

METROPOLITAN REDEVELOPMENT PLAN
FOR
SOUTH BARELAS INDUSTRIAL PARK

Preface

This Metropolitan Redevelopment Plan for the South Barelas Industrial Park has been prepared pursuant to the Metropolitan Redevelopment Code of the State of New Mexico, Section 3-60-A-1 to 3-60-A-48 NMSA (1978 Comp.) and City of Albuquerque Council Resolution R-430.

This Plan complements the policies established for the project area in the Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area Plan, and Barelas Industrial Development Area Plan (amendment to the Urban Renewal Plan for the Neighborhood Development Program A-1-2 Area). The purpose of the Plan is to identify the project area ("Area"), to identify the redevelopment activities to be employed for purposes of eliminating blight which has been found to exist in the Area as set forth in Albuquerque City Council Resolution R-430, Enactment Number 148-1991, to create jobs, and to indicate the means by which redevelopment will be carried out.

This Plan may be amended in accordance with the provisions of the New Mexico Redevelopment Code.

I. THE PROJECT AREA

A. Description of Boundaries

The Area under consideration is the South Barelas Industrial Park. The Area is described as:

- Beginning at the intersection of the south right-of-way line of Bridge Avenue SW and the east right-of-way line of the Atchison, Topeka and Santa Fe Railway properties;
- Thence, southerly along the east right-of-way line of the Atchison, Topeka and Santa Fe Railway properties to the municipal limits;
- Thence, westerly and northerly along the municipal limits to the east right-of-way line of the Albuquerque Riverside Drain;
- Thence, northerly along the east right-of-way line of the Albuquerque Riverside Drain to the north west corner of the Old River View Elementary School Property;

- Thence, easterly along the north boundary of the Old River View Elementary School Property to the west right-of-way of Fourth Street SW;
- Thence, northerly along the west right-of-way of Fourth Street SW to the south right-of-way line of Bridge Avenue SW;
- Thence, easterly along the south right-of-way of Bridge Avenue SW to the point and place of beginning.

B. Prevailing Conditions

1. Zoning

The area is currently zoned M-2. This zone allows for unlimited industrial development. The uses allowed on the property located between the Old Treatment Plant and Bridge Boulevard are restricted by the Barelás Industrial Development Area Plan. This provides a buffer for the Barelás Neighborhood to the north. However, the proximity of the area to the South Broadway Neighborhood to the east would suggest that some development restraints within the Plan Area would be beneficial.

2. Area Conditions

The Area consists of approximately 275 acres of mixed industrial, commercial and residential uses. Approximately 60 acres of vacant land exist in the Area. Trash, weed and litter are found on many of these vacant lots, giving the area a sense of neglect. This image is compounded by the fact that much of the area is underutilized and being used as a storage area for construction debris. A few industrial businesses such as Bueno Food, Inc. and Roses Paper Company are landscaped and well maintained, but a substantial number have poor or non-existent landscaping. Many of them offer no visual buffering to drivers and pedestrians. A paper recycling company on Second Street is an example of this visual pollution.

II. PURPOSE

The purpose of this plan is to promote industrial growth, which is environmentally compatible with the adjacent residential uses within the South Baretas Industrial Park, thus eliminating the physical and economic blight that now exists. This will be done in the following ways:

A. Expansion of the Industrial Base

This will be done by encouraging the expansion of existing business within the Area and the recruitment of new business.

1. Incentives

- a. Tax Increment Funds - Assist in financing infrastructure improvements.
- b. Capital Improvement Fund - Assist in financing infrastructure improvements.
- c. Industrial Revenue Bonds - Assist in financing plant construction.
- d. Metropolitan Redevelopment Bonds - Fund Capital development for manufacturing facilities only.
- e. State of New Mexico Industrial Revenue Bonds - Fund capital development for manufacturing facilities only.
- f. Severance Tax Permanent Fund - Real Property related business loans for expansion of New Mexico Businesses.
- g. New Mexico Industrial Development Training Program - Financial assistance to businesses that train New Mexico residents for full time employment.
- h. Work Unlimited - Financial assistance to businesses that train Bernalillo County residents for full time employment.
- i. Foreign Trade Zone - Expand Albuquerque General purpose Foreign Trade Zone to include the Area.
- j. Enterprise Zone - Include the Area in any Federal or State Zones.

