CITY of ALBUQUERQUE
TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-25-135 ENACTMENT NO. _____

SPONSORED BY: Nichole Rogers, by request

RESOLUTION

APPROVING AN AMENDMENT TO THE BOUNDARY OF THE SYCAMORE METROPOLITAN REDEVELOPMENT AREA TO INCLUDE APPROXIMATELY 5 ADDITIONAL ADJACENT LOTS TOTALING 0.80+/- ACRES.

WHEREAS, the City of Albuquerque (the "City") is a legally and regularly created, established, organized and existing municipal corporation of the State of New Mexico (the "State"); and

WHEREAS, the City desires to promote redevelopment in areas designated as blighted so as to promote neighborhood stabilization by providing affordable housing, convenient services, creating new jobs, upgrading buildings, infrastructure, and housing for such areas and to promote public health, welfare, safety, convenience, and prosperity; and

WHEREAS, the Metropolitan Redevelopment Code, Sections 3-60A-1 through 3-60A-48, New Mexico Statutes Annotated, 1978 Compilation, as amended (the "Act"), states "A municipality shall not prepare a metropolitan redevelopment plan for an area unless the governing body by resolution determined the area to be a slum or a blighted area, or a combination thereof, and designated the area as appropriate for a metropolitan redevelopment project;" and

WHEREAS, pursuant to Section 30-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code, the Council caused to be twice published in the Albuquerque Journal, a newspaper of general circulation in the metropolitan redevelopment area hereinafter identified, with the last publication no less than 20 days before any hearing on this matter, a notice containing a general description of the proposed metropolitan redevelopment area and date, time and place where the Council will hold public hearings to consider the adoption

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of this resolution and announcing that any interested party may appear and speak to the issue of the adoption of this Resolution; and

WHEREAS, in 1982, the City of Albuquerque ("City") and the Metropolitan Redevelopment Agency approved a study of blighted areas within the City, and submitted findings and recommendations concerning the area generally located between Central Ave. and Grand Ave., I-25 and University Blvd. and between Central Ave. and Hazeldine Ave., I-25 and Sycamore St.; and

WHEREAS, since the original Sycamore MR Area boundary was established, five lots (the "Subject Area"), generally located just outside the southeast corner of the Area, have become blighted, vacant and increasingly dilapidated; and

WHEREAS, the Subject Area is legally described as: LOTS 7 THRU 11 BLK 64 TERRACE ADD & N 10FT VACATED GOLD AVE; and

WHEREAS, the Subject Area exhibits signs of blight including vacancy, encampments, fire damage, dilapidation, weeds, litter and debris, and having no commercial or residential activity, which impairs the growth and economic vitality of the Sycamore MR Area and the City; and

WHEREAS, in an application dated January 2, 2025, the applicant, Juniper Properties Southwest LLC, a local developer, submitted a complete application to the MRA for a boundary amendment to include the aforementioned Subject Area; and

WHEREAS, based on an analysis of the Subject Area by MRA staff, it was found that the Subject Area suffers from, and is contributing to, blighted conditions and that the redevelopment of the Subject Area is necessary to reduce or eliminate the blight conditions, which is in the interest of the public health, safety, morals, or welfare of the City and its residents; and

WHEREAS, on February 20, 2025, the ADC recommended to City Council that the Subject Area be included within the Sycamore MR Area boundary.

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

Section 1. RATIFICATION. All actions not inconsistent with the provisions of this Resolution previously taken by the Council and the officials of the City

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directed toward approval of the Plan and the Project should be approved and the same hereby are ratified, approved and confirmed.

Section 2. FINDINGS. In accordance with State Statutes Sections § 3-60A-7 and 8, the following findings are made:

1. The applicant's request includes five lots, located at 1701 Gold St., SE, legally described as Lots 7-11, Block 64, Terrace Addition & the North 10 feet of Vacated Gold Ave. SE, to be designated as blighted and included in the Sycamore Redevelopment Area and Plan.

2. In order to be designated as blighted, the areas/lots must meet the definition of "blighted area" per 3-60A-4, NMSA 1978.

3. As illustrated in the enclosed pictures, the building and land exhibit conditions of blight such as long-term vacancy, fire, vandalism, encampments, and illegal dumping and therefore meet the definition of "blighted area".

4. Due to the blighted conditions at the subject property the rehabilitation, conservation, slum clearance, redevelopment or development, or a combination thereof, of these areas is in the interest of the public health, safety, morals or welfare of the residents of the city.

