

CITY of ALBUQUERQUE

TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-22-72 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton

1 RESOLUTION

2 DIRECTING THAT THE CITY NOT APPROVE ANY SITE PLAN FOR THE LOW-
3 DENSITY RESIDENTIAL DEVELOPMENT AT 3525 4TH ST NW ALBUQUERQUE,
4 KNOWN AS THE 'BROWN PROPERTY', THAT IS INCONSISTENT WITH WHAT
5 WAS PROPOSED IN THE REQUEST FOR PROPOSALS PROCESS

6 WHEREAS, 3525 4TH Street NW contains two parcels owned by the City of
7 Albuquerque that were sent out as a Request for Proposals (RFP) for
8 development of affordable housing; and

9 WHEREAS, an ad-hoc committee comprised of City staff members and
10 community members from the area surrounding the site considered two
11 responses to the RFP and ultimately chose the project titled Calle Cuarta ("the
12 Project"); and

13 WHEREAS, the Project contains two distinct portions: a medium-density
14 multi-family project at the eastern end of the site and a low-density residential
15 development portion at the west end of the site; and

16 WHEREAS, the Site Plan for the multi-family portion at the east end of the
17 site has been approved by the Planning Department, is consistent with the
18 RFP submittal, and is not the subject of this resolution; and

19 WHEREAS, the low-density residential portion of the Project proposed for
20 the western part of the site is not consistent from a design perspective with
21 the RFP submittal; and

22 WHEREAS, the designs in the submitted RFP, as indicated in Exhibit A to
23 this resolution, depict 19 low-density residential homes, where the southern-
24 most homes were to have their front façade facing Fairfield Street and with
25 one access point from 7th street and another from 6th street; and

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1 WHEREAS, the preliminary platting that has been approved for this portion
2 of the Project, PR-2020-003847, show 21 subdivided lots; and

3 WHEREAS, the RFP respondent has produced a “Design Guidelines”
4 document that outlines the design and layout intentions prior to the submittal
5 of a formal Site Plan for review by the City; and

6 WHEREAS, this Design Guidelines document outlines several significant
7 deviations from what the ad-hoc committee considered as a part of their
8 review; and

9 WHEREAS, the RFP indicated the low-density residential homes along
10 Fairfield Street that integrate into the existing community by having their front
11 façade facing Fairfield Street, yet the proposed Design Guidelines show less
12 integrated homes facing the new interior street; and

13 WHEREAS, the RFP indicated the low-density residential units in groups of
14 two yet the proposed Design Guidelines show these units in groups of three;
15 and

16 WHEREAS, these two significant deviations in design from the submittal by
17 the RFP respondent severely undermine basic good urban design features
18 and are not consistent with what was presented to the ad-hoc committee when
19 it chose this respondent for the award; and

20 WHEREAS, the City is contributing \$3,500,000 and will convey the land
21 valued at \$1,100,000 to the developer via a development agreement approved
22 by the City Council (EC-22-468) and therefore has an interest in necessitating
23 a high-level of design as was affirmed in the respondent’s submittal; and

24 WHEREAS, the surrounding community and City staff have attempted to
25 engage with the respondent regarding quality design elements by proposing
26 reasonable changes to the respondent’s Design Guideline document as
27 depicted in Exhibit B to this resolution.

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

30 The City shall not approve any request for a Site Plan at 3525 4TH Street NW
31 for low-density residential development, nor a change to the Development
32 Agreement the City Council approved via EC-21-468, unless the Site Plan and

1 design standards are consistent with the general design as was submitted
2 with the RFP, including building orientation.

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