2. Development of Vacant Land

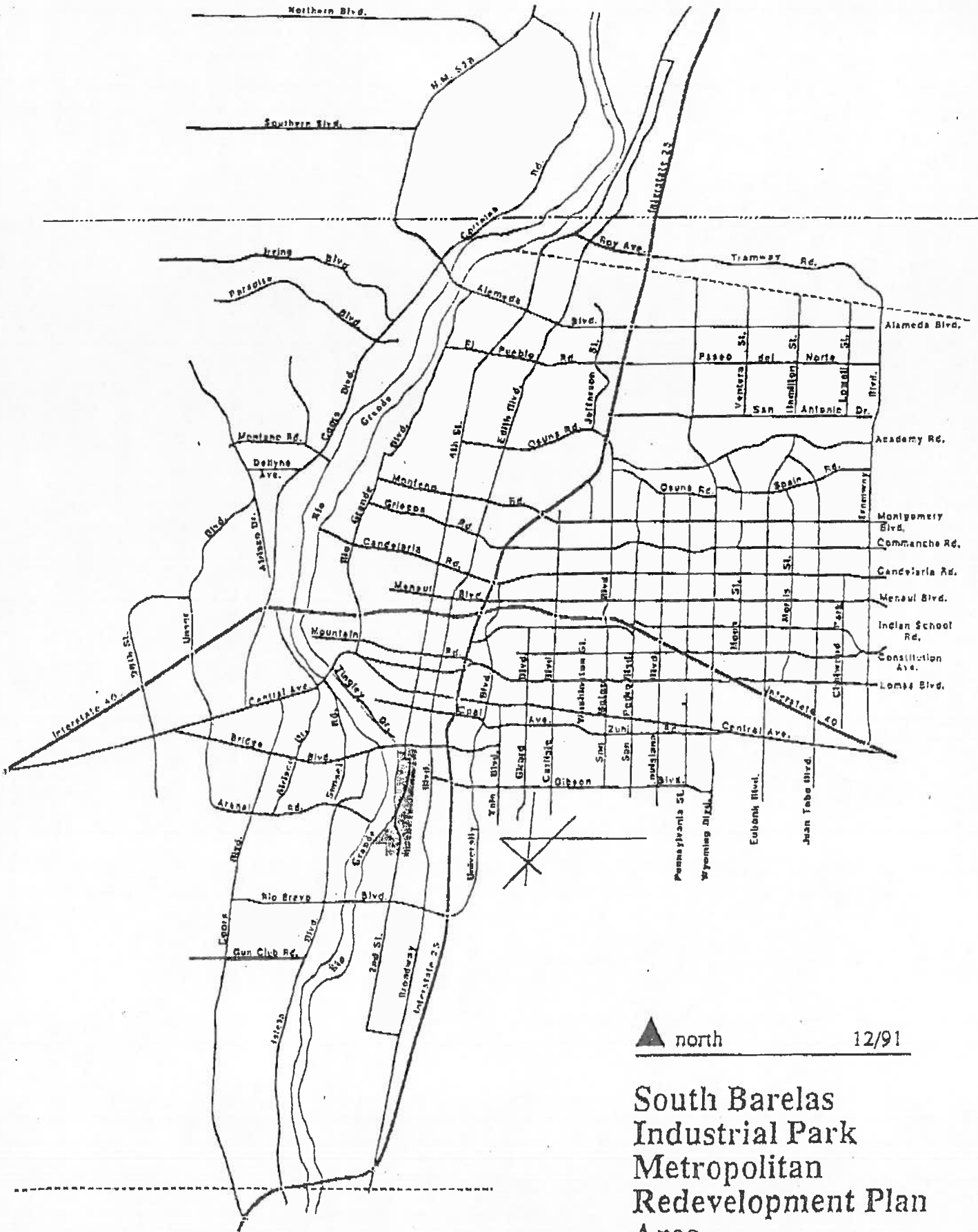
- a. Disposition of City owned property
- b. Acquisition, assembly and disposition of other vacant land
- c. Market area in order to attract new development