5. The City Council, the governing body of the City, after notice and public hearing as required by the Metropolitan Redevelopment Code, duly passed and adopted Council Resolution R-161-1982, which expanded the University Neighborhoods Community Development Area to include the Sycamore Metropolitan Redevelopment Area and established its boundaries, and R-171-1982, which approved the Sycamore Metropolitan Redevelopment Area Plan.

6. The proposed designation advances the goals of the Sycamore Metropolitan Redevelopment Area and Plan by creating new opportunities for the elimination of blighted conditions in this area.

7. Comprehensive Plan goals related to Land Use are furthered by the inclusion of the subject property into the Sycamore Metropolitan Redevelopment Area.

8. Notice of the proposal was published in the Albuquerque Journal, a newspaper of general circulation in the city, on January 25, 2025 and February

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1, 2025, which contained a general description of the designated area and the date, time and place of the Albuquerque Development Commission public hearing on February 20, 2025, where public comment could be heard.

9. On February 7, 2025, which was at least 10 days prior to the public hearing as required by Section § 3-60A-8, NMSA 1978, notice was mailed (first class) to property owners of lots subject to designation.

10. As a courtesy, notice was emailed to Neighborhood Associations registered with the City's Office of Neighborhood Coordination on February 7, 2025, which was at least 10 days prior to the public hearing. These included the District 6 Coalition, Silver Hill and Sycamore Neighborhood Associations.

11. Comments were received as a result of the legal notice and were considered by the ADC and the City Council.

Section 3. Because of their blighted conditions and the findings incorporated in this resolution, the Subject Area is hereby included within the Sycamore Metropolitan Redevelopment Area, and the boundary of said area is hereby amended to include the Subject Area lots with the aforementioned legal descriptions.

Section 4. The MRA is hereby authorized and directed to prepare updates or amendments to the Sycamore Metropolitan Redevelopment Area boundary and Plan which, without limitation, shall seek to eliminate the problems created by the blighted conditions at the Subject Area, and shall conform to any general plan for the City as a whole, and shall be sufficient to indicate the proposed activities to be carried out or encouraged in the area and Plan's relationship to the defined local objectives respecting land uses, improved traffic patterns and controls, public transportation, public utilities, recreational and community facilities, housing facilities, commercial activities, or enterprises, and other public improvements.

Section 5. REPEALER. All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent with this Resolution are repealed by this Resolution but only to the extent of that inconsistency. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or part thereof, previously repealed.

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Section 6. SEVERABILITY. If any section, paragraph, clause, word, or provision of this Resolution shall for any reason be held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution.

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CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM 3/10/2025

TO: Brook Bassan, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: APPROVING AN AMENDMENT TO THE BOUNDARY OF THE SYCAMORE METROPOLITAN REDEVELOPMENT AREA TO INCLUDE APPROXIMATELY 5 ADDITIONAL ADJACENT LOTS (0.80+/-ACRES).

Consensus Planning (Agent) on behalf of Juniper Properties Southwest, LLC (Property Owner) applied for a boundary amendment to the Sycamore Metropolitan Redevelopment Area. The application proposes a boundary amendment to include five lots (0.80+/-acres) in the Area. MRA analysis shows that the lots and buildings on the lots are blighted. If approved, this amendment will adjust the Sycamore MR Area boundary to include these five lots, extending the designated Area to the south. The amendment is significant because these lots are zoned for high density, multi-family residential uses, which are needed in the area, given its location to UNM, CNM, and a rapid transit stop. The staff report for the boundary amendment request and the application are both attached.

On February 20, 2025 the Albuquerque Development Commission (ADC) held a public hearing for this case and then recommended to City Council the approval of this Sycamore MR Area boundary amendment, in accordance with State Statutes Sections § 3-60A-7 and 8, based on the following findings:

1. The applicant's request includes five lots, located at 1701 Gold St., SE, legally described as Lots 7-11, Block 64, Terrace Addition & the North 10 feet of Vacated Gold Ave. SE, to be designated as blighted and included in the Sycamore Redevelopment Area and Plan.

2. In order to be designated as blighted, the areas/lots must meet the definition of "blighted area" per 3-60A-4, NMSA 1978.

3. As illustrated in the pictures (in the ADC application and staff report), the building and land exhibit conditions of blight such as long-term vacancy, fire, vandalism, encampments, and illegal dumping and therefore meet the definition of "blighted area".

4. Due to the blighted conditions at the subject property the rehabilitation, conservation, slum clearance, redevelopment or development, or a combination thereof, of these areas is in the interest of the public health, safety, morals or welfare of the residents of the city.

5. The City Council, the governing body of the City, after notice and public hearing as required by the Metropolitan Redevelopment Code, duly passed and adopted Council Resolution R-161-1982, which expanded the University Neighborhoods Community Development Area to include the Sycamore Metropolitan Redevelopment Area and established its boundaries, and R-171-1982, which approved the Sycamore Metropolitan Redevelopment Area Plan.

