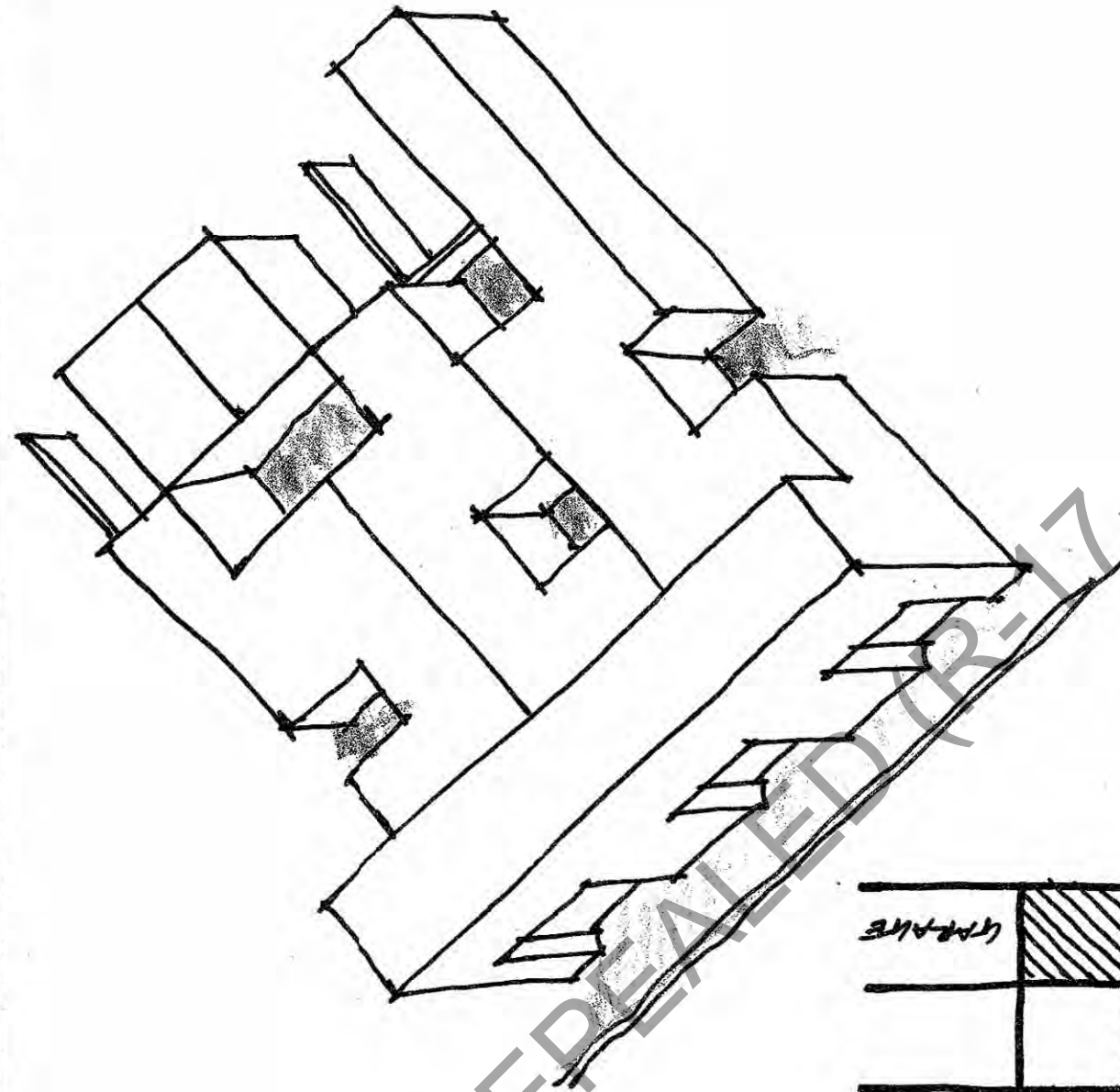
The live/work type is really a version of the townhouse type, but with spaces arranged, and with a relationship to sidewalk and street that adapts easiest to commercial uses, including retail. Compound and courtyard types also support commercial and office uses (including even retail) and can help provide additional commercial space if a successful and growing retail/commercial center needs to expand outside the core area. While hybrid and live/work types might be expected to occur closest to the Village Center core, there are no restrictions on locations of the building types within the Village Center.

Building Types

Live-Work Type



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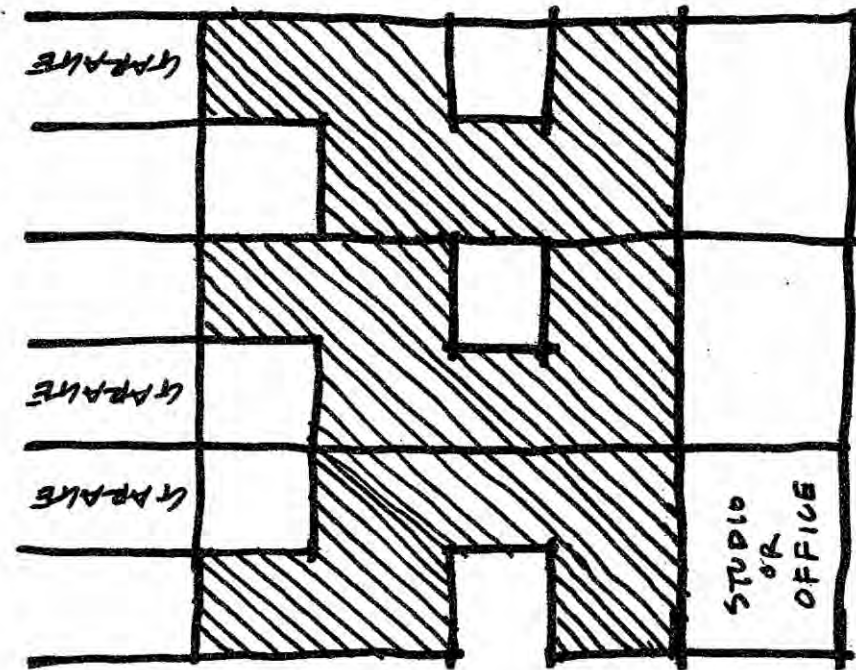


LIVE-WORK TYPE

USES: RESIDENTIAL & PROFESSIONAL OFFICES

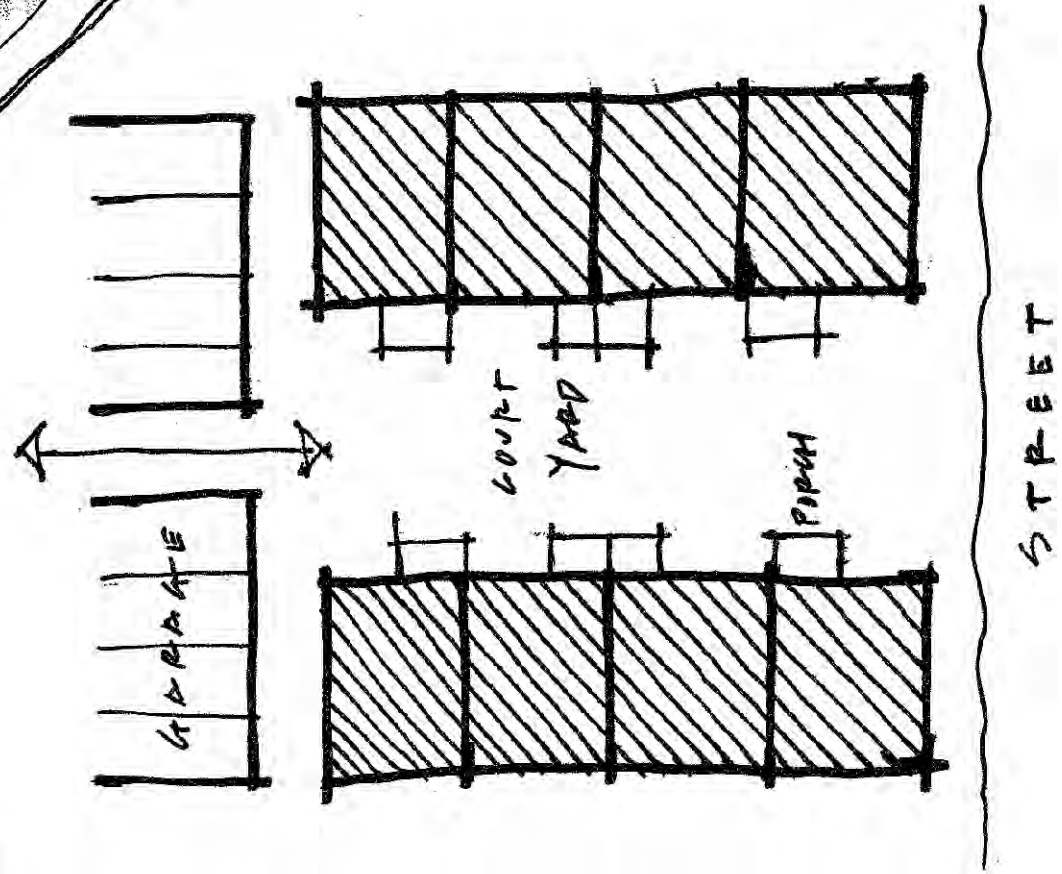
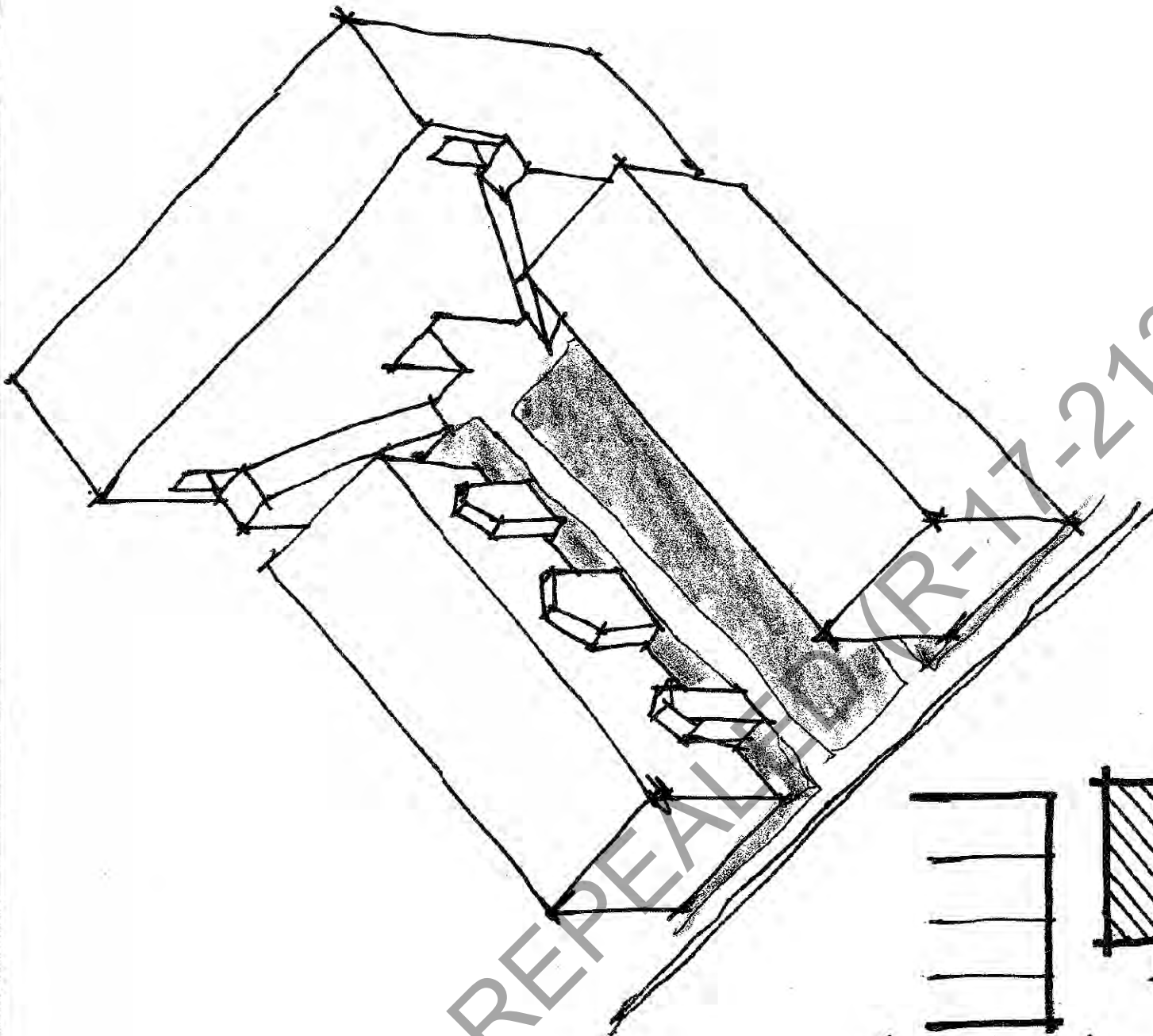
HEIGHT: 2 STORIES MAXIMUM

PARKING: REAR GARAGES, LOTS, STREETS



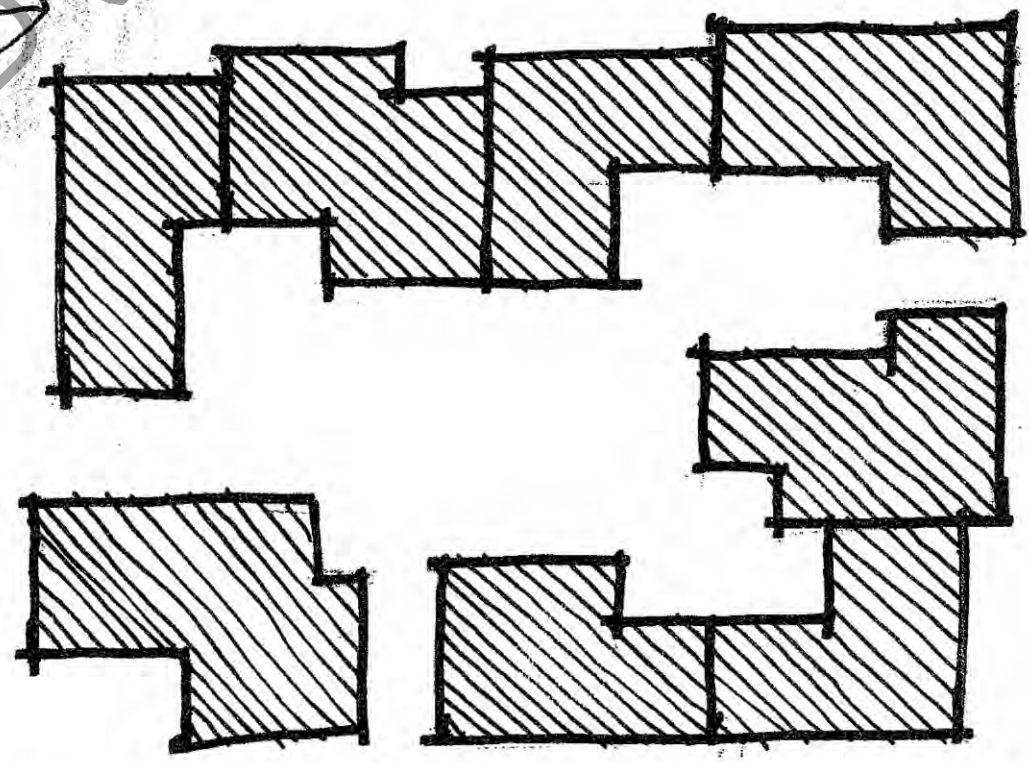
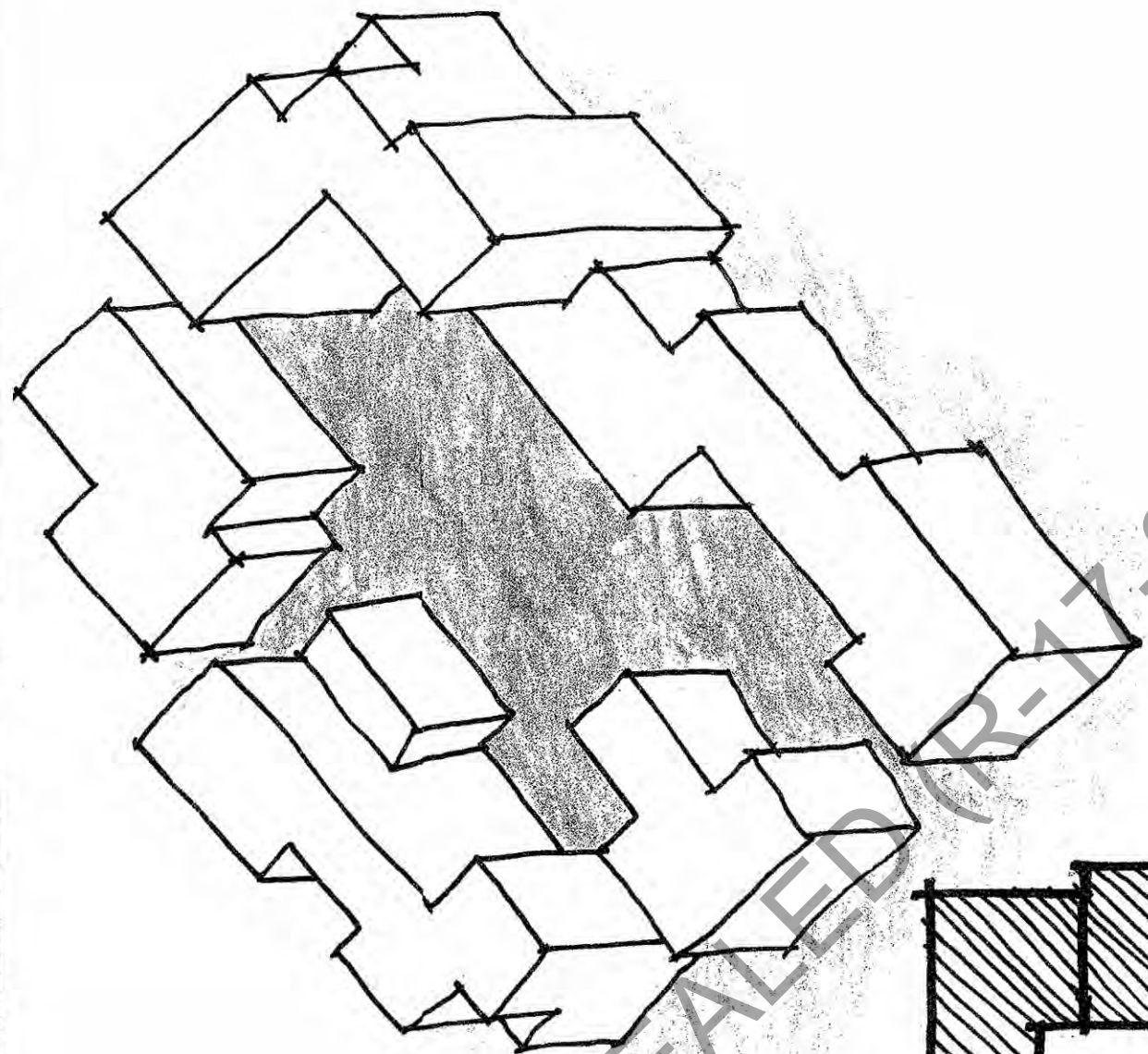
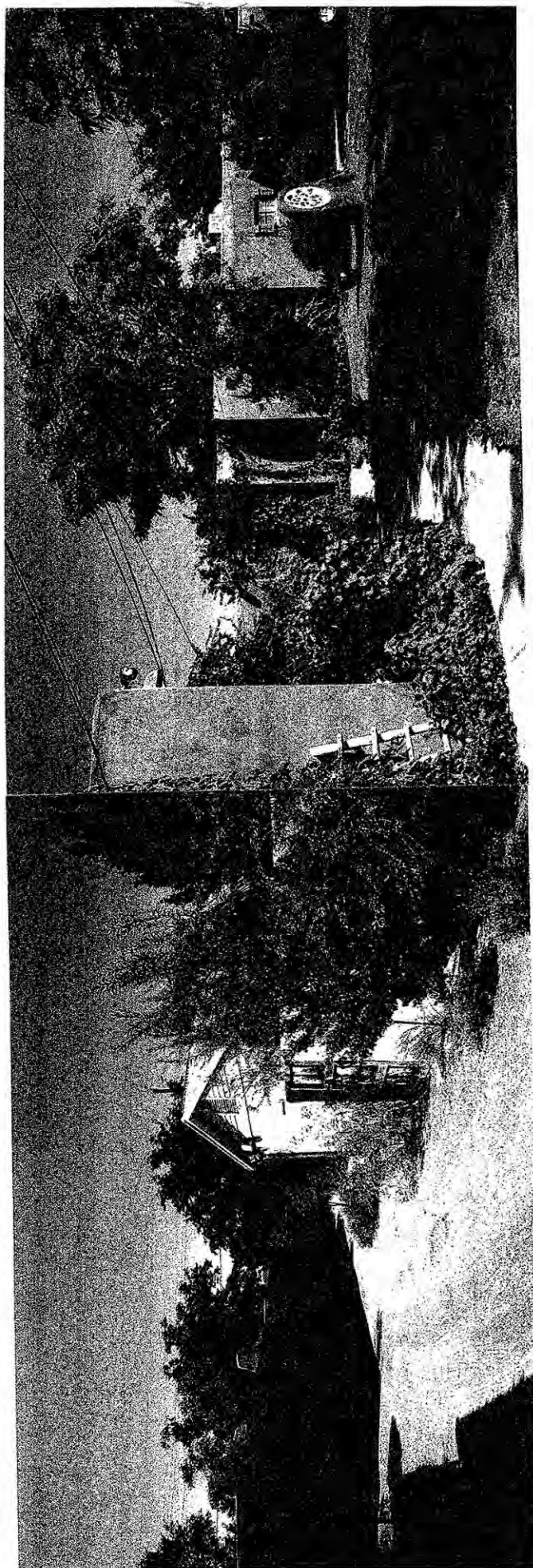