B. Upgrade Industrial Park Image

1. Require developers that use incentives to comply with the Barelas Industrial Development Area Plan and to make a best faith effort to hire residents of the Pocket of Poverty, especially the Barelas Neighborhood.
2. Enforce Barelas Industrial Development Area Plan requirements for those properties subject to them.
3. Code Enforcement
 - a. zoning
 - b. weed and litter


C. Infrastructure Improvements

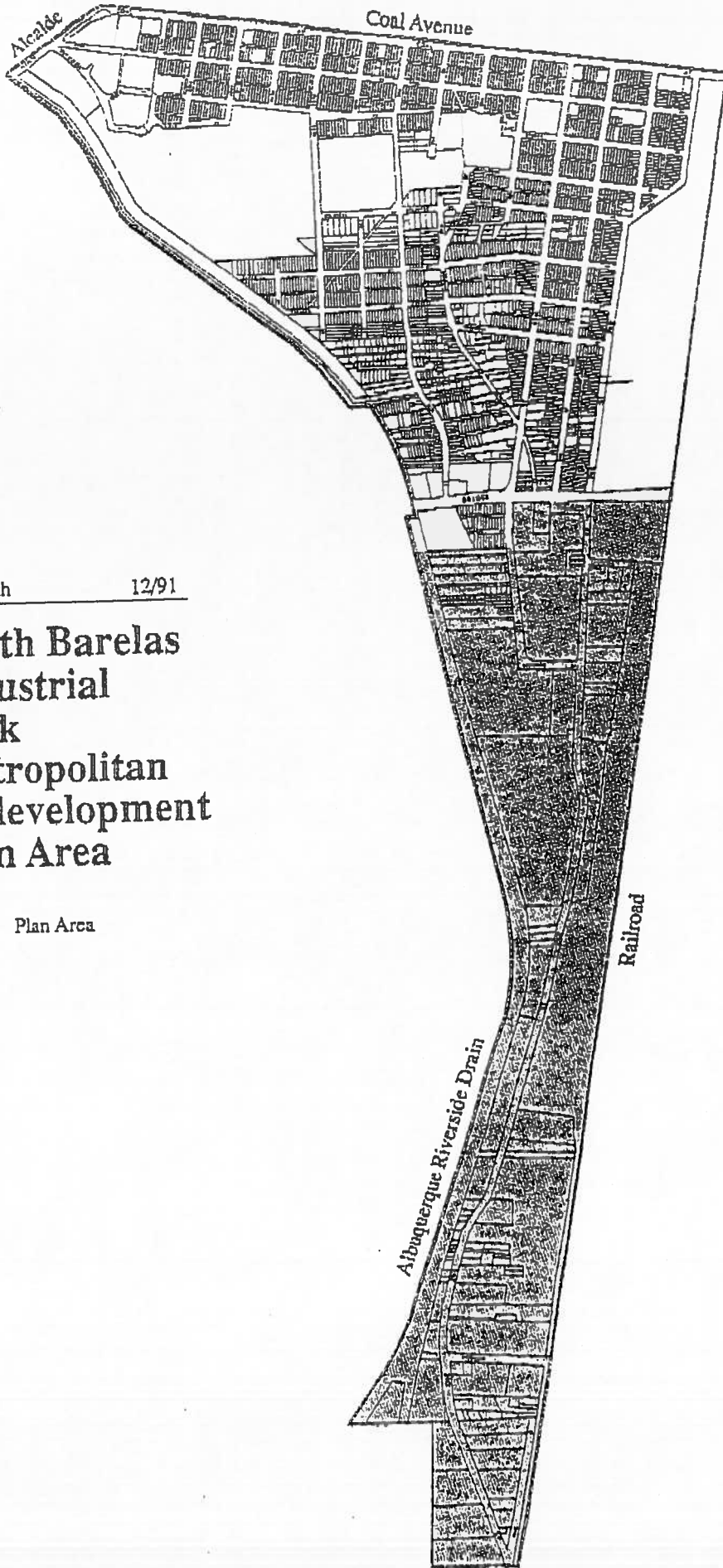
1. Improve South Second Street
2. Encourage Sunport Corridor extension to South Second Street
3. Develop a railroad spur to service the Area



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
South Babelas Industrial Park Metropolitan Redevelopment Plan Area

 Plan Area



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South Barelas Industrial Park Metropolitan Redevelopment Plan Area

 Plan Area