

# CITY of ALBUQUERQUE

## SEVENTEENTH COUNCIL

COUNCIL BILL NO. C/S R-07-327 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: ISAAC BENTON

1 RESOLUTION

2 REPEALING THE 1993 BARELAS SECTOR DEVELOPMENT PLAN; ADOPTING  
3 THE 2007 BARELAS SECTOR DEVELOPMENT PLAN FOR THE AREA  
4 BOUNDED BY ALCALDE PLACE AND COAL AVENUE ON THE NORTH,  
5 COMMERCIAL STREET ON THE EAST, AVENIDA CESAR CHAVEZ ON THE  
6 SOUTH, AND THE ALBUQUERQUE RIVERSIDE DRAIN ON THE WEST,  
7 CONTAINING APPROXIMATELY 383 ACRES; CHANGING THE ZONE MAP  
8 AND/OR TEXT FOR CERTAIN PROPERTIES WITHIN THE 2007 BARELAS  
9 SECTOR DEVELOPMENT PLAN BOUNDARY AS SPECIFIED IN EXHIBIT A.

10 WHEREAS, the City Council adopted the 1993 Barelas Sector Development  
11 Plan in 1993 through Council Resolution R-253, Enactment Number 74-1993;  
12 and

13 WHEREAS, the Council has the authority to adopt, amend, or repeal such a  
14 sector development plan; and

15 WHEREAS, on January 11, 2007, the Environmental Planning Commission,  
16 in its advisory role on land use and planning matters, recommended that the  
17 City Council repeal the 1993 Barelas Sector Development Plan, adopt the 2007  
18 Barelas Sector Development Plan, and change the zoning designation as  
19 identified in Exhibit A; and

20 WHEREAS, the Environmental Planning Commission found approval of the  
21 draft 2007 Barelas Sector Development Plan consistent with applicable  
22 Comprehensive Plan, Planned Growth Strategy, and R-270-1980 policies.

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

25 SECTION 1. REPEAL OF THE 1993 BARELAS SECTOR DEVELOPMENT  
26 PLAN. Council Resolution R-253, Enactment No. 74-1993, is hereby repealed,

[-Bracketed/Strikethrough Material-] - Deletion

1 provided however, that Enactment No. 55-2002 (R-01-281) which amended the  
2 1993 Barelás Sector Development Plan by prohibiting new off-street  
3 commercial surface parking lots as a permissive or conditional use in certain  
4 zones, is not repealed.

5 SECTION 2. ADOPTION OF THE 2007 BARELAS SECTOR DEVELOPMENT  
6 PLAN. The 2007 Barelás Sector Development Plan (also referred to herein as  
7 the “Draft Barelás Sector Development Plan”) is hereby adopted. The zone  
8 categories of various sites within the identified plan boundaries have been  
9 changed as identified in Exhibit A based on the findings and subject to the  
10 conditions of approval contained in the Environmental Planning  
11 Commission’s Official Notice of Decision dated January 11, 2007.

12 SECTION 3. FINDINGS ADOPTED. The following findings from the EPC for  
13 the adoption of the 2007 Barelás Sector Development Plan and the repeal of  
14 the 1993 Barelás Sector Development Plan are hereby adopted by the City  
15 Council:

16 1. This is a request for a recommendation of approval of the Draft  
17 Barelás Sector Development Plan. The Draft Barelás Sector Development Plan  
18 is proposed to replace the current, 1993 Barelás Sector Development Plan.  
19 Upon City Council adoption of the Draft Barelás Sector Development Plan, the  
20 1993 Sector Plan will be rescinded.

21 2. The boundaries of the Draft Barelás Sector Development Plan area  
22 are Coal Avenue, Alcalde Place, the Albuquerque Riverside Drain, Avenida  
23 Cesar Chavez, and Commercial Street.

24 3. The public planning process for the Draft Barelás Sector  
25 Development Plan included three public meetings and ten monthly steering  
26 committee meetings open to the public, all conducted by Sites Southwest  
27 LLC, planning consultants who prepared the Draft Plan. Organizations  
28 represented on the steering committee included the Barelás Neighborhood  
29 Association, Barelás Community Development Corporation, Albuquerque  
30 Rescue Mission, Archdiocese of Santa Fe, National Hispanic Cultural Center of  
31 New Mexico, and Albuquerque Hispano Chamber of Commerce. Area  
32 residents, property and business owners also joined the Steering Committee,  
33 which consulted several people as resources on key issues.

1       4.       The Draft Barelas Sector Development Plan generally complies with  
2 the Established Urban and Central Urban goals of the Comprehensive Plan, by  
3 providing guidelines for appropriate residential infill projects and proposing  
4 construction of a public plaza/community space at a key location, among  
5 other projects to enhance public space.

6       5.       The Draft Barelas Sector Development Plan generally complies with  
7 the Activity Centers component of the Comprehensive Plan. Fourth Street in  
8 Barelas is a Major Transit Corridor and joins downtown, a Major Activity  
9 Center north of Barelas to the Community Activity Center anchored by the  
10 National Hispanic Cultural Center. The Barelas Community Activity Center  
11 centered at Fourth Street and Avenida Cesar Chavez will be enhanced by Draft  
12 Barelas Sector Plan priority projects such as the extension of narrow gauge  
13 rail from the Zoo to the National Hispanic Cultural Center. Similarly, the  
14 proposed project to develop trails in the Bosque adjacent to Barelas, as also  
15 proposed in the Bosque Action Plan, would support the Barelas Community  
16 Activity Center.