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COURTYARD TYPE

USES: RESIDENTIAL & PROFESSIONAL OFFICES
HEIGHT: 2 STORIES MAXIMUM
PARKING: REAR GARAGES, LOTS, STREET

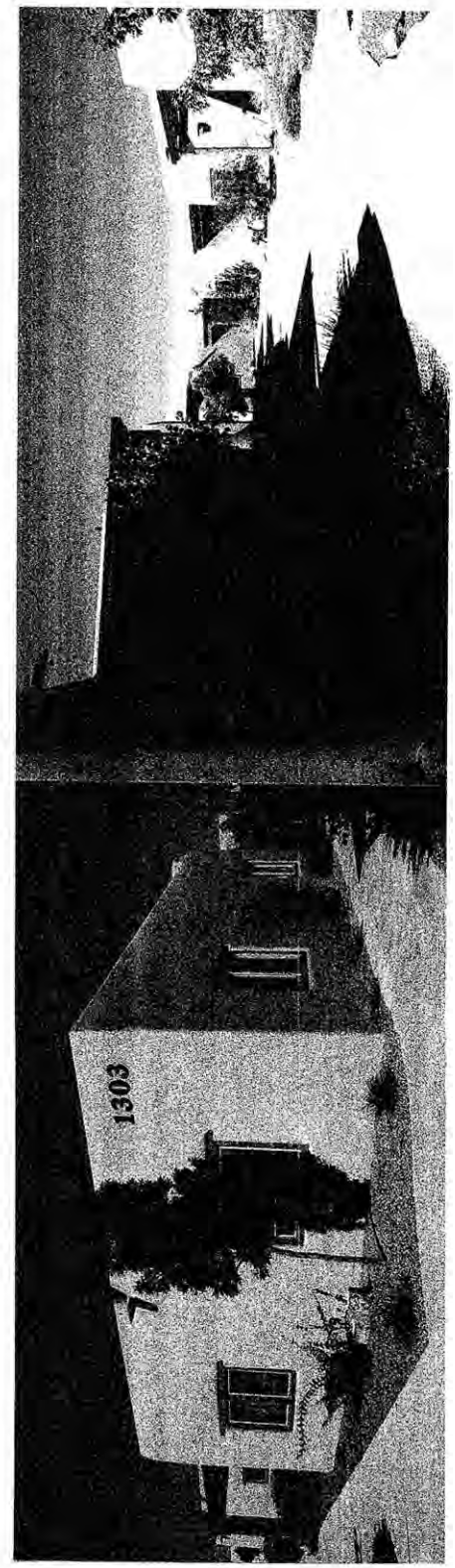


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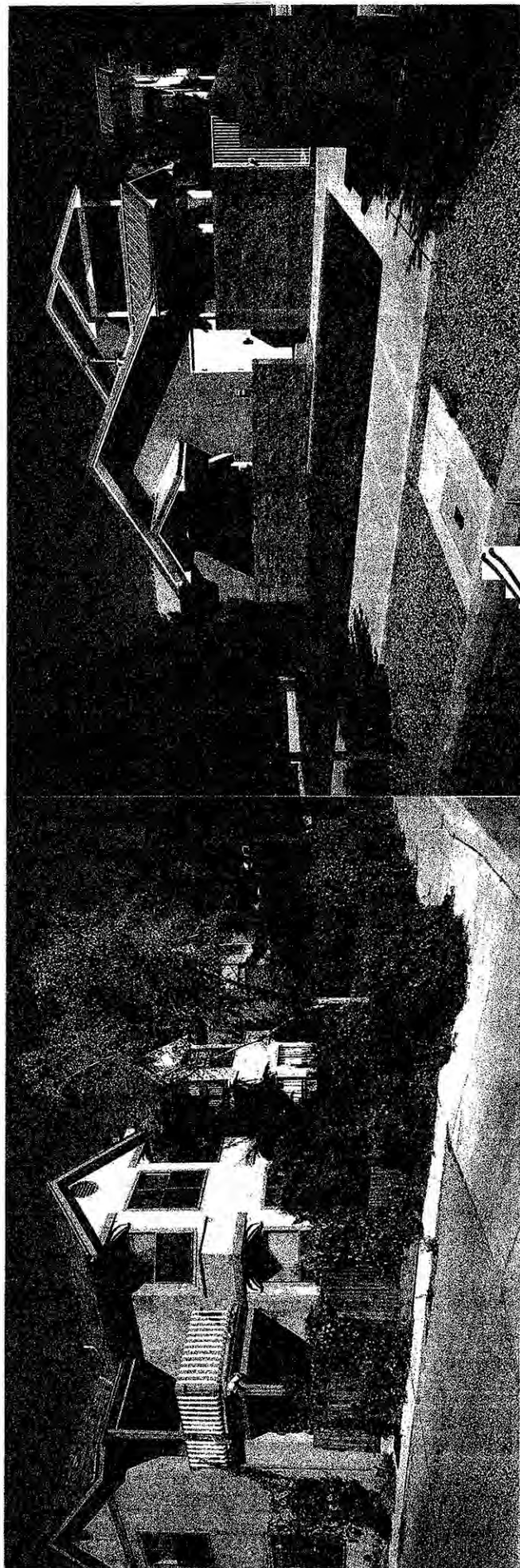
COMPOUND TYPE

USES: RESIDENTIAL & PROFESSIONAL
OFFICES
HEIGHT: MIXED 1 & 2 STORIES
PARKING: INTERNAL & STREETS

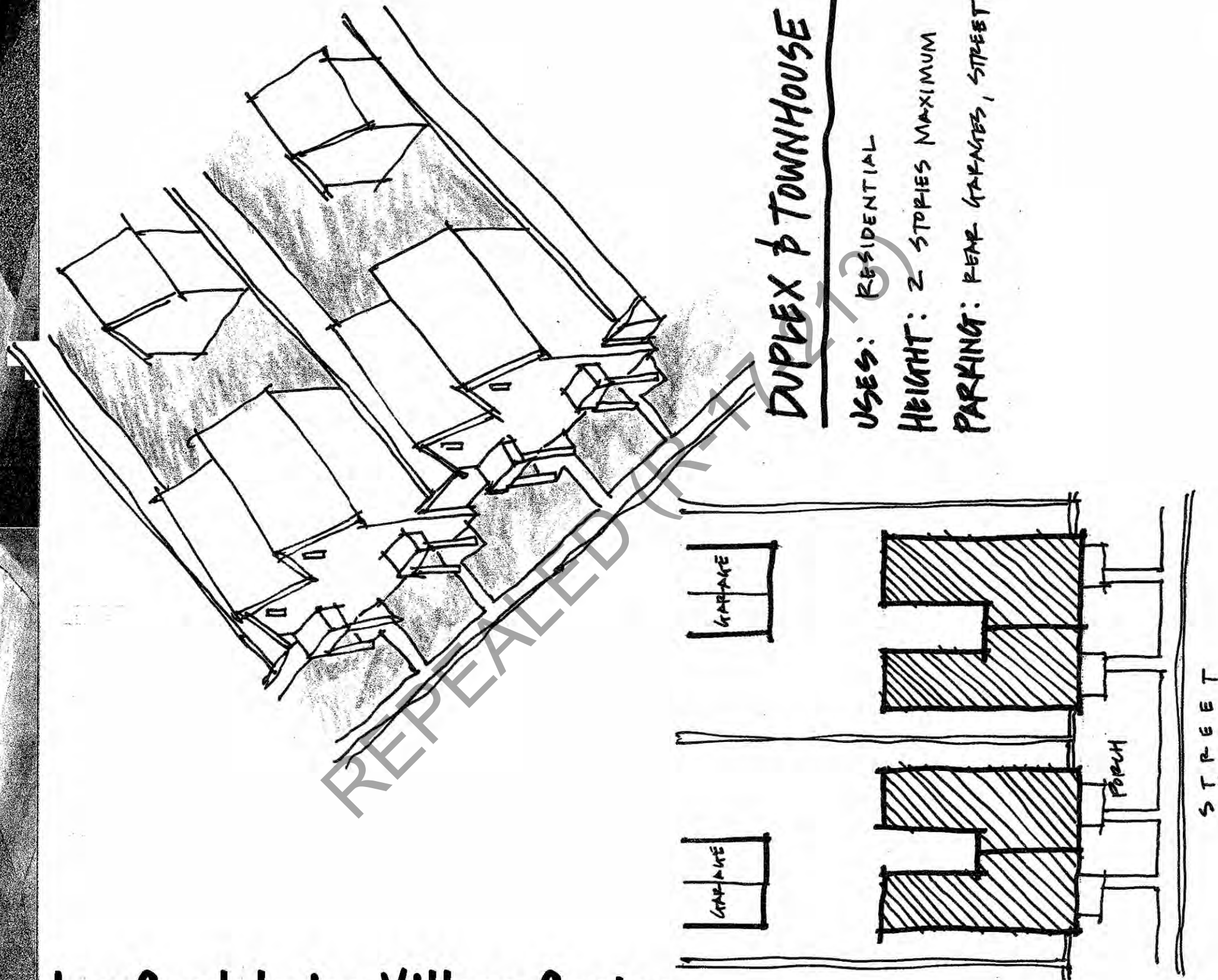
Building Types
Compound Type

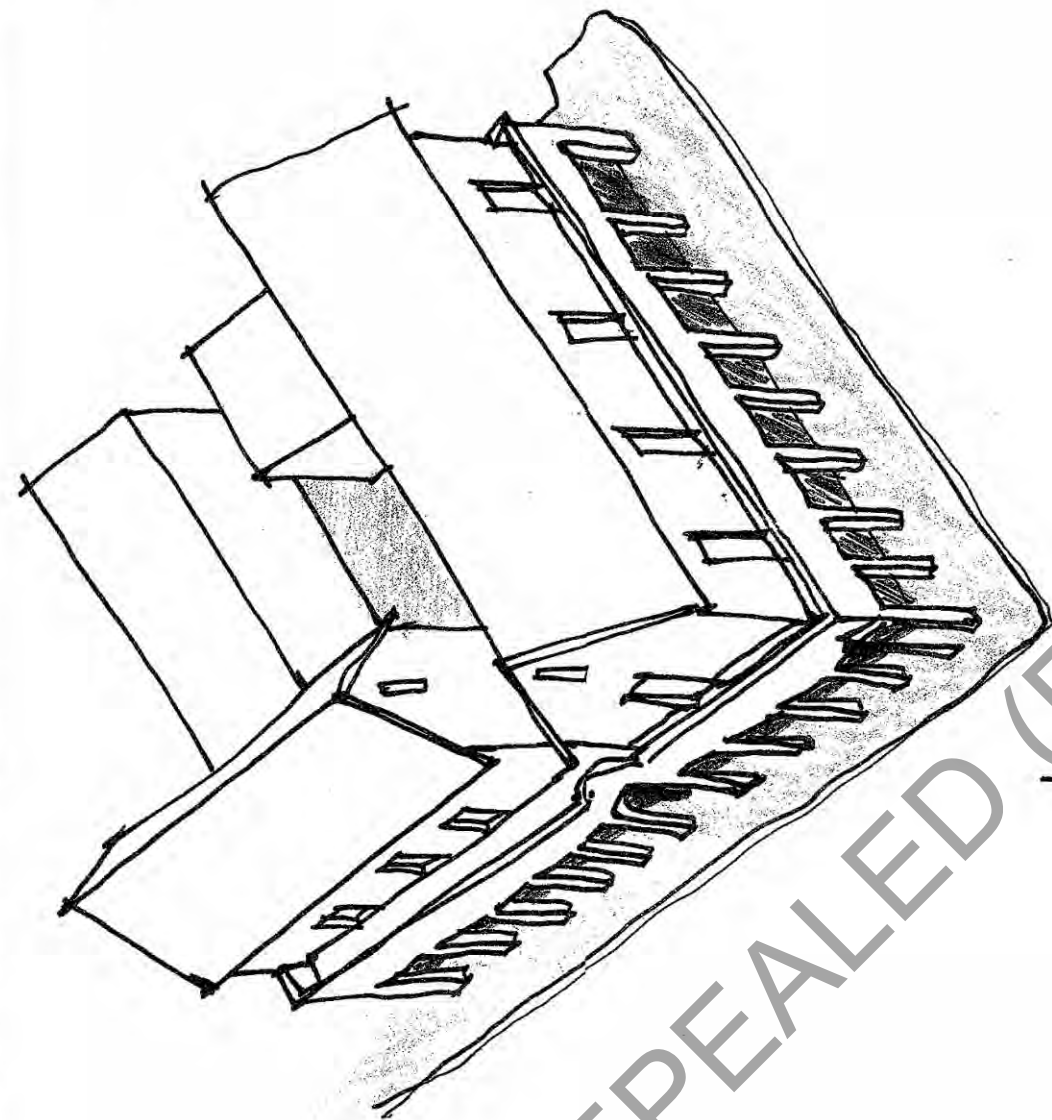
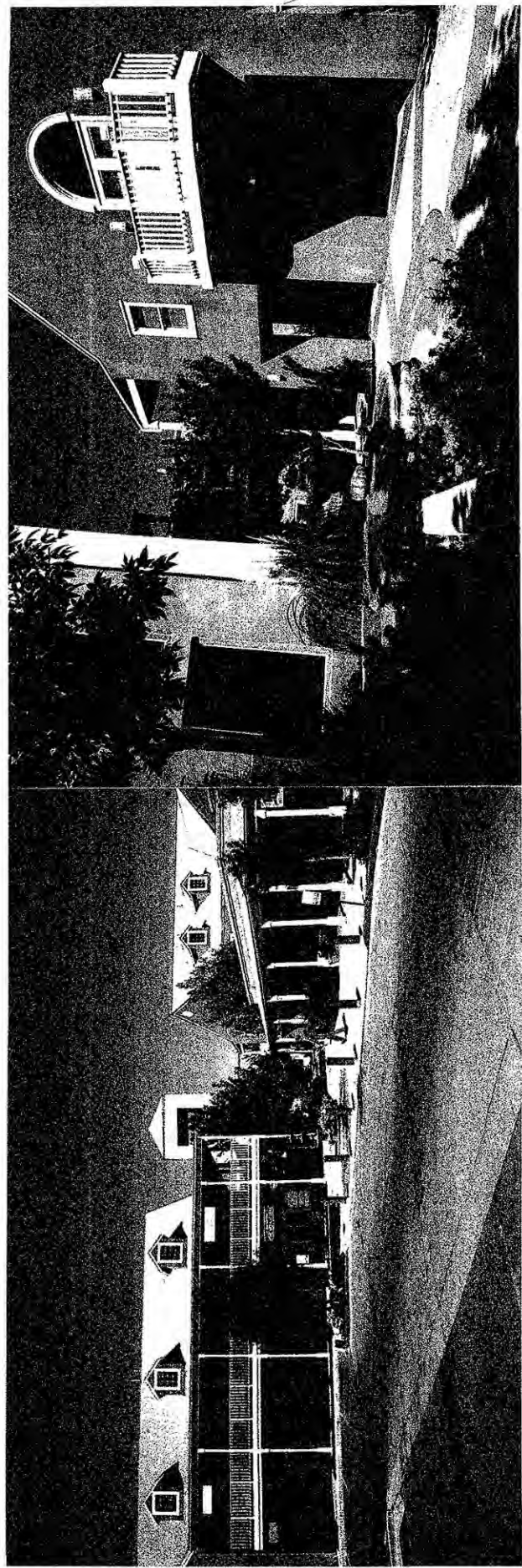


Building Types Duplex & Townhouse

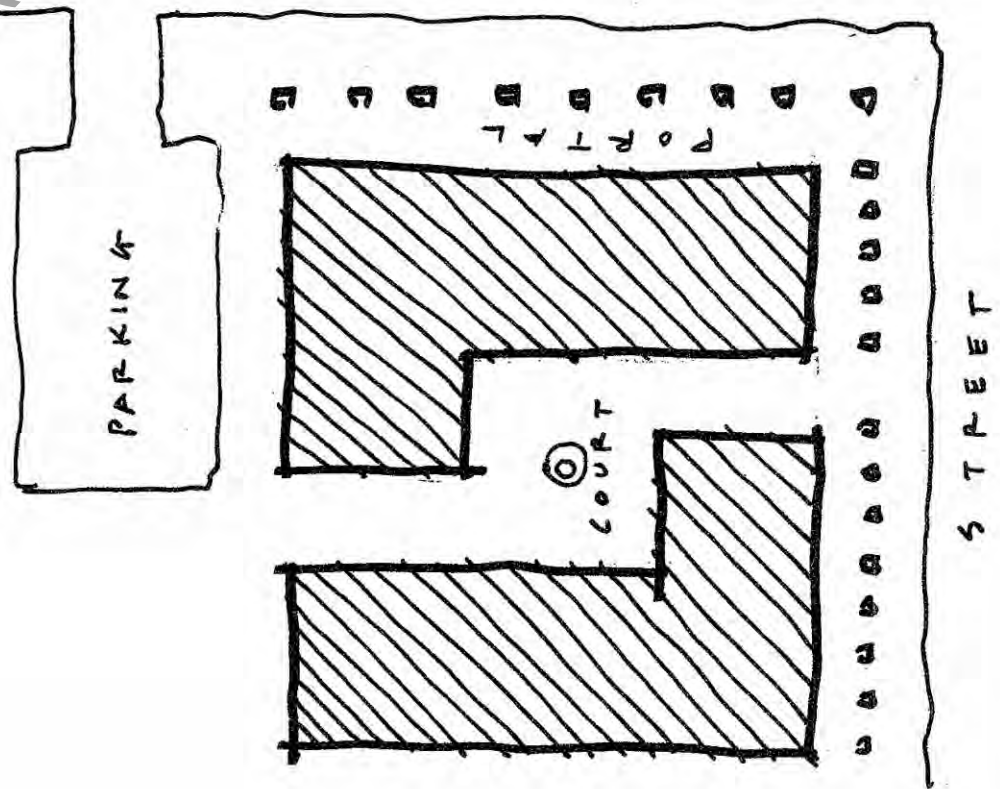


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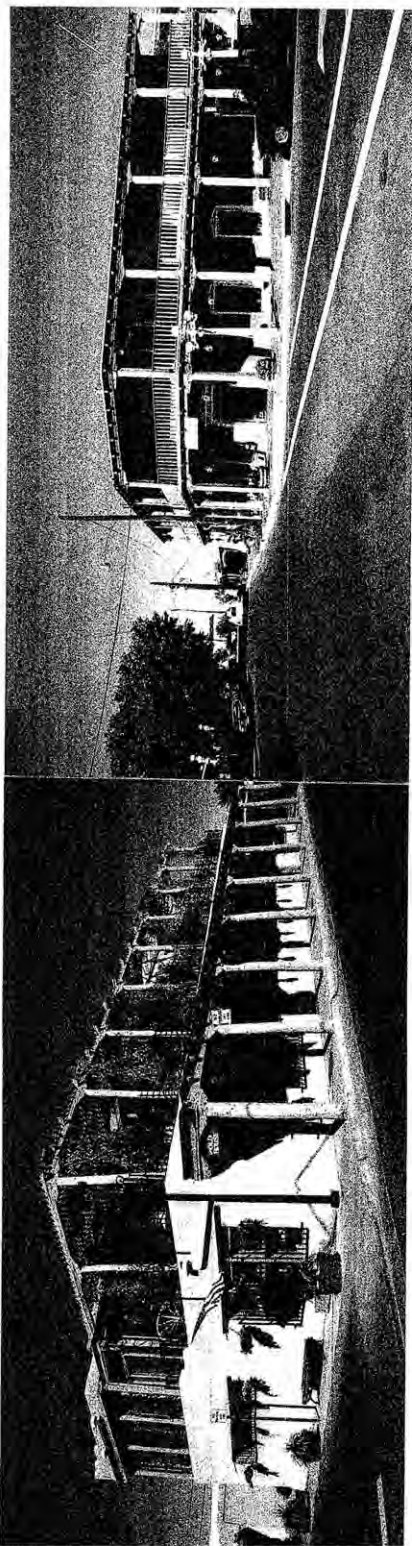




REPEALED (R-17-213)



HYBRID TYPE
USES: RETAIL/COMMERCIAL, OFFICE,
RESIDENTIAL
HEIGHT: 2 STORIES MAXIMUM
PARKING: STREET, LOTS



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2.5 Village Center Zoning (SU-2)

The Los Candelarias Village Center and Metropolitan Redevelopment Plan establishes new zoning for certain parcels as identified on the Proposed Zoning Exhibit. These parcels are identified with the SU-2 (Special Neighborhood) zone designation, followed by the zoning designation. Exceptions to the zoning regulations for that particular zone are described below.

The SU-2 zoning for the Los Candelarias Village Center Zone is critical for the implementation over time of the Redevelopment Plan. The SU-2 designation, in combination with the creation of the Los Candelarias Village Center Redevelopment Plan, will establish the mechanism for the creation of a vital mixed-use village center. The intent of the Village Center zone is to re-establish the quality of traditional neighborhood centers as places that provide the social setting and services for the residents.

The new zoning encourages a more compact mixed-use village center with housing at higher densities integrated into the mix. With flexible-use building types a number of use scenarios for old and new buildings is possible, including: exclusively residential uses; office at street level and residences behind or above; residences with home occupations; and exclusively retail or office use. To facilitate this flexibility over time, the Plan calls for a Village Center Zone that incorporates a number of building types, sets standards for shared parking and a "park once" approach, sets requirements for landscaping, and defines setbacks for buildings. This is to create a desired "street wall" with buildings primarily at the sidewalk edge rather than behind a large parking area.

The design intent of the SU-2 zone is to increase flexibility in the regulations and development standards to encourage redevelopment in the area that fosters neighborhood activities, a pedestrian-friendly environment and integrating land uses as a means of re-establishing a sense of the earlier settlement patterns of the North Valley area.

- SU-2/RT

There are four areas designated with the SU-2/RT zone within the plan boundary. The sites range in size from .3 acres on Major Ave. to 4.4 acres at the east end of the plan area along Candelaria Rd.

The intent of this zone is to provide predominately medium density single-family residential uses that offer opportunities for live/work and home-based businesses.

Building types appropriate for these areas include the Live/Work, Courtyard, Compound and Duplex/Townhouse types.

- Permissive and conditional uses, as regulated in the RT zone, with the following additions:

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Permissive use: Home occupation (Live/Work) regulations: maximum of two non-residents may be employed; all business activities are conducted indoors or within a six foot high walled enclosure; no more that 50% of the floor area is devoted to the home occupation; and there is no external activity such as inordinate vehicular traffic, outside storage, noise, dust, odors, noxious fumes or other nuisances emitted from the premises.

- Exceptions:

All development regulations (lot size, setbacks, building heights, open space, etc.) as regulated in RC zone apply.

- SU-2/C-1

The existing zoning is C-1 with a variety of land uses. The intent is to encourage a transition from predominately commercial uses to increased residential uses at the intersection.

Any combinations of the five Building Types are appropriate in this zone.

- Permissive and conditional uses, as regulated in the C-1 zone, with the following additions:

Permissive uses: (1.) Residential uses as permitted in the RT zone.

(2.) Home occupation (Live/Work) regulations: maximum of two non-residents may be employed; all business activities are conducted indoors or within a six foot high walled enclosure; no more that 50% of the floor area is devoted to the home occupation; and there is no external activity such as inordinate vehicular traffic, outside storage, noise, dust, odors, noxious fumes or other nuisances emitted from the premises.

- Exceptions:

All development regulations (lot size, setbacks, building heights, etc.) as regulated in the RC zone apply.

- SU-2/Mixed Use

The SU2/Mixed Use zone is proposed as the Village Center core. This zone occupies the north and south frontages of Candelaria Rd east of 12th Street. There are a number of existing businesses within this area, including a grocery store, laundry, retail uses, restaurants, auto repair and a bingo hall.

A Park Once concept is encouraged for this area. This will require merchants and property owners to reach shared parking agreements and provide pedestrian amenities and public spaces. The area is intended to provide opportunities for casual socializing, neighborhood activities and cultural events. A mid-block crossing at the eastern portion of this area will complement this concept.

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The existing restaurants, laundry, grocery and retail uses provide an opportunity to create a village center atmosphere at this location. Additional amenities such as, outdoor sitting areas, shaded facades, landscaped parking areas and new buildings abutting the streets are needed to achieve a vibrant village center environment.

The site of the existing Bingo Hall and auto repair shop are proposed to transition to a retail/office/residential mix of land uses. The Hybrid and Live/Work Building types are appropriate for this site.

- Permissive and conditional uses, as permitted in the C-1 zone and the RT zone, and including:
 - Permissive uses: 1. Nursing or Rest home, copying or blueprinting, and restaurant serving liquor for on-premise consumption.
 - 2. Growers Market, as stands or vehicles selling fruit, vegetables, or nursery stock, provided it is limited to a period of 90 days in any calendar year. However, the Planning Department may permit one renewal for an additional 90 days.
 - 3. Home occupation (Live/Work) regulations: maximum of two non-residents may be employed; all business activities are conducted indoors or within a six foot high walled enclosure; no more that 50% of the floor area is devoted to the home occupation; and there is no external activity such as inordinate vehicular traffic, outside storage, noise, dust, odors, noxious fumes or other nuisances emitted from the premises.
- Exceptions:
 - No auto repairing, car washing, and retail sales of gasoline, oil, and liquefied petroleum gas, including outside sales.
 - All development regulations (lot size, setbacks, building heights, etc.) as regulated in the RC zone apply.

2.5.1 Common Design Regulations for all SU-2 Zoned Properties

- A. Landscaping- all landscaping will consist of drought-tolerant plant species that are a minimum 2" caliper (or 10'-12' high) for trees and 1 gallon specimens for shrubs. Trees will be planted at an average of 1 tree per 30 linear ft. along sidewalks or perimeter areas; or 1 tree per 150 sq. ft. in planter areas. For example, a sidewalk length of 75' would require a minimum of three trees to be planted along that length; or a parking lot planter area 10' wide by 100' long would require at least seven trees. Landscaping design should promote provisions for water harvesting and permaculture techniques.
- B. Parking- parking regulations will follow requirements as per 14-16-3-1 except the vehicular parking requirements may be reduced by 50% through a shared parking agreement with adjoining property owner(s) or by approval of the Planning Director. Parking is encouraged to be placed on the side and rear yards of the development. Bicycle parking facilities are required and should be placed located near the front entrances. A minimum of 15% of the parking lot will be devoted to landscaping along

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pedestrian walks and the street right-of-way. Landscaped pedestrian access walks will be provided through the parking area to the front, side and/or rear building entrances.

- C. Public Spaces- all existing and new developments are encouraged to provide outdoor public spaces for sitting, social gatherings, public art, and/or community displays and activities.
- D. Streetscape Improvements/Pedestrian Circulation- a five-foot easement along the street right of way may be provided to the City for pedestrian circulation purposes. The City will be responsible for sidewalk and landscaping improvements within this easement. Private property owners will be responsible for maintenance of landscaping installed in the easement. Sidewalk improvements along Candelaria Rd and 12th Street will occur provided there is 90% participation by the landowners in providing the easements to the City. Final locations of the easements for sidewalk and landscaping will be determined at the time of improvement design.
- E. Sidewalks- a minimum eight-foot wide sidewalk will be provided along the entire entry façade of all buildings that allows sufficient width for two-way pedestrian traffic and placement of amenities such as landscaping and/or seating. Shading will be provided along the façade, using canopies, portals or shade trees spaced at 30 feet. The area adjacent to the sidewalk may include shade structures, landscaping and seating that do not impede pedestrian movement.
- F. Drive-up windows- any existing or proposed drive-up windows will be designed to minimize conflicts between pedestrians and vehicles and will be located away from the main retail areas, pedestrian areas and plazas.
- G. Architectural Character- Exterior building design and details on all elevations will be coordinated with regard to color, types of materials, and architectural form to achieve harmony and continuity of design.
 - 1. Facades greater than 100 feet in length must incorporate recessions or projections along at least 20% of the length of the facade. Recessions must be a minimum of three feet and minimum width of 10 feet.
 - 2. No individual building will be greater than 50,000 sq. feet in size.
 - 3. Building design will be consistent with the North Valley historic character.
 - 4. Predominant exterior building materials must be of high quality. These materials include tinted/textured concrete masonry units or stucco.
 - 5. Façade colors will be of low reflecting, subtle, neutral or earth tone colors.
 - 6. Pueblo style flat roofs or pitched metal roofs are preferred.
 - 7. Trim materials and colors will blend with the predominant building materials.

8. Rooftop mechanical and electrical equipment will be screened from public view. The parapet or screen wall will be architecturally integrated into the building design.
- F. Perimeter Walls- Walls will be designed to complement the architectural character of the surrounding architecture. Materials such as stucco over concrete units, interlock block, split face block, slump block, stabilized adobe, brick, tubular wrought iron or any combination of these materials, may be used for perimeter walls.
- I. Signage- all signage will be designed to be consistent with the materials, color, and architectural style of the building or site.
 1. Wall mounted signs will not extend above the roofline.
 2. All freestanding signs, if allowed, will be monument signs. Height of monument signs is limited to 8 feet with a maximum face area of 50 sq. feet.
 3. No off-premise signs are allowed.
- J. Loading Docks and Trash Collection facilities- all loading docks, trash receptacles, utility structures and similar facilities will be incorporated into the overall design and landscaping so that visual and acoustic impacts are fully contained and out of view from adjacent properties and public streets. Screening materials for these areas will be the same as the principal materials of the building and landscape.

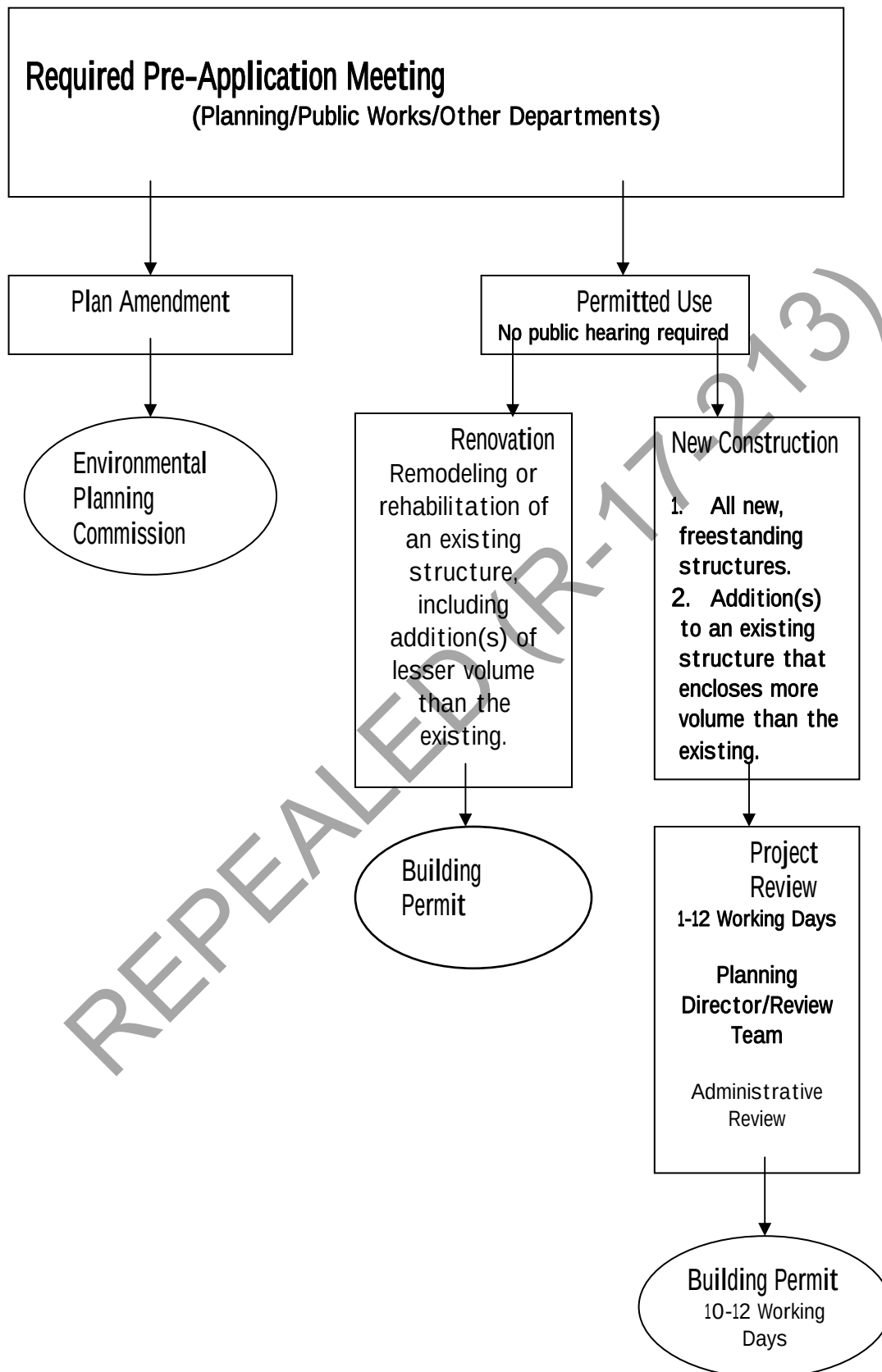
2.5.2 Zoning Regulation Implementation

All existing conforming uses will be required to comply with these zoning regulations at the time of plan review for any new building permits or within five years from plan adoption.

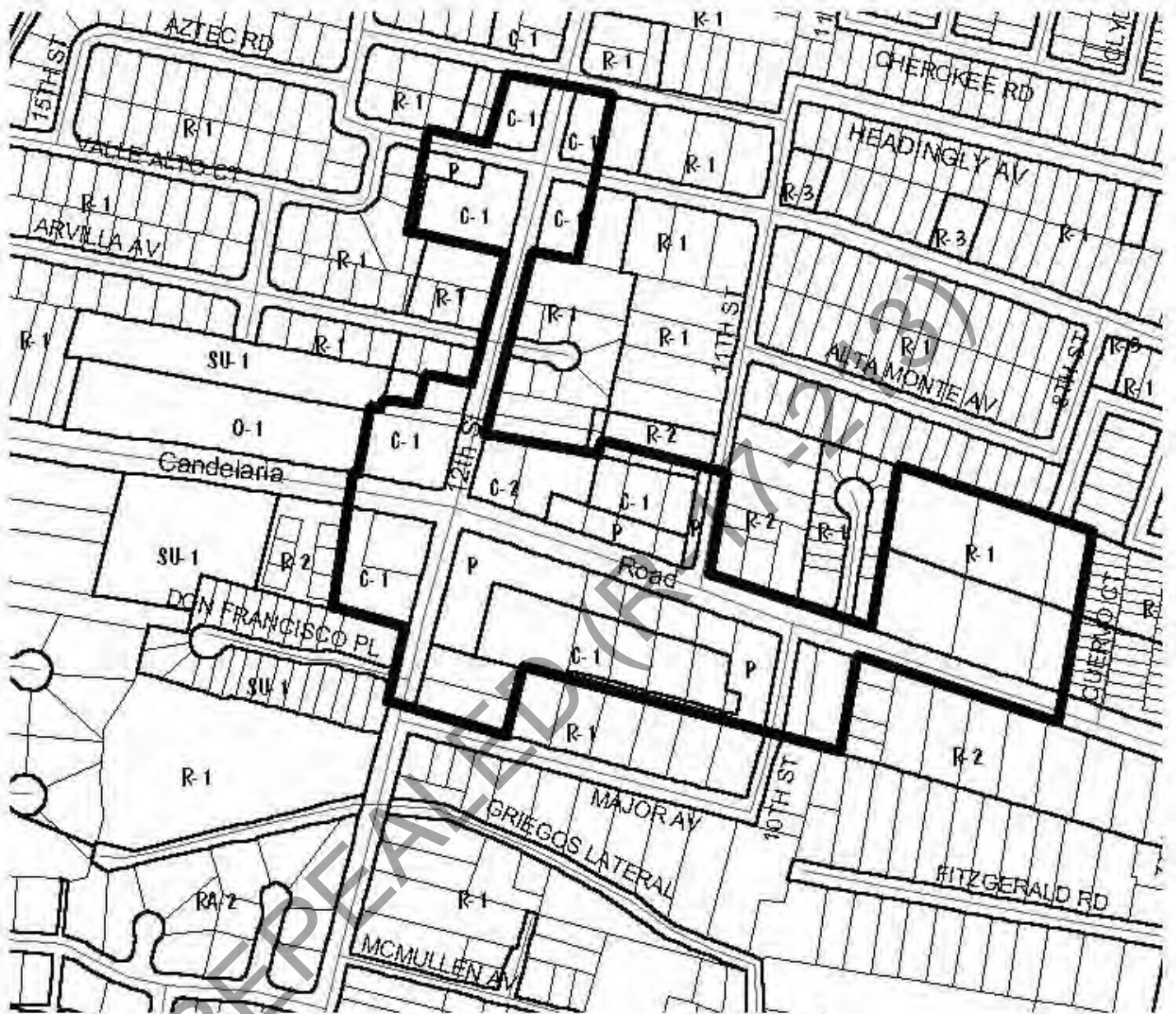
All non-conforming uses will be required to comply with these zoning regulations upon plan review for any new building permit or within two years from Plan adoption.