17       6.       The Draft Barelas Sector Development Plan generally complies with  
18 the Historic Resources policies of the Comprehensive Plan by calling for  
19 ongoing identification, protection, reuse, and enhancement of historic  
20 resources ranging from houses to locomotive shops.

21       7.       The Draft Barelas Sector Development Plan generally complies with  
22 the Cultural Traditions and Arts policies of the Comprehensive Plan by  
23 recommending that the National Hispanic Cultural Center and Barelas  
24 community groups increase neighborhood involvement at the Cultural Center,  
25 and partner with Dolores Gonzales Elementary School to promote  
26 understanding of Hispanic/Latino history and culture.

27       8.       The Draft Barelas Sector Development Plan generally complies with  
28 the Developed Landscape policies of the Comprehensive Plan by advocating  
29 public funding of street tree installation on Fourth Street as well as creating  
30 landscape buffers at sites such as the rail yard.

31       9.       The Draft Barelas Sector Development Plan generally complies with  
32 the Community Identity and Urban Design policies of the Comprehensive Plan  
33 by recommending actions such as the following: “Adopt voluntary historic

1 preservation guidelines, disseminate information, and provide guidance for  
2 rehabilitation of buildings with sensitivity to historic character.”

3 10. The Draft Barelás Sector Development Plan generally complies with  
4 the Education policies of the Comprehensive Plan, in the area of variety and  
5 flexibility in educational and recreational resources through joint use of  
6 facilities, by recommending that APS coordinate with the Barelás  
7 Neighborhood Association to expand community programs and activities at  
8 Dolores Gonzales Elementary School and Washington Middle School to  
9 promote after-school use.

10 11. The Draft Barelás Sector Development Plan generally complies with  
11 the Human Services policies of the Comprehensive Plan, in the area of  
12 equitable establishment of community-based residential care facilities, by  
13 recommending the prohibition of new and expanded homeless shelter  
14 services in Barelás.

15 12. The Draft Barelás Sector Development Plan generally complies with  
16 the Public Safety policies of the Comprehensive Plan by recommending  
17 increasing police patrols and making them more visible, creating a community  
18 policing program with officers on foot, bike, or horseback, and instituting  
19 quarterly meetings of the Albuquerque Police Department, social service  
20 agencies, and the community.

21 13. The Draft Barelás Sector Development Plan’s Appendices E and F,  
22 design guidelines for Fourth Street commercial revitalization and  
23 neighborhood-wide infill housing, respectively, support compliance with the  
24 Community Identity and Urban Design goal and policies of the Comprehensive  
25 Plan.

26 14. The Draft Barelás Sector Development Plan generally complies with  
27 the Transportation and Transit policies of the Comprehensive Plan, in the area  
28 of adding to transit ridership, by including development standards in  
29 residential zones and mixed use zones that will allow the addition of dwelling  
30 units close to Fourth Street, a Major Transit street.

31 15. The Draft Barelás Sector Development Plan generally complies with  
32 the Housing policies of the Comprehensive Plan by emphasizing the  
33 acquisition of land by the City for a community land trust for affordable

housing, including residential-zone development standards that allow innovative redevelopment of narrow lots for housing, and recommending that the Barelas Community Development Corporation promote programs that provide homeowner and homebuyer education on financial assistance and historic rehabilitation.

16. The Draft Barelas Sector Development Plan generally complies with the Economic Development policies of the Comprehensive Plan by mapping mixed-use zones in which employment in a wide range of occupational skills and salary levels may be encouraged, by calling on the Albuquerque Hispano Chamber of Commerce to use incentives such as interest subsidies to attract small businesses to Barelas, and by encouraging owners and developers to provide small, affordable spaces to local businesses.

17. This request meets the test for a zone change as articulated in R-270-1980 in the following ways:

a. The zone changes proposed in the plan are justified because there was an apparent error when the existing zone map was created [Section 1D(1)]. Heavy Manufacturing use was named, but the SU-2/HM Zone category corresponded to the M-1 Zone in the Zone Code. M-1 is the Light Manufacturing Zone, not Heavy Manufacturing. This error will be corrected in the plan by retaining the SU-2/HM Zone and specifying that it corresponds to the M-2 Heavy Manufacturing Zone in the Zoning Code.

b. There have also been changed community conditions in this area which justify the proposed zone changes [Section 1.D.(2)]. The Centers and Corridors component of the Comprehensive Plan was adopted by the City Council in November of 2001 (R-01-344), after the original Barelas Sector Development Plan was written. This established a Major Activity Center in downtown, just north of Barelas, and a Community Activity Center at the south edge of Barelas, which are connected by Fourth Street, a designated Major Transit Corridor in Centers and Corridors policies.

c. The proposed zone changes are more advantageous to the community [Section 1.D.(3)] as articulated in the Comprehensive Plan. Some of the existing zone categories are harmful to the surrounding area, such as the M-2 zone. The changes to certain zones are to create land uses and

1 zoning in Barelás that are compatible with its function as a residential urban  
2 neighborhood, respect its historic significance, and help foster a sense of  
3 community, while still allowing for some economic development within the  
4 area. This will help not only the Barelás community, but also the South  
5 Broadway and San Jose areas.

6 18. Staff no longer recommends mapping of the SU-2 Rail Yard Zone  
7 because of the likely incompatibility of heavy industrial, heavy commercial,  
8 and residential uses on the same site. SU-2/HM zoning is appropriate with  
9 uses described as those from the M-2 zone with exclusions.

10 19. There is general neighborhood support for the draft plan, pending  
11 possible exclusions of some uses as may be agreed by the stakeholders.

12 SECTION 4. EFFECTIVE DATE AND PUBLICATION. This legislation shall  
13 take effect five days after publication by title and general summary.

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