2.5.3 Plan Review and Approval Process

By adhering to the Village Center Plan regarding uses and building types, a proposed development will be reviewed and approved within 24 working days. It is mandatory that applicants present and discuss their project with the appropriate departments at a Pre-application meeting. Permitted uses will go either a renovation or new construction process. A proposed use that requires a plan amendment must go through the Environmental Planning Commission (EPC) process and demonstrate how the proposed use fits into the Village Center Plan. The applicant must demonstrate that the amendment will be compatible with surrounding properties, adjacent neighborhoods or the community. The EPC may approve or disapprove the plan amendment. The EPC's decision is appealable to the City Council in accordance with Section 14-16-4-4 of the Zoning Code. The following plan approval flow chart illustrates the steps involved in the plan review process.



Existing Zoning



Legend

-  Metropolitan Redevelopment Area Boundary
-  Streets
-  Parcels

Los Candelarias Village Center

Albuquerque, NM

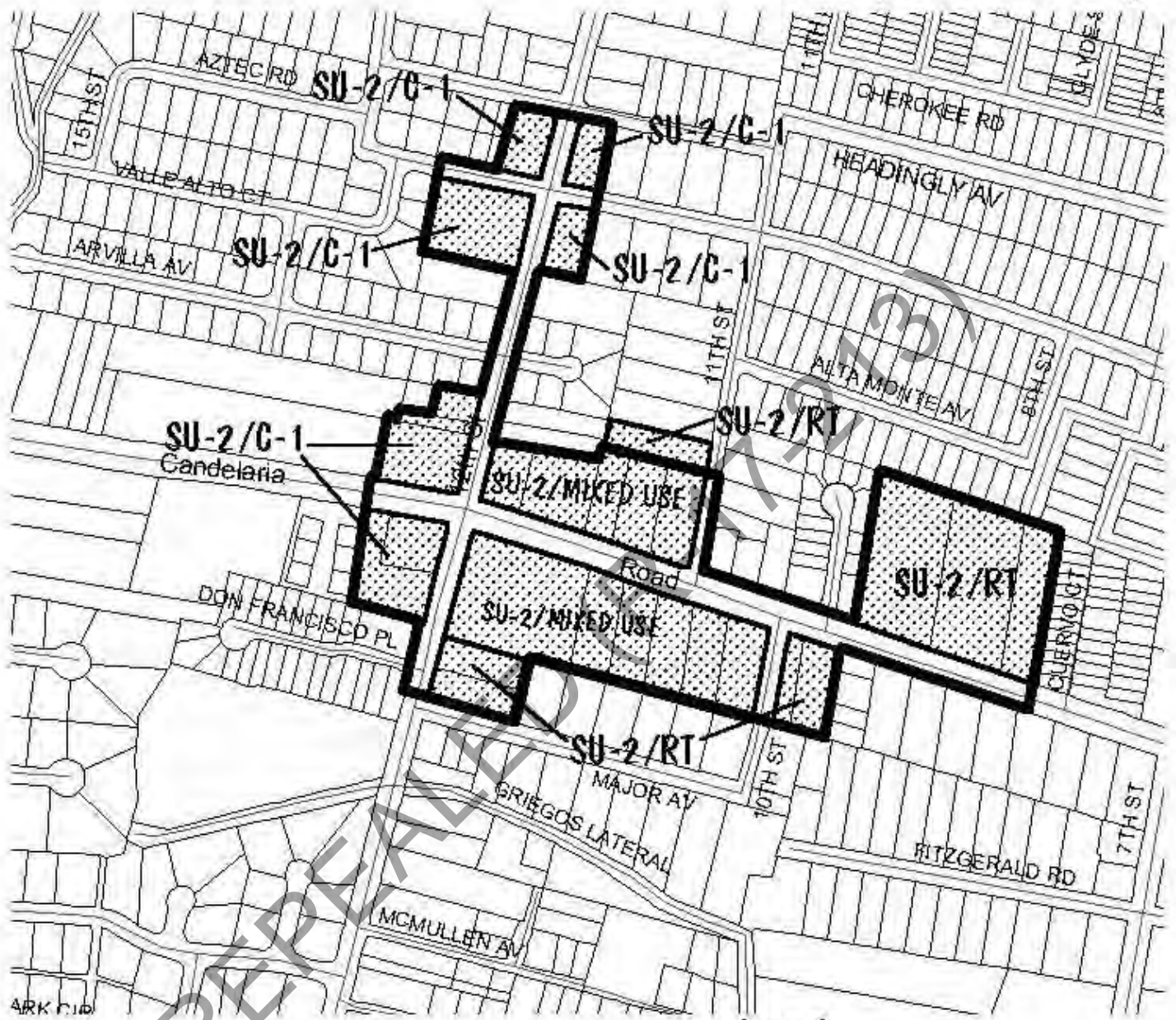


0 100 200 300 400 500 feet



Exhibit 10

Proposed Zoning



Legend

-  Metropolitan Redevelopment Area Boundary
-  Streets
-  Parcels

Los Candelarias Village Center
Albuquerque, NM



Exhibit 11

2.6 Los Candelarias Village Center Cultural Plan

The North Valley Community has been identified as **“...a semi-rural area that relates strongly to the Rio Grande and its intricate ditch irrigation system. Its extensive vegetation and evidence of its historic Hispanic traditions set it apart”**.

This region will develop one of the first village centers, Los Candelarias, in the City of Albuquerque. It will be nestled in a region rich with historic stories and images. Many of the names of the streets are tied to the region's history and the Rio Grande. There are streets and places named for the cottonwood trees that are majestically present along the river, drainage and irrigation ditches, historic family names (i.e., Candelaria, Griegos, Thomas, etc.) and the Hispanic connections (i.e., La Plaza Vieja, Los Ranchos, etc). Land use patterns developed 200 years ago are still evident in the area, with narrow strips of land connected to irrigation ditches and large open spaces for livestock grazing or farming.

The North Valley has a rich mixture of Native American, Hispanic and Anglo cultures. This historic connection was brought out during the first day of the Village Center Design Workshop. A panel of long-time residents shared stories and memories of their years in the area. The discussion expanded to members of the audience, who also shared and confirmed the historic sense of place of the region. Many of these stories were of the open space, farming, horses, interactions between the diverse cultures, and how they worked and played.

Incorporating a cultural element into the Redevelopment Plan can contribute substantially to the local economy and also embrace the culture, tradition and history of the people who call this area home. The first two goals of “Community Character” strongly bring the cultural elements to the forefront:

- *Integrate history, culture, traditions into design of Village Center*
- *Maintain/reflect rural and agricultural character*

There are two objectives that need to be fulfilled in order to achieve successful implementation. First is to recognize and identify the rich cultural diversity of the region. Second, the methods to tell the story and how to communicate the stories need to be addressed.

- **The Rich Cultural Discussions**

The initial collection of stories has already begun with the discussion that took place at the workshop. The various cultural/educational organizations, civic leaders, city/county/state cultural agencies and elected officials within the area need to be invited and encouraged to participate in the process of story gathering. The collection of stories needs to incorporate all phases of time --- past, current and wishes for the future. In collecting the stories, various methods need to be explored and selected. Different cultures communicate in different ways. The Indian culture is oriented more toward verbal story telling rather than

written documentation. All cultures tend to communicate with pictures, either hand drawn or photographic.

Historic record research will also reveal stories that were collected but may have been forgotten. This may involve research of folktales, legends, and assessments of existing cultural organizations. The presence of existing historic structures tells a story of their survival through the years.

- **How to Tell the Story**

The next part of how to tell the story should be incorporated into the planning and implementation of the redevelopment area in basically two venues:

- Incorporating distinctive cultural forms in the physical design of places and buildings
- Celebrating the diversity through festivals, programs and regular or special events

The physical design of places and buildings can be implemented in a variety of ways. One is by establishing design guidelines for architectural and landscape architectural elements. These may encourage a certain style of architecture, the use of indigenous plants or interpretative signage to tell a particular story. Designs of physical space should take into consideration, public gathering spaces, where the community can come together regularly for special events.

The presence of public art is a strong physical expression of cultural themes. Communities across the country, including Albuquerque, have installed various types of public art, which range from tile mosaics, murals, functional art furniture, paving patterns and materials, to incorporation of art pieces into building structures and/or freestanding pieces. Each art piece needs to be site specific, integrated into the site, appropriate in size and form, and having a theme significant to the area.

Development of programs, celebrations of cultural heritage and diversity are activities that bring communities together. Growers markets can bring neighbors out to the Village Center for a few hours in the morning or afternoon. A market may be comprised of grown goods from a community garden, private garden, baked goods, or local crafts. Special events may be tied into celebration of the celestial solstice, local harvesting practices, various ethnic events, a festival celebrating the cultural diversity (ethnic organizations may share food, music and crafts), arts and crafts fairs, health fairs, and educational fairs. The development of activities is limited only by the community's imagination and partnerships.

- **Getting the Story Told**

The key to getting any sort of cultural element implemented is to approach the plan in incremental steps. Partnerships need to be established. The community is actively working with the City of Albuquerque's Development Services, Family & Community Services Department. Elected officials have been supportive and have attended the Village Center workshops and Working Group monthly meetings. With these partnerships, design guidelines

for the theme of the Village Center can be developed. The guidelines should direct redevelopment/new development toward understanding the unique character of the region and express the vision of the community. The guidelines become the foundation of the review process for new/redevelopment projects.

Another way to impact physical design is to actively require a percentage of construction costs within the redevelopment area to contribute toward a form of public art in the Village. The one-percent for arts program needs to extend to private projects as well as public projects. For example, if the first project in the Phase I were streetscape improvements, a percentage of the construction budget should be earmarked for public art. Selection of the artists maybe done at the same time the designer for the streetscape improvement is selected. The artist should be a part of the design team in order to develop site-specific artwork. The other advantage of the artist as part of the design team is the possibility to share portions of the construction budget.

Stronger connections can be made with the schools, cultural organizations, environmental organizations, libraries, gardening clubs, health organizations, and music clubs. The connections with community-wide, regional, state, and national organizations opens up potential funding sources and manpower to implement special annual events. Partnering with diverse organizations/agencies also opens the themes for special events.

An example of this could be a start-up of a weekly Saturday morning Farmers Market. The initial market may be small, with a dozen or so vendors, but the goal would be to build on the market every week. The expansion would be to gradually enlist more vendors, but also actively expand the marketing effort to get the information out into the community.

The Village Center could also be the staging area for community-wide parades (i.e., Fourth of July, Christmas lights on floats, Halloween/Dia de los Muertos). There may also be opportunities to invite chess clubs and checker players to set up tables and chairs in the plaza areas. People playing board games can attract new players or viewers. Programs for the Village Center should be geared toward providing venues for the community, a place where short and long distance neighbors can gather to spend time, to connect and feel a part of the community. The Village Center is about creating a sense of place and community that is alive and vibrant, and resonates with the spirit of its cultures and history.

2.7 Revitalization of the Los Candelarias Village Center

An economically successful Los Candelarias Village Center will take advantage of opportunities identified by the Los Candelarias Working Group, participants in the community planning process, and the City of Albuquerque. Success will depend upon the commitment of the Working Group and the City, as well as the private sector, and will require investments of both public and private funds in the years ahead.

Los Candelarias Village Center and Metropolitan Redevelopment Plan

Public funds will be used within the Village Center public right-of-way (ROW), which will include improved bus shelters; new and widened sidewalks; street trees and other landscaping; planted medians; hardscaped and planted placitas at the main intersection, pedestrian crossings; and articulated crossings using bricks or other pavers. Easements or other appropriate arrangements on privately owned land will make possible widened sidewalks, larger and improved bus shelters and other improvements. These improvements will embody a unique design character that helps define the Los Candelarias Village Center as a distinctive place within the City of Albuquerque.

While public funds will be used primarily for streetscape and landscape improvements within the public ROW, some funds will be made available as loans and grants for improvements to the façade of existing buildings and storefronts details of which are discussed further in Section 3.3. page 52.

There are clear opportunities for existing businesses to increase their profitability, and landowners/businesses in the Village Center have indicated a willingness to work together on a common design that would consider sidewalks and streetscape, ingress and egress, shared parking, and other issues.

The market analysis identified the opportunities and constraints to a revitalized Village Center. The businesses surrounding 12th and Candelaria have not in recent years competed successfully with other corridors and shopping centers in the North Valley that continue to capture Los Candelarias residents away from the Village Center and discourage new businesses from being established. New public improvements will help reverse this situation, but that these improvements must be combined with conscious strategies to attract profitable new businesses to the area. The area residents have made clear their support for existing businesses in the area, especially John Brooks Market, and including other businesses as well. Nevertheless, if the Village Center is to thrive new businesses must in the short and long term be attracted to the Village Center. These include neighborhood retail and service businesses, but also cafes and restaurants, and specialty stores that serve locals but thrive on a larger market area. The survey of area residents indicated high ranking for local banking facilities, hardware store, dine-in restaurants and specialty food services.

There is strong support for a local business that serves as a “gathering place” for nearby residents. John Brooks Market would be the most logical place for a coffee shop/bakery/delicatessen with an outdoor seating area that would offer a wider variety of sandwiches, pastries, coffees and other items. This could be accomplished at John Brooks by enhancing the existing coffee shop/bakery and opening the facility to the street. The survey shows also that John Brooks or a new business could benefit by providing other specialty food services for residents who now shop for such items elsewhere in the North valley.

A coffee shop/bakery/ delicatessen with an outdoor seating area might also meet the lunch and after-school needs of high school students. Or, a more specialized venue such as café/coffee shop/soda fountain might cater specifically to high schools students and young adults. Because most high school seniors now travel all the way to 4th Street fast food restaurants during a limited lunch break, there appears to be an opportunity for a quality fast food venue near the school oriented to high schools students. The owner of such a café might work with students and Valley High School officials to create a special character within the restaurant, including decorating walls with Valley High memorabilia and otherwise linking the restaurant to the life of the school. A shop selling music tapes and CD's is an example of another business that might take advantage of the proximity of Valley High School. Survey respondents as a whole indicated strongly that they would support a music/book store in the Village Center.

Another opportunity that has been discussed imagines a “complex” of businesses with a focus on health and fitness, gymnastics, performing arts (dancing, acting) and related venues. The synergy created by such a complex, with some spaces shared, might include: dance studio; music studio with classes and practice rooms; performing arts/acting studio; gymnastics studio (gym) primarily for youth; adult health and fitness center (exercise classes, weight room, personal trainers, physical therapists); retail store specializing in athletic and fitness equipment; and health foods and juice bar. Performance space could be utilized by groups connected with Valley High School and other youth groups, providing space for performance of music (including several music groups from Valley High School), theatre and dance. The emphasis would be on shared and flexible use spaces.

Some or all of these venues might be located initially in the existing Bingo Parlor, but might over time find a home in refurbished spaces, or more likely new buildings, within the Village Center. The short-term success of this strategy would help dictate the kinds of spaces and building types, and perhaps complex of spaces, that might emerge within the Village Center to accommodate these businesses.

The amount of land available for retail and commercial activity at or near the Village Center is not far greater than the amount needed for a vital Village Center. In the event that a thriving Village Center needs more space, flexibly designed buildings adjacent to this core area provide spaces that could accommodate new storefronts for retail, or commercial/ professional offices.

The reduction in floor area for retail provides another benefit – more space to create a range of new owner-occupied housing units adjacent to or near the Village Center. The Village Center's chances for success will be increased if there is a significant population that takes advantage of its goods and services on a regular basis; and this will be more likely if there are many households within close walking distance of a distinctive place that is attractive and pedestrian-friendly. The recommended master plan depicts as many as 100 or more new

Los Candelarias Village Center and Metropolitan Redevelopment Plan

housing units on land changed from retail/commercial to mixed-use zoning that permits and encourages new housing opportunities. This housing is possible on the two opportunity sites identified by the City, the site of the existing Bingo Parlor, the large vacant property at the east end of the Village Center, the parcel behind the businesses at 11th and Candelaria, and other vacant or under-utilized land in the vicinity.

The financial proforma included in the appendix suggest that there is a market for new housing that can be created within and near the Village Center. Using the site of the existing Bingo Parlor (37,500 square feet), the spreadsheets project scenarios that would convert 22,500 square feet to residences. The spreadsheet shows that the land value an investor might require for new housing would be approximately \$5.38 per square foot (compound housing) or \$5.39 (row housing), a price that reflects the market value for land in the area.

The elements of an overall strategy for the revitalization of the Village Center begin with the support for existing local businesses that have served local residents. Additional strategies include: reducing the amount of land within the Village zoned exclusively for retail/commercial; using this reclaimed land, and other vacant and under-utilized land, to create new housing to support existing and new businesses; developing a strategy to promote new business opportunities that respond to the expressed needs and desires of area residents, and monitoring the changing demographics of Los Candelarias and the North Valley area.

3.0 Implementation Strategies and Capital Improvements

3.1 Phase One Plan

The Phase One plan, based from the overall Master Plan, was developed as a five-year implementation plan for the Village Center area. The following is a breakdown of the actions to be taken within each area of the plan:

The Northern Residential Area

Action	Initiated by
Zone Change to SU-2/C-1	City of Albuquerque
Village Center Gateway Design and construction	City of Albuquerque
Dedication of easement for landscape and sidewalk improvements	Property owners

The Northeast Quadrant

Action	Initiated by
Zone Change to SU-2/Mixed Use, SU-2/RT	City of Albuquerque
Village Center Gateway Design and construction	City of Albuquerque
Dedication of easement for landscape and sidewalk improvements	Property owners
Building Façade Improvements	Property owners & City of Albuquerque
Re-configure parking and access driveways	Property owners
Create outdoor dining areas	Property owners
Develop internal pedestrian walkways	Property owners
Bus shelter	City of Albuquerque

The Northeast Residential Area

Action	Initiated by
Zone Change to SU-2/RT	City of Albuquerque
Village Center Gateway Design and construction	City of Albuquerque
Dedication of easement for landscape and sidewalk improvements	Property owners

The Southeast Quadrant

Action	Initiated by
Zone Change to SU-2/MU & SU-2/RT	City of Albuquerque
Village Center Gateway Design and construction	City of Albuquerque

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Dedication of easement for landscape and sidewalk improvements	Property owners
Building Façade Improvements	Property owners & City of Albuquerque
Re-configure parking and access driveways	Property owners
Create outdoor dining areas	Property owners
Develop internal pedestrian walkways	Property owners
Bus Shelter	City of Albuquerque
Landscape existing parking areas	Property owners
Develop RFP for new development	City of Albuquerque

The Southwest Quadrant

Action	Initiated by
Zone Change to SU-2/C1	City of Albuquerque
Dedication of easement for landscape and sidewalk improvements	Property owners
Building Façade Improvements	Property owners
Re-configure parking and access driveways	Property owners
Create small placitas	Property owners
Develop pedestrian walkways	Property owners
Bus Shelter	City of Albuquerque
Landscape existing parking areas	Property owners
New retail and residential development	Property owners

The Northwest Quadrant

Action	Initiated by
Zone Change to SU-2/R1 and SU-2/C-1	City of Albuquerque
Building façade improvements	Property owners & City of Albuquerque

Candelaria Road and 12th Street

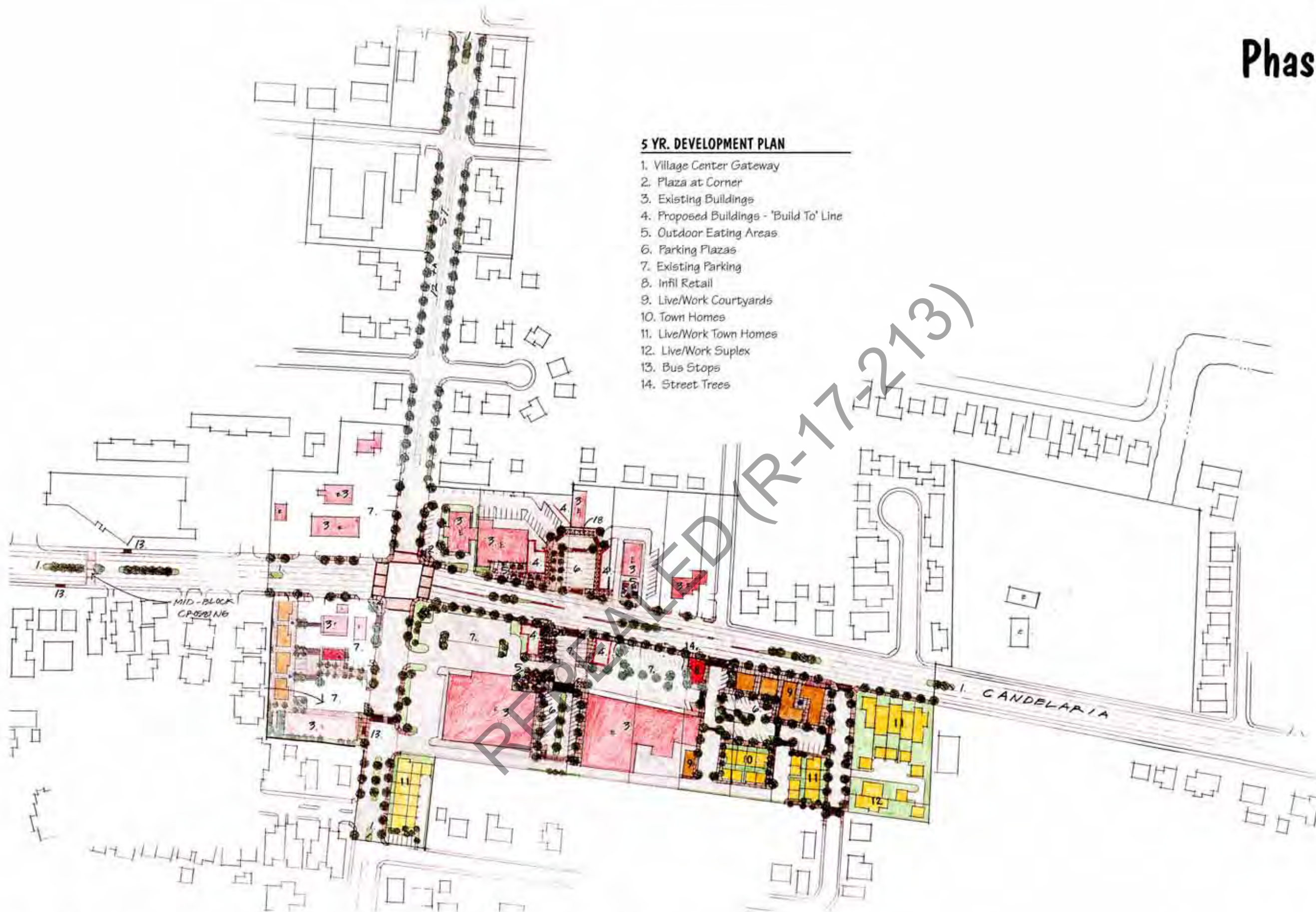
Action	Initiated by
Sidewalk improvements, bike lane stripping, median and left turn pocket design and construction, street lighting, tree and shrub planting, enhanced pedestrian crossings at the intersection of 12 th and Candelaria, and placitas at the intersection.	City of Albuquerque

The implementation plan also creates the necessary public/private partnerships for the development projects and determines the priorities for the expenditure of public monies for street improvement, tree planting and landscaping, and building façade improvements.

Phase I Plan

5 YR. DEVELOPMENT PLAN

1. Village Center Gateway
2. Plaza at Corner
3. Existing Buildings
4. Proposed Buildings - 'Build To' Line
5. Outdoor Eating Areas
6. Parking Plazas
7. Existing Parking
8. Infil Retail
9. Live/Work Courtyards
10. Town Homes
11. Live/Work Town Homes
12. Live/Work Suplex
13. Bus Stops
14. Street Trees



Los Candelarias Village Center & Metropolitan Redevelopment Plan Albuquerque, New Mexico

Los Candelarias Village Center and Metropolitan Redevelopment Plan

3.2 Capital Improvement Costs

Based on the Master Plan for the Village Center, capital costs for the public improvements for landscape and hardscape features were estimated on linear foot (lf) measurements or unit costs. These costs are for improvements that will be placed in the public right of way or the five foot easement granted to the City. It is intended that improvements by the private sector will be accomplished to complement these public improvements. Design assumptions on the landscape and hardscape features include tree plantings of 15 gallon drought-resistant canopy trees at one tree/30 linear feet; street lighting is ornamental at a height of 16 feet; street furniture includes a bench, receptacle and water fountain.

Public Improvements	Unit/LF	Master Plan	Total
Landscape			
Street Trees and Grates	\$8	8,800.0	\$73,040
Median Trees and Shrubs (14' width)	\$28	2,400.0	\$67,200
Irrigation	\$4	8,800.0	\$33,440
Site Preparation	\$10	8,800.0	\$88,000
Subtotal			\$261,680
Hardscape			
Sidewalk w/ accents (8' wide avg.)	\$48	8,800.0	\$422,400
Bus Shelters	\$8,000	5.0	\$40,000
Street Lighting	\$5,000	80.0	\$400,000
Street Furniture	\$1,000	10.0	\$10,000
Gateways and Signage	\$2,000	4.0	\$8,000
Intersection X-walks and Placitas	\$25,600	1.0	\$25,600
Median curbing and asphalt milling	\$16	2,400.0	\$38,400
Bike and Travel Lanes Striping	\$2	4,400.0	\$8,800
Site Preparation	\$5	8,800.0	\$44,000
Subtotal			\$997,200
Improvements Cost Estimate			\$1,258,880
Construction Management (10%)			\$125,888
Engineering and Design fees (10%)			\$125,888
Contingency (15%)*			\$208,032
Total Estimated Costs			\$1,718,688

Utility relocation costs not included. No right-of-way acquisition is anticipated.

*Mid-block crossings, when warranted, are included in Contingency costs.

3.3 Implementation and Funding Sources

The implementation strategy for Los Candelarias Village Center includes a number of interrelated tools and funding sources, and will require the active involvement and cooperation of both the private and public sector.

- **Acquisition and Redevelopment of Properties**

Albuquerque Development Services will partner with existing property owners, or if necessary, will secure several properties for redevelopment, including the Major Street site, the 10th and Candelaria site; and the site of the current Bingo Parlor. Affordable housing trust funds or CIP funds will be used for the purchase of the properties. The City will issue a Request for Proposal (RFP) to attract a private or non-profit developer to develop these properties.

- **Streetscape and Related Improvements**

Streetscape improvements will be made possible through the use of general obligation bonds and capital improvement funds; CIP Urban Enhancement funds; State Legislative appropriations; TEA-21 Enhancement Funds; 1% for Arts fund. Streetscape improvements include: landscaping, new and improved sidewalks lighting, pedestrian crossings and refuge areas; signage, removal of power lines, common design elements such as fencing and landscaped medians.

- **Federal Transportation Enhancement Funds**

A significant amount of funding is available through the States to local governments under the Transportation Efficiency Act for the 21st Century (TEA-21) and grants such as Transportation and Community and System Preservation (TCSP). These funds can be used for streetscape and other improvements that facilitate alternative modes of transportation, particularly pedestrian and bicycle modes.

- **1% for Arts**

Funds are available under this program for the creation and enhancement of bus shelters and other transit-related facilities.

- **Metropolitan Redevelopment Area (MRA)**

The designation of the MRA makes possible the use of tax increment financing by designating the MRA as a Tax Increment District. This option is linked to a request for proposal process to secure a private sector developer for a public/private partnership in the redevelopment of the Los Candelarias MRA.

- **Facade Improvements Loans and Grants**

Albuquerque Development Services is intending to initiate a Commercial Façade Improvement Program, for eligible properties, within the Los Candelarias MRA using CDBG funds. The goals of this Façade Improvement Program are to (1) keep and retain existing businesses on the

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commercial area; (2) attract new businesses; and (3) create more pedestrian activity on the street level. Funds will be available for facade improvements, landscaping, and other exterior improvements, up to \$2,000 grants or loans to property owners up to \$10,000, at a 1:1 matching ratio for improvements which will help implement the Plan.

REPEALED (R-17-213)

4.0 Appendix

4.1 Market Analysis

The purpose of this survey was to examine the existing retail environment and the viability of future retail located in the North Valley at the 12th St and Candelaria intersection.

- Subject Area

The subject area consists primarily of the properties located on all four sides of the intersection of Candelaria Road and 12th St. Currently, the businesses are comprised of service-oriented retailers that primarily cater to the immediate neighborhood.

The southeast corner is improved with a two-building neighborhood shopping center, totaling approximately 60,000 square feet. It is anchored by the John Brook's Grocery Store and, also includes a Family Dollar store, a bingo parlor and other smaller service-oriented tenants. These tenants include: Jade Garden Restaurant, North Valley Indoor Flea Market, Sportsman Barber Shop, Charlotte's Cuts, Colors, Perms & Gifts, Noah's Ark Pet Shop, and the Candelaria Auto Shop. The grocery store building is in good condition. However, the balance of the shopping center is very tired looking and in need of repair. The center type is discount-oriented goods and services with a very limited trade area. The buildings are setback from the street with parking located between it and the street.

The northeast corner includes five free standing buildings, which include, a vacant liquor store, Margarita Grille Sports Bar, Harris Laundromat, Stuffy's restaurant and a small day care facility. Most of the buildings are set off the street with upfront parking and are in average to poor condition.

The southwest corner includes a Chevron Gas station at the corner, a small office building located just south and senior housing to the west. The improvements are in average condition.

The northwest corner includes a Diamond Shamrock Gas Station on the corner, The Los Griegos Community Center to the west and a radiator shop to the north. The Los Griegos Community Center is of fairly new construction and truly is the architectural jewel of the neighborhood. The gas station is in good condition and the radiator shop is a former restaurant building, which is in need of repair.

For the most part, the businesses and improvements located at the northwest and southwest corners are stable, in average condition and in no need of immediate attention. The buildings located on the northeast corner are in average to poor condition and would benefit from renovation. The southeast corner offers the most potential primarily due to John Brooks Market and its relationship with the balance of the shopping center. The viability of

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retail at this intersection truly relies on the success of John Brooks as well as the success of the Village Center concept. Other than the existing service stations, John Brook's Grocery Store is the primary generator of traffic and is considered to be the anchor.

With a grocery store as the anchor, the trade area is defined by the location of other competing grocery store projects. Such properties include: Furr's, La Montanita and Smith's. Walgreen's Pharmacy is another important retailer who influences the trade area boundaries. Although they are considered a pharmacy, they sell many other products offered in a grocery store.

- **Trade Area Boundaries**

The trade area boundaries are as follows: I-40 to the South, Montano Blvd. to the North, 4th St. to the East and Rio Grande Blvd. to the West.

- **Demographic Profile and Population Trends**

Utilizing 1990 Census data the demographic profile for the boundaries outlined above is:

	<u>(1990)</u>	<u>(1999)</u>	<u>(2004)</u>
Population:	13,297	13,062	12,789
% of Population Growth (90-99)	-1.7% or -0.2% per year		
% of Population Growth (99-04)	-2.1% or -.04% per year		
Median Household Income:	\$24,536	\$32,474	\$36,703
Average Household Income:	\$29,391	\$40,275	\$47,527

Albuquerque Median Age: 33.5

The trade area population is very small and is experiencing negative growth. Although there has been an increase in income levels, the 1999 median household income is below the Albuquerque average.

- **Competition**

When retailers choose to locate or relocate to a location in the North Valley, they will select their location based on many factors. Some consider the size of trade area, traffic counts, anchors, project synergy, visibility, access, and perhaps the condition of the property and surrounding area. While others may look at the household income levels, the median age of the area, or may want to locate adjacent to a high school.

With the criteria mentioned above, the 12th & Candelaria intersection is inferior to the locations of its competitors. Both 4th St and Rio Grande Blvd. (North & Southbound arterials) and Menaul & Montano Blvds. (East and West bound arterials) are through streets, have more commercial uses, carry more traffic and cater to a larger trade area.

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The properties considered to be primary competition include: Furr's Grocery Store located at 4th St and Griegos, Walgreen's located at 12th/I-40 & 4th/Montano and La Montanita Coop located at Rio Grande Blvd. & Matthew. Several others located a little further away include Dietz Farm Plaza and Guadalupe Plaza. Due to the discount nature of 4th St. many of the properties between Menaul and Osuna can also be considered competition. Fourth Street offers better visibility, a larger trade area, stronger traffic, and more choices. The following table compares the intersection at 12th and Candelaria with other commercial intersections within the study area.

98' Traffic Counts;	<u>North Side</u>	<u>South Side</u>	<u>Westside</u>	<u>East Side</u>	<u>Total</u>
12 th / Candelaria:	5,900	13,200	9,700	14,400	43,200
4 th St/Griegos:	29,300	22,700	12,200	11,900	76,100
4 th /Montano:	24,000	29,300	18,000	28,000	99,300
4 th /Osuna:	16,500	21,800	3,900	13,200	55,400
Rio Gr./Matthews:	19,000	19,000		2,500	40,500
Rio Gr./Griegos:		8,400	10,900	6,300	25,600

- **Conclusions**

In its current condition, the subject area is challenged and will continue to be a second to third choice for most retailers. The area cannot support additional retail and must struggle to maintain what it has now. For the area to survive and be successful, it is apparent that change needs to occur. There will need to be close cooperation with the merchants, the public agencies, and the area residents in order to achieve success in the village. Flexibility with the type of potential uses for the village i.e., clusters of like uses, (restaurants, recreation), a variety of residential types and density, and location in order to achieve success in the village. Given the relatively low density and the underutilization of the existing commercial uses, there are numerous opportunities sites within the Village Center to create many successful projects.

Even though they are many negative factors influencing the viability of the existing retail businesses, this area can overcome the challenges by implementing the Village Center plan. The area has a successful grocery store, a great high school, and several excellent governmental buildings, such as the Los Griegos Community Center and Valle del Norte Center.

PROPERTY & LOCATION		SIZE	VACANCY	ASKING RENTS	ANCHORS	DISTANCE
Subject						
John Brooks Family Dollar Store Small Shops Bingo Parlor Candelaria Aut Srv		22,000 10,000 9,000 20,000 1,000	0 0 0 0 0	\$3.00 to \$5.00 Gross		
COMMENTS: This grocery anchored center is primarily discount oriented and services a smaller trade area than its competitors. It is old and very tired looking. Rents are below market compared to other competing centers but are at market considering the condition and location of the property. Small shop tenants include: Jade Garden Rest., North Valley Flea Market, Barbara Shop, Charlotte's Cuts, Colors, Perms & Gifts & Noah's Pet Shop						
2400 Rio Grande		15,000	1,200	\$13.00 + NNN	La Montanita Coop	1.5 Miles
COMMENTS: Upscale small neighborhood grocery anchored strip center with good visibility to Rio Grande. Other tenants include hair stylist, real estate office, dry cleaner and mailpostal service.						
Dietz Farm Plaza 4022 Rio Grande		11,000	0	\$10.00 + NNN	Double Rainbow	2 Miles
COMMENTS: Recently purchased by Double Rainbow who will upgrade center and locate in approximately 3,000 SF on North End. Great tenant mix with specialty stores who are well established. Double Rainbow's presence will create a lot of competition for any restaurant who choses to locate at 12th & Candelaria.						
Westway Plaza		138,000	41,000	\$4.00 to \$6.00	Walgreen's	1 Mile
COMMENTS: Older and former Wal-Mart location. Property is in poor condition. Likely candidate for purchase and or redevelopment. Walgreen's may relocate and is pursuing purchase at Rio Grande & Indian School.						
Cuatro Y Montano		22,000	0	\$12.00 + NNN	Walgreen's	2.5 Miles
COMMENTS: Well located at two primary aterials with excellent visibility. Other tenants include Midtown Rentals, Subway and Dairy Queen.						

PROPERTY & LOCATION	SIZE	VACANCY	ASKING RENTS	ANCHORS	DISTANCE
Guadalupe Plaza	162,497	29,098	\$4.00 to \$6.00 + NNN	Smiths- 60,000 SF	3 Miles
COMMENTS: Largest grocery anchored project in North Valley. Several other tenants include Blockbuster Video, Family Dollar, Radio Shack, H & R Block, Salvation Army, Spin Cycle Laundromat, Dos Hermanos and others. Last two years it has recently experienced an increase in occupancy. This center was over built and therefore will always have cheap vacant space available.					
5700 4th St.	12,000	1,000	\$8.00	Yen Ching Chinese Rest	3 Miles
COMMENTS: Small little mid block strip center in good condition.					
El Paraiso	11,700 SF	0	\$12.00 + NNN	All State Insurance	3 Miles
COMMENTS: One of the nicer mid block strips on 4th St.. Currently office oriented businesses however used to be more retail. The anchor, The Vitamin Trader, relocated about a year ago to a new and more visible location on Montano.					
NorthDale Shopping Center	83,000	19,698	\$6.00 to \$10.00 + NNN	Factory 2-U, K-Regent Drugs & local Mercado	3.5 Miles
COMMENTS: Discount oriented property which caters to the mid to low income families. Well located property in NV, however has been neglected for years. Property is in poor condition, mismanaged and continues to lose tenancy. This property is a candidate for redevelopment or major renovation.					
Ranchitos Shopping Center	38,220	1,500	\$5.00 to \$8.00 + NNN	Planet Fun & Freemont's Fine Foods	5 Miles
COMMENTS: Recently renovated for Family Fun Center by owner/operator.					
TOTALS	481,717	93,496	Occupancy 80.59%	Vacancy 19.41%	

Even though the survey does not list other smaller properties located on 4th St., Rio Grande and/or Menaul, any vacancy competes with 12th & Candelaria. Fourth Street in particular from Candelaria to Osuna would be the area which would be considered most competitive primarily due to better traffic and visibility. Lease rates on 4th depending on location, visibility, parking and building condition will range from \$4.50 PSF to \$12.00 PSF.

4.2 Transportation Assessment

The Middle Rio Grande Council of Governments (MRCOG) prescribes the function of streets in the region. This system of classifying streets is approved by political representatives to the Council and is the basis for streets entering the regional Transportation Improvement Program with its associated federal funding. Any change to these classifications requires formal approval of the Urban Transportation Planning Policy Board of the MRCOG.

As shown on the MRCOG Long Range Roadway System Map (8/12/99)

Candelaria west of 12th: Minor Arterial
 east of 12th: Principal Arterial

12th Street entire length: Minor Arterial

Candelaria Road transitions at 12th Street from serving primarily localized traffic west of 12th to carrying regional traffic east of 12th. While Candelaria terminates just over a mile west of the 12th Street intersection, it continues for some 20 miles to the east, extending to the eastern city boundary. A critical function of this eastern segment of Candelaria is providing access to I-25 and providing service to the adjoining industrial and commercial properties. This segment plays a function similar to a parallel segment of Menaul, yet the Candelaria segment carries the higher traffic volume, 125% of the Menaul segment.

Twelfth Street is approximately three miles long and primarily serves localized traffic. It connects the North Valley to the Downtown area. Less than one mile to the north of the Candelaria intersection, 12th Street terminates at Griegos Road.

Both Candelaria Road and 12th Street currently have direct onramps to I-25 and I-40, respectively. With the reconstruction of the Big "I," these direct onramps will be eliminated, but indirect access will still exist allowing drivers to use these streets to access the interstates via a frontage road system.

- **Street Right-of-Way and Pavement Widths**

- Candelaria Road**

- Street: 66 feet of pavement; 80 feet of right-of-way
 Four thru lanes plus a left turn lane at the intersection with 12th
 (approx. 12 foot lanes)
 Gutter pan is 2 feet on each side of street (included in 66 feet)

- Sidewalk: (width includes 0.5 feet of curb)

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east edge of commercial district to 12th

North sidewalk is 6.5 feet

South sidewalk is 6 feet

12th St. to Los Griegos Community Center

North sidewalk is 8.5 feet (at Diamond Shamrock), then
reduces to 6.5 feet to Los Griegos Community Center

South sidewalk is 6 feet

Los Griegos Community Center to Valley High School

North sidewalk is 6.5 feet

South sidewalk is 6.5 feet

12th Street:

Street: 48 feet of pavement; 60 feet of right-of-way
Four thru lanes at the intersection with Candelaria
(approx. 11 foot lanes)
Gutter pan is 2 feet on each side of street (included in 48 feet)

Sidewalk: (width includes 0.5 feet of curb)
Arvilla to Candelaria
East sidewalk is 6.5 feet
West sidewalk is 6.5 feet increasing to 15.5 feet
(at Diamond Shamrock)

Candelaria to Major

East sidewalk is 7 feet

West sidewalk is 6.5 feet decreasing to 3.5 feet
(adjacent to office suites)

- **Traffic Volumes**

Summary

1998 Average Weekday Traffic Flows:

Candelaria	west of 12 th :	9,700
	east of 12 th :	14,400

12th	north of Candelaria:	5,900
	south of Candelaria:	13,200

- **1998 Intersection Analysis**

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(MRGCOG Intersection counts are real observations taken 9/30/98)

Total daily traffic using the intersection is 15,839 vehicles; 97% autos and 3% trucks

AM Peak Period 7:15-8:15 am Intersection handles 2354 vehicles (3% are trucks)

Heaviest thru movements:

Traffic coming from the west and continuing thru the intersection
(542 vehicles)

Traffic coming from the east and continuing thru the intersection
(375 vehicles)

Traffic coming from the north and continuing thru the intersection
(303 vehicles)

Heaviest turning movements:

Traffic coming from the south and turning left
(188 vehicles)

Traffic coming from the south and turning right
(169 vehicles)

Traffic coming from the west and turning right
(164 vehicles)

Midday Peak Period 1:00-2:00 pm Intersection handles 1655 vehicles (3% are trucks)

Heaviest thru movements:

Traffic coming from the west and continuing thru the intersection
(353 vehicles)

Traffic coming from the east and continuing thru the intersection
(294 vehicles)

Heaviest turning movements:

Traffic coming from the east and turning left
(133 vehicles)

Traffic coming from the south and turning right
(110 vehicles)

PM Peak Period 4:30-5:30 pm Intersection handles 2183 vehicles (1% are trucks)

Heaviest thru movements:

Traffic coming from the east and continuing thru the intersection
(434 vehicles)

Traffic coming from the west and continuing thru the intersection

(332 vehicles)

Heaviest turning movements:

Traffic coming from the east and turning left

(253 vehicles)

- **Capital Improvement Projects**

Street pavement:

A major paving overhaul laid new asphalt on Candelaria from 4th Street to 12th Street in the summer of 2000. The funding was the $\frac{1}{4}$ cent Gross Receipts Tax funds approved by the City of Albuquerque voters to fund street maintenance.

A second, upcoming project will overhaul the pavement from 12th Street to the west. The striping will be redone as it was before the repaving.

Curb repair:

Curbs were repaired in the past year on Candelaria from 4th Street to 12th Street. The funding was the $\frac{1}{4}$ cent Gross Receipts Tax funds approved by the City of Albuquerque voters to fund street maintenance.

A second project should repair curbs from 12th Street to the west.

Sidewalks:

Funds from the Village Streetscape project were used to widen sidewalks serving Valley High School to 6 feet (west from Los Griegos Community Center to Valley High School).

Another project should repair sidewalks and improve wheelchair access on both sides of 12th from Candelaria to Griegos.

- **Bicycling Facilities**

As shown on the MRCOG Long Range Bikeway System Map (8/13/99)

Existing facilities on:

Candelaria The Bikeway System map shows bike lanes from 2nd Street west to 12th Street, however, these bike lanes do not as yet exist. Right-of-way is sufficient for bike lanes, but since there is currently on-street parking, the parking would typically need to be removed before bike lanes are striped.

A bike route exists from 12th Street west to Rio Grande Blvd.

12th Street Bike lanes exist north and south of the Village Center extending from Griegos south to Menaul. The bike lane striping is not continuous

Los Candelarias Village Center and Metropolitan Redevelopment Area Plan

through the intersection because the right-of-way is instead used for an additional auto lane in each direction.

Proposed upgrades to facilities:

Candelaria Bike lanes are proposed from 12th Street west to Rio Grande Blvd.
Bike lanes should also be striped from 12th Street to 2nd Street.

The standard for bike lanes in the City of Albuquerque is 6 feet including the gutter pan, i.e., 4 feet of asphalt combined with 2 feet of gutter pan is acceptable.

- **Transit Service**

Suntran Route 36 provides bus service from Downtown to 12th Street and Candelaria. The route is specifically designed to serve Downtown, Albuquerque Museum, Museum of Natural History, Rio Grande Nature Center, Job Corps, Indian Pueblo Cultural Center, Valley High School, and Griegos Elementary School. The Route starts in Downtown, goes as far north as Griegos Road, passes through Los Candelarias Village Center, and returns to Downtown. One set of buses runs clockwise from Downtown to Rio Grande Blvd., proceeds through the Village Center, and then returns on 12th Street to Downtown. A bus makes this trip every 40 minutes from 6 am to 6:30 pm, Monday through Saturday. The second set of buses does the same loop, but in a counterclockwise direction. The bus runs from Downtown to 12th Street, proceeds through the Village Center, and then returns on Rio Grande Blvd. to Downtown. This second bus makes a trip every 60 minutes from 6:30 am to 6:30 pm, Monday through Saturday.

This particular route is the result of combining the Route 36 and the Route 17 Express in April 2000. Typical daily ridership as of September 2000 is 425 passengers. The majority of the ridership is at midday and the pm peak hour; morning ridership is fairly low. The ridership generally represents North Valley residents heading Downtown. There is little tourist ridership even though the route connects many tourist attractions and has the potential to serve a tourist market. In October 2000, bus headways (time between trips) should be reduced to 30 minutes.

Route 7, which runs on Candelaria to the east, does not connect to the Los Candelarias Village Center. Route 7 travels along the eastern segments of Candelaria, but when it reaches Edith, the bus heads toward Downtown. Currently, this route provides service only during peak commuting hours, Monday through Friday.

The Middle Rio Grande Connections Study is exploring opportunities for high capacity transit corridors (e.g., light rail, fast bus) within the Albuquerque Metropolitan Area. A north-south corridor using the 2nd or 4th Street alignments is under consideration, along with other corridors in the region. Only one of the regional corridors now under consideration will be

selected for a second phase of study, i.e., a Major Investment Study following federal transit procedures. Today, it is hard to predict if 2nd or 4th Street would advance for additional study and then also advance to become a high capacity transit corridor. If either of these north-south alignments became high capacity corridors, it would be reasonable to expect that bus service would be expanded on Candelaria to connect the Village Center to the high capacity transit service. General planning for this opportunity should be considered in the design of the Village Center, but the design should not depend on such service because such service is not currently predictable.

- **Street Stormwater Management**

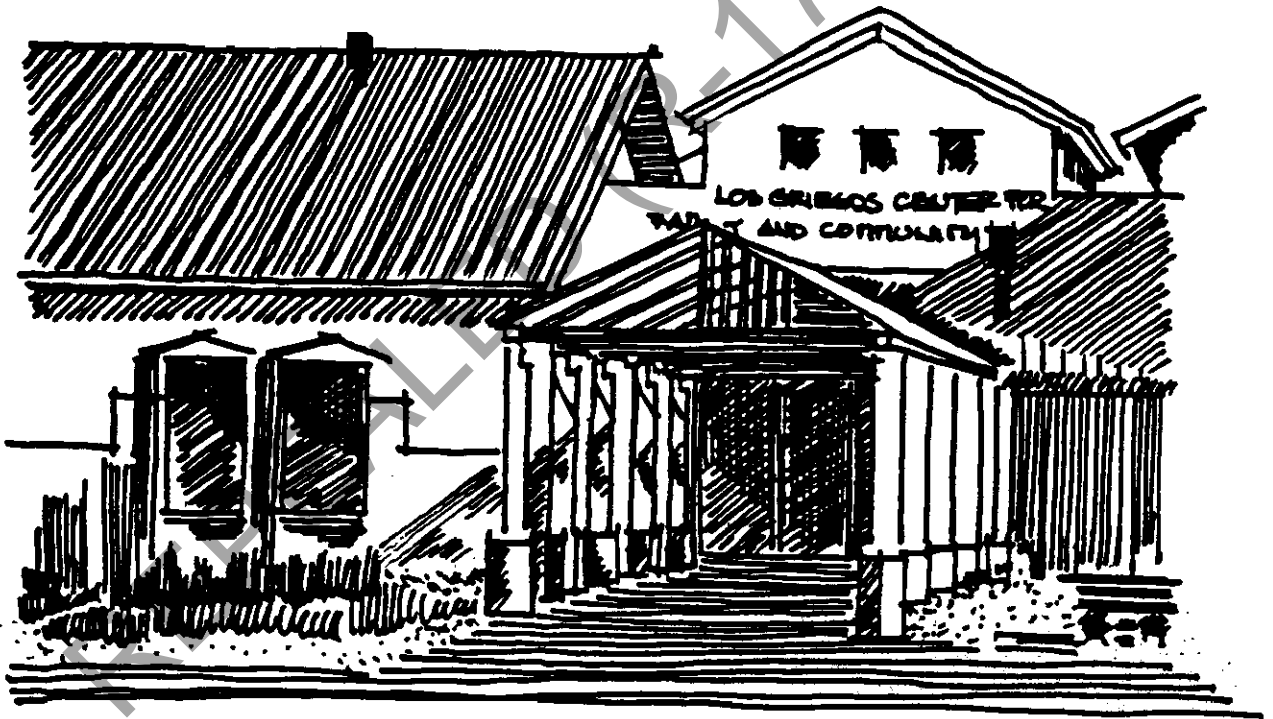
In addition to providing space for travel, Candelaria and 12th Streets have important functions to drain rainwater during storms. In general, the North Valley has no slope and drainage is slow. All street rights-of-way are necessary, therefore, to clear rainwater from the street as quickly as possible.

The 12th and Candelaria intersection has a good drainage system in place. This particular intersection is not in a floodplain, and a new 54inch storm drain was added in the mid 1980s. The pipe is in 12th Street and connects to the Alameda Drain.

4.3 North Valley Workshop results

REPEALED (R-17-213)

NORTH VALLEY WORKSHOP



*Prepared for
North Valley Village Center Implementation Committee*

*by
COA Policy Planning Division .*

January 27, 1999

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1

Land use

Re-develop the 12th and Candelaria area as a prototype North Valley Village Center. Encourage and support mixed use developments (residential, commercial, office, open space, etc.) in the Village Center.

Issues

Coffee Shop

Health Club

Library

Restaurant

Get rid of one of the two gas stations and use as park or open space

Antiques/collectibles shop

Museum, library, mini city hall all in one place (connect to existing facilities)

Museum - cultural diversity of the area

Community garden, find land to use, integrate w/HS, Seniors/kids work together

Specialty food shops

Take out parking lot and put in park

Plantings to enhance habitat

Preserve property w/horses on it south of Multiservice Center

Basic retail services for nearby community

Reuse existing structures (redevelop and split up some)

Recommendations

- **Protect and Preserve Open Space**
The North Valley Coalition along with the property owner should investigate options to preserve this land as perpetual open space. The Coalition should contact the New Mexico Land Conservation Trust, the New Mexico Nature Conservancy, and the New Mexico Trust for Public Land for assistance.
- **Conduct Community Market Analysis**
North Valley Coalition members should develop and conduct a survey to identify and evaluate the market for services and goods at the Village Center.
- **Prepare a Marketing/Development Strategy**
The North Valley Coalition will develop a strategy to implement the Village Center concept at 12th and Candelaria. The Coalition will work closely with representatives from the real estate

and commercial development communities to: 1) confirm community market, and 2) attract and expand mixed-use developments in the Village Center.

2

Transportation

Develop transportation options (automobile, transit, bicycles, pedestrians) to link surrounding neighborhoods to the 12th and Candelaria Village Center.

Issues

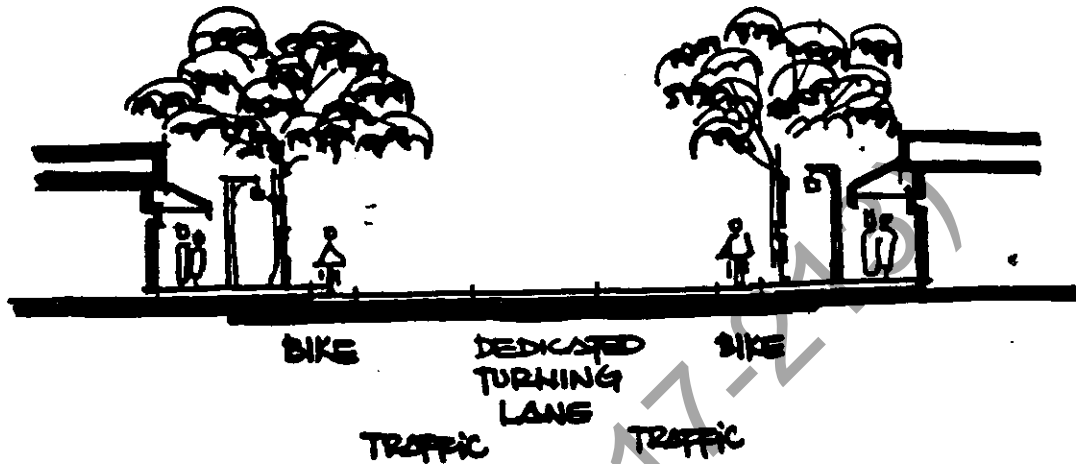
Keep numbers/volume of people down at 12th and Candelaria
Caution with numbers of cars /traffic
Utilize ditch system for peds.. and to lift habitat
Criss crossing transit/bike trails/walking
Drainage facilities as potential access routes
Make Candelaria narrower to slow down speeds not volume necessarily
Narrow Candelaria to prevent bridge across river
Other points of street crossing
Encourage use of alternative fuel vehicles
Scramble light at 12th and Candelaria
Four way pedestrian cross simultaneously
Alternative transportation system for kids- only 2% use bike to get to school
Safer crossings for seniors and kids.
Drinking fountain along pedestrian paths
Slow down traffic near Los Griegos Center - lower speed limit and enforce it!
Covered bus stops
Good bus stops for winter
Buffer strip between sidewalk and traffic
Foot traffic seniors/youth Garfield-Douglas McArthur comply with ADA standards do this first
Park and shuttle to nature center
Evaluate ROW width of Candelaria -possibility to reduce traffic lane width
Official bike lane move to Candelaria to Nature Center
Bike Trail (lane) Rio Grande to 12th or to 4th

Recommendations

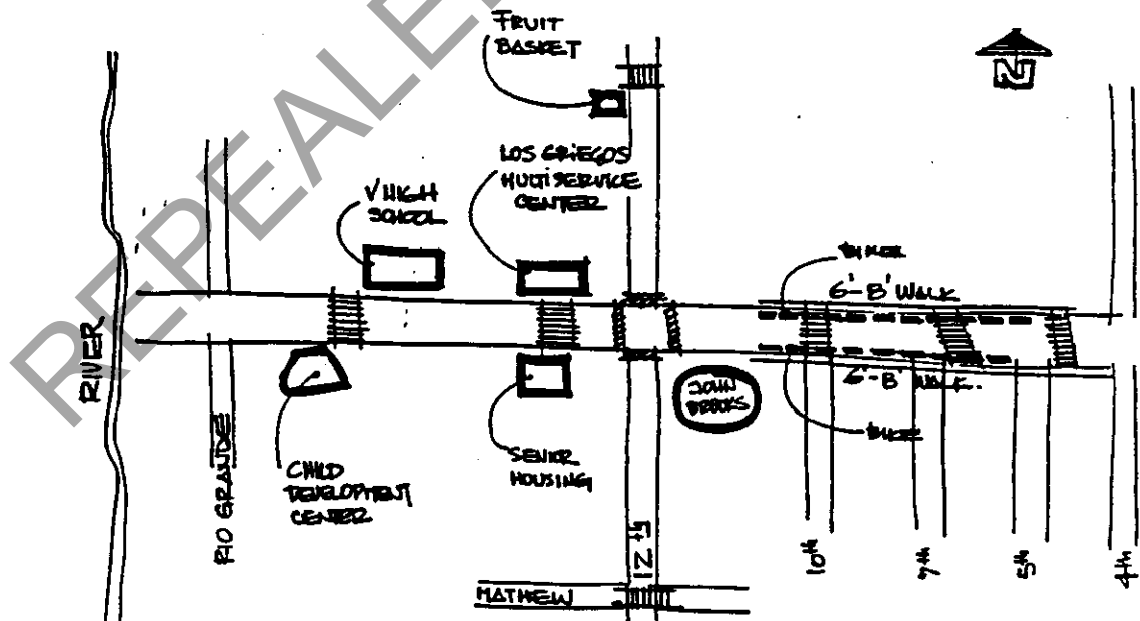
- Reconfigure Candelaria Road.
The City should redesign Candelaria Road. from 4th Street to the Nature Center:

A) Stripe the roadway to create three traffic lanes (one lane on each direction east and west, with a dedicated center turn lane).

B) Install a tree planting strip on both sides of the road.



C) Enhance the cross walks at various locations (intersection of 12th and Candelaria, on Candelaria at 10th, 7th, 5th and 4th Streets, on Candelaria in front of Los Griegos Multiservice Center and the new Child Development Center, on 12th Street at Mathew and in front of the Fruit Basket).



D) Reduce the speed limit through the Village Center area.

E) Improve the walking surface on sidewalks and consolidate driveways where possible.

- Improve transportation options
 - A) Trails: Improve access to ditches and trails from surrounding neighborhoods. Identify, sign and light access points.
 - B) Bikes: Increase the bike lane/route service to neighborhood streets within and around the Village Center
 - C) Transit: Improve transit service and frequency into and within the Village Center

3

Design

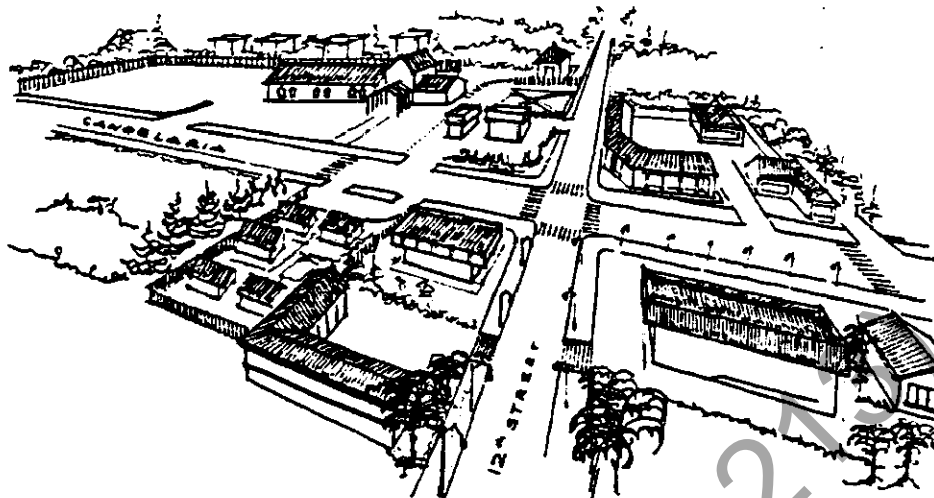
Provide design guidance on redevelopment and within the Village Center that exemplifies on the valley's unique character and identity.

Issues

Restrict parking (put behind buildings)
 Encourage different setbacks for buildings to encourage pedestrians
 Focus parking away from intersection of 12th and Candelaria so can walk through center
 Change DPM soon to legalize building standards that are not allowed to create Village Center
 Do not want two story buildings at street side
 Do not gentrify this part of town, do not replicate other parts of town, look like North Valley
 Intersections look the same - no identity and aesthetically unpleasing
 Several Village Centers within the larger Village Center
 Circle of center ½ mile vs. 1/4 mile
 Define access to nature center at(?) Streets to slow down traffic
 Existing schools and parks within Village Center
 Several open space spots throughout area
 Continue narrowing of street (Candelaria) across Rio Grande
 Create a Plaza
 Don't lose sense of creating a center at 12th and Candelaria

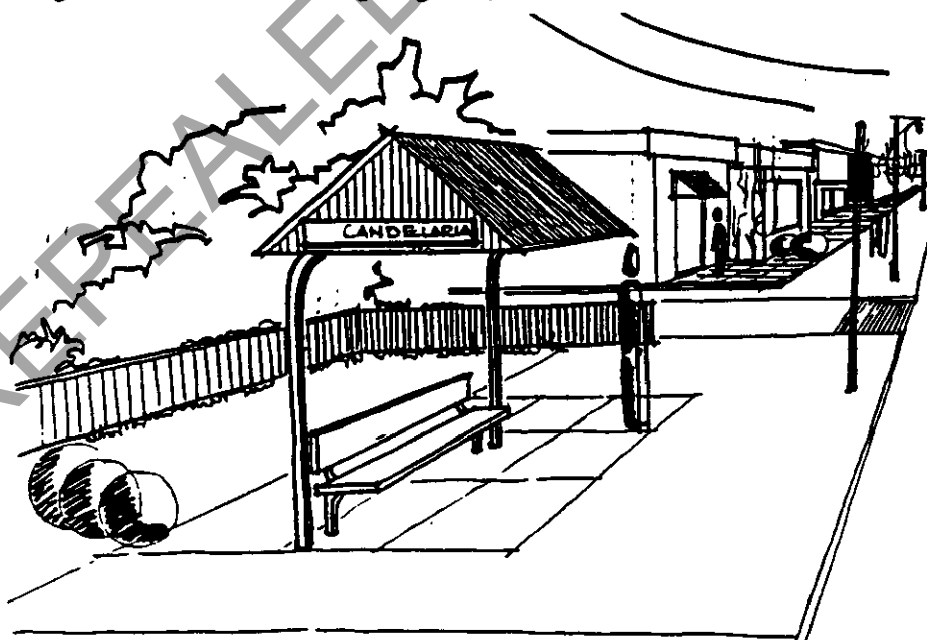
Recommendations

- Prepare Development Concept Sketch
 The Coalition in partnership with the City will prepare a re-development concept for the north-east corner of 12th and Candelaria. The design concept will focus on building set backs, building heights, building lay out, landscaping, etc.



CONCEPT

- **Redevelop existing structures**
The Coalition in partnership with the City will identify and recommend re-development options for existing structures and sites in the Village Center.
- **Identify Improvements**
The Coalition will work with the Transit Department on transit-related improvements within the Village Center (bus shelters, lighting, etc.)



- **Develop North Valley Village Center Development Standards**
The City and the North Valley Coalition should jointly develop Village Center standards for re-development of identified North Valley Village Centers. The City and the Coalition should jointly process these standards for adoption.

4

Process

Amend existing laws and regulations which currently impede development of Village Centers in the North Valley

Issues

Valley High School outdoor areas should be available to the public to use
Develop a formal process for high school kids to get involved in this process
Restrict businesses that are not locally owned? Possible?
Survey HS kids about what they want in Village Center
Get input from HS service learning students (use contacts there) and Garfield MS, and seniors from Senior Center

Recommendations

- Amend Development Process Manual (DPM)
The City and the Coalition will review and identify areas of the DPM which impede the implementation of Village Centers in the North Valley.
- Zoning Ordinance
The City and the Coalition will identify possible Zoning Ordinance amendments that are in conflict with North Valley Village Center principles.
- Adopt North Valley Village Center Guidelines
(See DESIGN section recommendations)
- Coalition and Community Partnerships
The Coalition will work with neighborhoods, businesses, schools, institutions, etc to achieve Village Center goals and objectives.

5

Appendix

REPEALED (R-17-213)

Design Guidelines

The following design guidelines were submitted by John Hooker for consideration:

- Put the building entrance within 10 ft. of 12th and Candelaria rights of way.
- Provide a minimum of 15th ft. Of public walkway between the curb and the building wall, including any portal provided on the building. Any portal must be a minimum of 8 feet deep.
- The two front facades of the building will have at least 50 percent clear windows including up to half activiely used display windows between 3 and 8 ft. above the sidewalk.
- Pedestrian scaled signs will be provided along with streets trees on both frontages.
- Parking will be east of the building , not at the corner, and not in front of the building.
- There will be no drive by sales windows.
- Liquor sales are okay inside the store.
- Site lighting will be pedestrian-scaled (less than 18 ft. tall) and comply with "Dark Skies" standards. No direct light will be cast above the property line into the public street visible by drivers. No direct light shall be cast above a 6 foot fence line at adjacent properties.

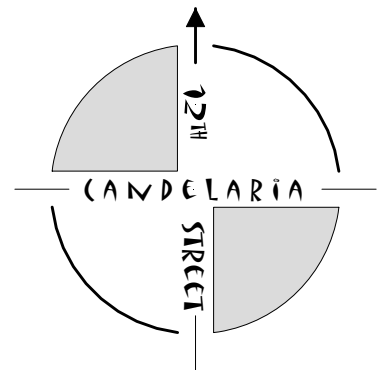
Additional design suggestions include housing with the permitted commercial use (one bedroom for each 1000 SF of commercial uses), ADA requirements, shared use of parking spaces.

4.4 Resident Survey Results

REPEALED (R-17-213)

Los Candelarias Village Center

SURVEY RESULTS



In the fall of 1999, this survey was developed by the North Valley Coalition to poll the residents around the intersection of 12th Street and Candelaria Road. This area is designated by the North Valley Area Plan as a Village Center site and was chosen to be the first site to be redeveloped. This survey is the first effort to learn how the community feels about the intersection and how it is utilized. More work is being done to ascertain other crucial information, from utility infrastructure to detailed market and transportation studies. This information will be synthesized with the community's ideas and visions for a "Village Center" at a public Design Workshop to be conducted in September 2000. The culmination of this process will be the creation of a Plan that will guide the future redevelopment. By revitalizing the community's core, the Coalition hopes to protect the community by enhancing safety and livability, to strengthen the economic basis by encouraging viable local business opportunities, and to preserve the rich history and culture of the Rio Grande Valley.

The success of this survey and the redevelopment process is attributable to the dedication of the members of the North Valley Coalition and the members and volunteers of the surrounding neighborhood associations. Also, for their enthusiastic support, much credit is due to our government representatives: Councilor Vince Griego, Commissioner Ken Sanchez, Representative Ed Sandoval, Senator Dede Feldman; and the City of Albuquerque, Albuquerque Development Services, and Office of Community Coordination.



Many volunteers from the surrounding neighborhood associations distributed the survey door-to-door in early 2000. Approximately 6,500 questionnaires were distributed primarily in the area bounded by Griegos Road on the North, 4th Street on the East, Menaul on the South, and the Rio Grande River on the West. In addition, the associations of other nearby neighborhoods such as Sawmill, Wells Park, and Stronghurst received 100 surveys each for their residents. Respondents were asked to either mail in the completed surveys or to deliver them to one of several collection points. 888 surveys were returned and analyzed.

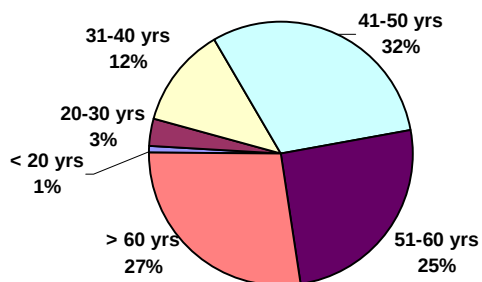
The survey contained 25 questions covering issues of safety, design, traffic, transportation, business utilization and preferences, and general demographics. Most of the questions were multiple choice, with respondents being allowed to indicate more than one choice. Because of this, some total percentages of responses for a question may exceed 100%. All questions were analyzed based on the responses of all participants. Selected questions are further analyzed by examining how the responses varied by ethnic group, income group, or proximity to 12th and Candelaria. The highlights of each section are provided in summary paragraphs. The actual text of the questions with their possible responses is also provided. Numbers and percentages of responses follow the possible answers. The prominent responses are generally written in **bold**.

Highlights of the Demographic Questions

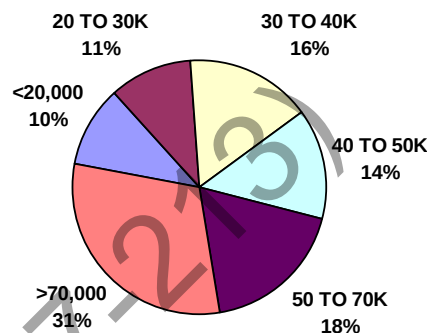


Charts of the responses to the 7 demographics questions are below. Significantly more women responded to the survey than men (65% vs. 35%). More than half of respondents (52%) were over the age of 50 years, and an even greater majority (65%) were college graduates. 69% indicated their race/ethnicity to be white; 25% Hispanic; 1% Native American; and 5% other. The households tended to be of one or two persons (67%). Nearly half (49%) of the respondents stated that their combined annual household income was over \$50,000. Surprisingly, 61% of those returning surveys have lived in the North Valley for more than 10 years. (The text of these questions may be found at the end of this document).

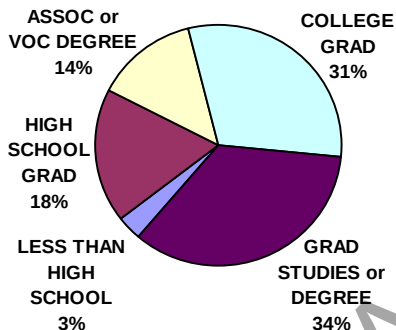
AGE OF RESPONDENT



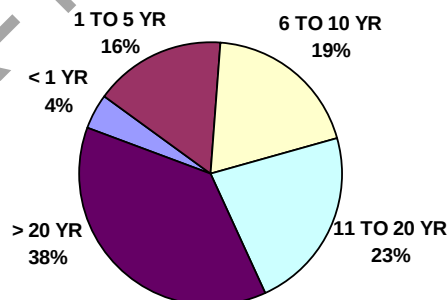
ANNUAL HOUSEHOLD INCOME



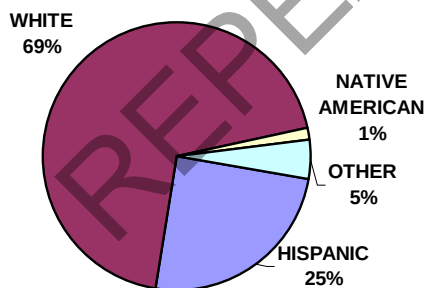
EDUCATIONAL LEVEL



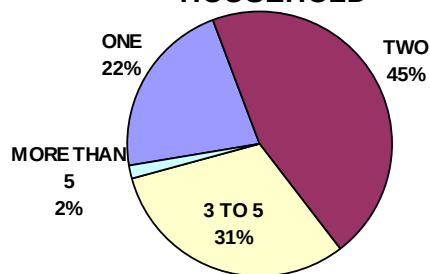
YEARS LIVED IN NORTH VALLEY



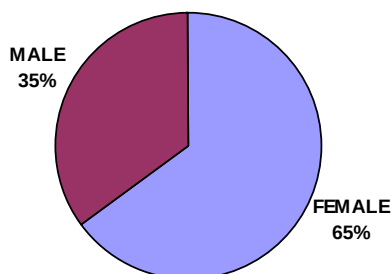
ETHNICITY



NUMBER OF PERSONS IN HOUSEHOLD



GENDER



FREQUENCY OF RESPONSES

Neighborhood



Respondents were first asked to indicate the quadrant of the map in which they live. A total of 66% of the respondents live in the four quadrants adjacent to the 12th and Candelaria intersection (numbers 5, 6, 8, & 9). The highest percentages of respondents were found in quadrants number 5, 7 and 8. (Less than 10% of respondents who did not answer the question were assigned to a quadrant based on the point of distribution of their survey; less than 2% of respondents indicated they lived outside the map.) Responses for all quadrants (number and percent) are given below.

1. Please mark the map with an "X" in the grid area where you live.

If you live outside of the map, what is your zip code? _____

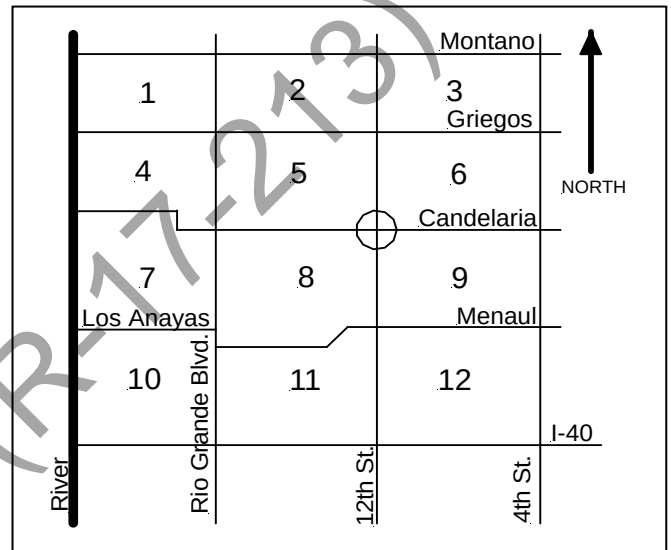
1: 15 1.7% 2: 23 2.6% 3: 19 2.1%

4: 36 4.1% 5: 143 16.1% 6: 103 11.6%

7: 142 16.0% 8: 244 27.5% 9: 96 10.8%

10: 2 0.2% 11: 9 1% 12: 11 1.2%

Zip codes not on grid: 12 1.4% No Response: 33 3.7%



Transportation and Travel



Residents pass through the area of 12th and Candelaria often and more frequently at non-rush hour times of the day or week. 88% say they go to shop. Most persons going to the site drive a car (many because it's easier to carry home purchases). But more than 40% may ride a bike or walk at least some of the time. There were no significant differences in mode of travel by ethnicity, however, persons in households of income less than \$30,000 were more likely to report that they walk to the area. Few people utilize public transportation. The traffic at the intersection is characterized as average.

2. How do you get to the shops and services near 12th St. and Candelaria? (Circle answers)

Walk there? (419 responses)

01. YES + 02. SOMETIMES **44.9%**

03. NO **55.1%**

Ride a Bicycle? (384 responses)

04. YES + 05. SOMETIMES **40.1%**

06. NO **49.9%**

Drive a Car? (850 responses)

07. YES + 08. SOMETIMES **98.6%**

09. NO **3.4%**

Take a bus/public transportation? (339 responses)

10. YES + 11. SOMETIMES **4.1%**

12. NO **97.9%**

3. How often do you pass through the intersection of 12th St. and Candelaria?

01. Several times per day **319 36.2%**

02. Once every day or two **186 20.9%**

03. Several times per week **277 30.95%**

04. Several times per month **110 12.0%**

4. What time of day do you most often pass through 12th St. and Candelaria?

01. Weekday morning and/or evening rush hours **316 35.6%**

02. Weekdays at noon **51 5.7%**

03. Weekday evenings **166 18.7%**

04. **Weekday mid-mornings and/or mid-afternoons 426 47.97%**

05. Weekends **256 28.8%**

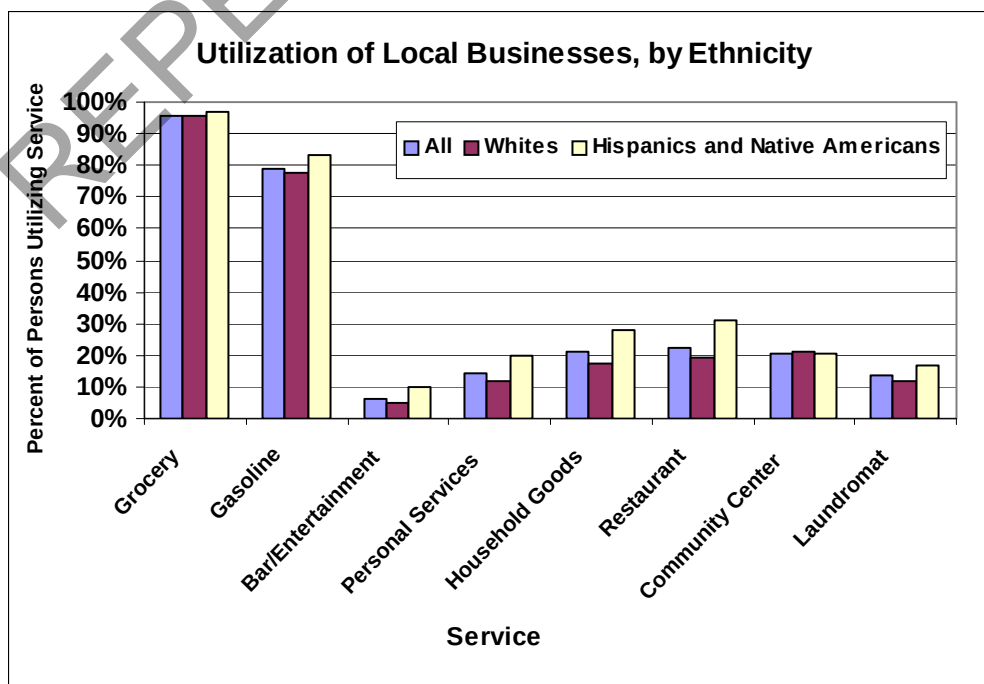
5. **The amount of traffic that passes through the intersection of 12th St. and Candelaria is:**
 01. Average 74.5% 02. Too heavy 20.7% 03. Light 4.8%
6. **Do you ever avoid driving through the intersection of 12th St. and Candelaria?**
 01. No 80% 02. During rush hours 11.1%
 03. Yes, 8.8% Please Explain: _____
7. **When you travel through 12th St. and Candelaria, are you: (Circle as many responses as apply)**
 01. On your way to school or work 377 42.5% 02. Shopping/Doing errands 778 87.6%
 03. On your way to Los Griegos Community Center 67 7.5% 04. On your way to Valley High School 73 8.2%
 05. Visiting friends or family 248 27.9% 06. Other 108 12.2% Please explain: _____
8. **If you only drive a car to 12th and Candelaria, why don't you walk, ride a bike, or take a bus?**
 01. Intersection is too far away 262 29.5% 02. Do not feel safe riding bicycle on streets 158 17.8%
 03. Bus schedule or route does not serve me 61 6.9% 04. Always have children with me 46 5.2%
 05. Only stop there on way to/from other places 191 21.5%
 06. Too difficult to take purchases home without car 363 40.9%
 07. Intersection is too unfriendly to pedestrians and bicyclists 119 13.4%

Shops and Services



Very high proportions of survey participants utilize grocery and gasoline businesses in the area. Among Hispanics and Native Americans, significantly greater percentages indicated they have recently utilized restaurants, personal services, and stores selling household goods as compared to other ethnic groups (see chart). In addition to existing establishments, participants as a whole would like to see more specialty food shops, restaurants, book and music establishments, banks and building supply stores. They also underscore the lack of recreational activities for children and youth. A majority of all ethnic groups would like to discourage bars / nightclubs or liquor sales (this holds true regardless of the proximity of the respondents home to the intersection). There is significant fear of personal crime, but also worry about the design of sidewalks and streets.

9. **What services in the vicinity of 12th St. and Candelaria have you used within the past year?**
 01. Grocery 849 95.6% 02. Gasoline 702 79.1%
 03. Bar/Entertainment 57 6.4% 04. Personal Services (Doctor, Barber etc..) 124 14.0%
 05. Household Goods 189 21.3% 06. Restaurant 197 22.2%
 07. Community Center 181 20.4% 08. Laundromat 121 13.6%
 09 Other 90 10.1%



10. **What additional services would you use if they existed in the vicinity of 12th St. and Candelaria?**
- | | |
|---|---|
| 01. Household Goods 217 24.4% | 02. <u>Dine-in Restaurant (more restaurants)</u> 446 50.2% |
| 03. Liquor (more stores) 46 5.2% | 04. Gasoline (more stations) 57 6.4% |
| 05. Fast Food Restaurant 219 24.7% | 06. Personal Services (Doctor, Barber etc.) 94 10.6% |
| 07. Grocery (more stores) 217 24.4% | 08. Entertainment 212 23.9% |
| 09. <u>Banking</u> 392 44.1% | 10. Pharmacy 342 38.5% |
| 11. <u>Hardware/Building Materials</u> 357 40.2% | 12. Clothing 205 23.1% |
| 13. <u>Books/Music</u> 421 47.4% | 14. <u>Specialty Food Services (Bakery etc.)</u> 454 51.1% |
| 15. Health/Fitness/Sports Facilities 262 29.5% | 16. Park/Plaza/Open Space 316 35.6% |
| 17. Other: 91 10.2% (write in) _____ | |
11. **When you shop for everyday items and services, which is most important to you? (circle one)**
- | | |
|---|--|
| 01. Low Price/Good Value 265 29.8% | 02. Product Quality 249 28.0% |
| 03. Good Selection 219 24.7% | 04. Convenient Location 243 27.4% |
12. **In the vicinity of 12th St. and Candelaria, the shops, services, and facilities for children and youth are:**
- | | | |
|--|----------------------------------|-------------------------------|
| 01. <u>Inadequate</u> 574 77.9% | 02. About right 157 21.3% | 03. Excessive 6 <1% |
|--|----------------------------------|-------------------------------|
13. **What else is needed for children and youth?**
- | | | |
|--|---|---|
| 01. Medical Services 92 10.4% | 02. Clothing 97 10.9% | 03. Educational Services (tutoring etc.) 229 25.8% |
| 04. Dine-in Restaurant 95 10.7% | 05. Fast Food Restaurant 159 17.9% | 06. <u>Activities/Recreation</u> 477 53.7% |
| 09. Other: 72 8.1% _____ | | |
14. **What kinds of businesses would you like to see *discouraged* in the vicinity of 12th St. and Candelaria?**
 This question solicits only write-in responses. Responses were categorized during analysis. "Other" category responses run the gamut from serious (Used Car Lot, Video Arcade) to unlikely (Arena, Church, Nuclear Power Plant). No single category in "Other" represented more than 2%.
Bars or Night Clubs: 334 37.6% **Liquor Sales 360 40.5%** Adult/Sex/Gambling: **175 19.7%**
Gasoline Stations: 67 7.5% Superstores: **56 6.3%** Fast Food: **116 13.1%** Bingo **62 7.0%**
Other ~360 40.5%
- 15.a. **Do you have any concerns for your safety in the vicinity of 12th St. and Candelaria?**
- | | | |
|--------------------------|--------------------------------|-------------------------|
| 01. Yes 314 35.1% | 02. Sometimes 366 42.1% | 03. No 189 21.7% |
|--------------------------|--------------------------------|-------------------------|
- 15.b. **If Yes, what are your concerns?**
- | | |
|---|--|
| 01. Streets/Sidewalks not designed for bicyclists/pedestrians 208 23.4% | 02. Inadequate Lighting 171 19.3% |
| 03. Fear of personal crime, such as purse-snatchers in parking lots 356 40.1% | |
| 04. Traffic is too heavy/too fast 207 23.3% | 05. Other 95 10.7% |

Design/ Character

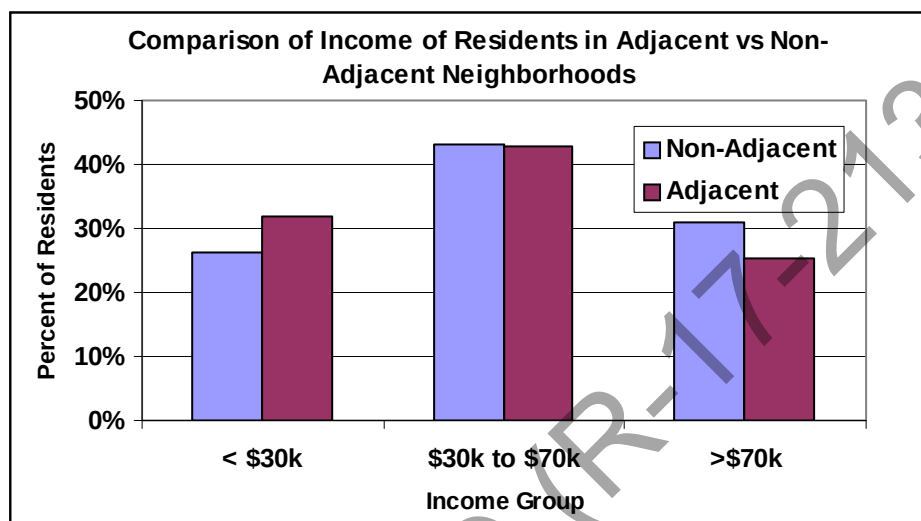
 The aesthetics of the intersection and surrounding area are thought to be below average, but residents appreciate the historic and semi-rural character of the neighborhood. They feel landscaping, newer buildings, and open spaces would enhance it. This opinion did not differ by ethnicity or proximity.

16. **Thinking of other areas of the North Valley, how does the area around 12th St. and Candelaria look to you?**
- | | | |
|---|----------------------------------|-------------------------------------|
| 01. Looks great 14 1.6% | 02. Above average 57 6.4% | 03. <u>Average</u> 312 35.1% |
| 04. <u>Below average</u> 325 36.6% | 05. Looks bad 186 20.95% | |
17. **Some design themes are being considered for the 12th & Candelaria Village Center. If the intersection and nearby areas were redesigned, what qualities or character of this area should be kept, preserved or showcased? (circle any or all characteristics to develop or maintain)**
- | | |
|---|--|
| 01. <u>Historic Nature of Valley</u> 594 66.9% | 02. Orchard 222 25.0% |
| 03. Agricultural 160 18.0% | 04. <u>Semi-Rural Character</u> 468 52.7% |
| 05. Combined use (such as residential mixed with commercial) 278 31.3% | |
| 06. Other: 55 6.19% _____ | |

18. **What would enhance the look of the area? (Check all that apply)**
- | | |
|---|--|
| 01. Landscaping 677 76.2% | 02. Remodeled or new buildings 590 66.4% |
| 03. Lower buildings/height restrictions 150 16.9% | |
| 04. Buildings closer to street/parking behind buildings 130 14.6% | |
| 05. Open space or parks and plazas mixed with retail and office space 424 47.8% | |

Further Analysis

Income was compared across the different neighborhoods responding to the survey. The 12 neighborhood quadrants were combined into two groups: those adjacent to the 12th and Candelaria site (quadrants 5, 6, 8 & 9); and those not adjacent (all others). It was found that the adjacent neighborhoods contained significantly higher proportions of lower income households.



Demographic Questions

Please tell us about yourself. This information is confidential and will be used for statistical purposes only.

19. What age group are you in?
- | | | |
|----------------------------------|----------------------------------|----------------------------------|
| 01. Under 20 years 7 1% | 02. 20 – 30 years 30 3% | 03. 31 – 40 years 110 12% |
| 04. 41 – 50 years 271 32% | 05. 51 – 60 years 224 25% | 06. Over 60 years 242 27% |
20. Are you?
- | | |
|---------------------------|-------------------------|
| 01. Female 508 65% | 02. Male 277 35% |
|---------------------------|-------------------------|
21. What is your race and ethnicity?
- | | | | |
|-------------------------|----------------------|-------------------------------|---------------------|
| 01. Hispanic 211 | 02. White 586 | 03. Native American 12 | 04. Other 41 |
|-------------------------|----------------------|-------------------------------|---------------------|
22. What is the highest level of education you have attained?
- | | |
|--|--|
| 01. Some high school 29 3% | 02. High school diploma or G.E.D. 157 18% |
| 03. Associate degree/Vocational certificate 118 14% | 04. College graduate 265 31% |
| 05. Graduate work or degree 299 34% | |
23. How many people live in your household?
- | | | | |
|------------------------|------------------------|----------------------------------|------------------------------|
| 01. One 195 22% | 02. Two 395 45% | 03. Three to Five 272 31% | 04. Six or more 14 2% |
|------------------------|------------------------|----------------------------------|------------------------------|
24. In which of the following ranges is your total, annual, household income?
- | | |
|---------------------------------------|--|
| 01. Less than \$20,000 83 10% | 02. \$20,000 to \$29,999 87 11% |
| 03. \$30,000 to 39,999 128 16% | 04. \$40,000 to 49,999 110 14% |
| 05. \$50,000 to 69,999 142 18% | 06. \$70,000 and over 242 31% |
25. How long have you lived near 12th St. and Candelaria?
- | | |
|---|---|
| 01. Less than 1 year 39 4% | 02. One to five years 144 16% |
| 03. Six to ten years 170 19% | 04. Eleven to twenty years 195 23% |
| 05. More than twenty years 327 38% | |

4.5 Financial Pro-forma on Building Types

REPEALED (R-17-213)

Los Candelarias Redevelopment Site
Scenario1 - Courtyard Housing

	Factor	Development
Development Area		
Total Site Area	250 x 150	37,500
Retail/Office Site		
Building Area		7,500
Parking		<u>7,500</u>
Total Site Area	150 x 100	15,000
Building Space		
Gross Building Area (FAR)	0.5	7,500
Occupancy	95%	7,125
Off Street Parking (sq ft per space)	350	21.4
Value		
Rent	\$ 12.00	\$85,500
Building Value (cap rate)	12%	\$712,500
Building Value (per sq. ft.)		\$95
Land Value (% of bldg value)	15%	\$14.25
Raw Land (% of land value)	50%	\$7.13
Housing Site		
Building Area		9,000
Off Street Parking		<u>5,500</u>
Total Lot Area	150 x 130	19,500
Building Space		
Units	15	15
Total Building Area (sq ft per unit)	1200	18,000
Off Street Parking (sq ft per space)	350	16
Value		
Price per unit		\$90,000
Per Sq. Ft. Building		\$75.00
Land Value (% of sale price)	20%	\$18,000
Raw Land (% of land value)	10%	\$9,000
Total Land Value		\$135,000
Price per Sq. Ft.		\$6.92

Los Candelarias Redevelopment Site
Scenario 2 - Row House Housing

	Factor	Development
Development Area		
Total Site Area	250 x 150	37,500
Retail/Office Site		
Building Area		7,500
Parking		<u>7,500</u>
Total Site Area	150 x 100	15,000
Building Space		
Gross Building Area (FAR)	0.5	7,500
Occupancy	95%	7,125
Off Street Parking (sq ft per space)	350	21.4
Value		
Rent	\$ 12.00	\$85,500
Building Value (cap rate)	12%	\$712,500
Building Value (per sq. ft.)		\$95
Land Value (% of bldg value)	15%	\$14.25
Raw Land (% of land value)	50%	\$7.13
Row House Housing Site		
Townhouses		6
Townhouse Sq Ft	1500	9,000
Lofts		<u>6</u>
Loft Sq. Ft.	650	<u>3,900</u>
Total Building Area		<u>12,900</u>
Total Lot Area	150 x 130	19,500
Value		
Townhouse Value	125,000	\$750,000
Per sq. ft.		\$83
Loft Value	50,000	<u>\$300,000</u>
Per sq. ft.		\$77
Total Development Value		\$1,050,083
Land Value (% of sale price)	20%	\$210,017
Raw Land (% of land value)	50%	\$105,008
Price per Sq. Ft. Land		\$5.39

Los Candelarias Redevelopment Site
Scenario 3 - Compound Housing

	Factor	Development
Development Area		
Total Site Area	250 x 150	37,500
Retail/Office Site		
Building Area		7,500
Parking		<u>7,500</u>
Total Site Area	150 x 100	15,000
Building Space		
Gross Building Area (FAR)	0.5	7,500
Occupancy	95%	7,125
Off Street Parking (sq ft per space)	350	21.4
Value		
Rent	\$ 12.00	\$85,500
Building Value (cap rate)	12%	\$712,500
Building Value (per sq. ft.)		\$95
Land Value (% of bldg value)	15%	\$14.25
Raw Land (% of land value)	50%	\$7.13
Compound Housing Site		
Compound Units		7
Housing Sq Ft	2,000	14,000
Total Lot Area	150 x 130	19,500
Value		
Total Housing Value (units x \$ per unit)	150,000	\$1,050,000
Price per sq. ft. of building		\$75
Land Value (% of sale price)	20%	\$210,000
Raw Land (% of land value)	50%	\$105,000
Price per Sq. Ft.		\$5.38

4.6 Design Workshop Schedule

REPEALED (R-17-213)

Los Candelarias Village Center Design Workshop

Saturday, September 23 to Tuesday, September 26, 2000
Valle del Norte Center

Saturday
September 23

Village Center Design Workshop
9:00 am – 4:00 pm

An Open House with Base Maps and Displays-Examples of Village Centers, Neighborhood Centers, Main Streets, Urban Streetscapes, Boulevards And Streets, Vital Retail Centers, Pedestrian-Friendly Places, Etc.

9:00 am Welcome and Introductions: Jens Deichmann, Ken Balizer, the Village Center Working Group, and Planners Ink

Acknowledgement of our local officials support:

Jim Baca, Mayor
Dede Feldman, State Senator
Vincent Griego, City Councilman
Lawrence Rael, City Chief Administrative Officer
Ken Sanchez, County Commissioner
Ed Sandoval, State Representative

Review of schedule of events

9:30 am History of Area by Local Residents

10:00 am Resident Survey Highlights

10:30 am Presentation by Stefanos Polyzoides, Moule and Polyzoides, Architects and Urbanists: *Urban Design and the Creation of Place - City of Albuquerque*

12:00 pm
(Snacks served) Village Workshop Groups: Future Vision for Los Candelarias: The 12th Street and Candelaria Village Center.
Creating a Vision for the Village Center: What do we like and why? Designing Our Streets and Public Places and Creating a Vital Business District.

Special Session on Kids' Visions of their Neighborhood

3:00 pm Creation of a Common Vision: Presentations from Workshop Groups

Sunday
September 24

Village Center Design and Development Issues 1:00 - 7:00 pm

Design Team Focus on Village Center Form and Function, Land Uses, Traffic, and Transportation.

- 1:00-3:00 pm Public Presentations by Consultant Team Experts:
Mixed Use Centers: Retail, Housing, and Public Spaces.
The Design of Streets and Streetscapes: Landscape, Sidewalks, Traffic Calming, Transit, Parking, Pedestrians, and Bicycles.
- 3:00-4:00 pm Implementation Roundtable: Making the Vision A Reality
- 4:00-7:00 pm Consultant Team Working

Monday
September 25

Consultant Team Production

(Private working sessions by consultant team members. Briefings throughout the day with members of the city staff, coalition members, working group members, and technical team.)

Tuesday
September 26

Preferred Alternative Plan for Los Candelarias Village Center

- Morning (Private working sessions by consultant team members continuing their work on developing plans, maps, etc.)
Developing Alternative Strategies & Designs for Los Candelarias Village Center
- 2:00-3:00 pm Public Open House to Review Alternative Plans
- 3:00 –7:00 pm Developing the Preferred Alternative Plan (consultant team working-closed to the public)
- 7:00 pm Presentation of Preferred Village Center Plan