6. The proposed designation advances the goals of the Sycamore Metropolitan Redevelopment Area and Plan by creating new opportunities for the elimination of blighted conditions in this area.

7. Comprehensive Plan goals related to Land Use are furthered by the inclusion of the subject property into the Sycamore Metropolitan Redevelopment Area.

8. Notice of the proposal was published in the Albuquerque Journal, a newspaper of general circulation in the city, on January 25, 2025 and February 1, 2025, which contained a general description of the designated area and the date, time and place of the Albuquerque Development Commission public hearing on February 20, 2025, where public comment could be heard.

9. On February 7, 2025, which was at least 10 days prior to the public hearing as required by Section § 3-60A-8, NMSA 1978, notice was mailed (first class) to property owners of lots subject to designation.

10. As a courtesy, notice was emailed to Neighborhood Associations registered with the City's Office of Neighborhood Coordination on February 7, 2025, which was at least 10 days prior to the public hearing. These included the District 6 Coalition, Silver Hill and Sycamore Neighborhood Associations.

11. Comments were received as a result of the legal notice and were considered by the ADC and the City Council.

APPROVING AN AMENDMENT TO THE BOUNDARY OF THE SYCAMORE METROPOLITAN REDEVELOPMENT AREA TO INCLUDE APPROXIMATELY 5 ADDITIONAL ADJACENT LOTS, WHICH TOTAL 0.80+/- ACRES.

Approved:

Samantha Sengel 3/31/25

Dr. Samantha Sengel Date
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
Lauren Keefe
1A21D96D32C74EE...
3/24/2025 | 4:19 PM MDT

City Attorney Date

Recommended:

DocuSigned by:
Terry Brunner 3/24/2025 | 10:58 AM MDT
4C3ED98C24F342D...

Terry Brunner Date
Interim Director, MRA

Cover Analysis

1. **What is it?** This resolution will approve an amendment to the Sycamore Metropolitan Redevelopment Area boundary, to include approximately 5 contiguous lots (0.80+/- acres) located at 1701 Gold Ave., SE, which is south of Central Ave., west of University Blvd., and east of Pine St.

2. **What will this piece of legislation do?** As provided for in the Metropolitan Redevelopment Statute, this resolution will expand the Sycamore Metropolitan Redevelopment Area boundary to include 5 lots (0.80+/-acres) located at 1701 Gold Ave., SE. Adjusting the MRA boundary will allow developers to access MRA incentives on those lots, potentially helping to spur development in an area that is blighted in spite of its proximity to a designated Activity Center and a major transit corridor.

3. **Why is this needed?** The property is located near the University of New Mexico campus and the Central Avenue transit corridor. In spite of the location, this area has continued to struggle economically and development has been uneven – with vacant parcels and blight conditions interspersed with areas of new development. The inclusion of these 5 lots in the Sycamore Metropolitan Redevelopment Area will help to incentivize redevelopment in this area.

4. **How much will it cost and what is the funding source?** There is no cost to the City.

5. **Is there a revenue source associated with this? If so, what level of income is projected?** No.

6. **What will happen if this is not approved?** If not approved, the lots that are the subject of the boundary amendment will remain excluded from the Sycamore Metropolitan Redevelopment Area. This could slow down redevelopment of these lots and they may remain blighted.

7. **Is this service already provided by another entity?** No.

FISCAL IMPACT ANALYSIS

TITLE: APPROVING AN AMENDMENT TO THE BOUNDARY OF THE SYCAMORE MR AREA TO INCLUDE APPROXIMATELY 5 ADDITIONAL ADJACENT LOTS TOTALING 0.80+/- ACRES.

R: O:
FUND: 275
DEPT: DFAS

[X] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.

[ ] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	Fiscal Years 2025	2026	2027	Total
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	$ -	$ -	$ -	$ -
Operating Expenses	$ -	$ -	$ -	$ -
Property	$ -	$ -	$ -	$ -
Indirect Costs	$ -	$ -	$ -	$ -
Total Expenses	$ -	$ -	$ -	$ -
[X] Estimated revenues not affected				
[ ] Estimated revenue impact				
Revenue from program	$ -	$ -	$ -	$ -
Amount of Grant	$ -	$ -	$ -	$ -
City Cash Match	$ -	$ -	$ -	$ -
City Inkind Match	$ -	$ -	$ -	$ -
City IDOH	$ -	$ -	$ -	$ -
Total Revenue	$ -	$ -	$ -	$ -

These estimates do not include any adjustment for inflation.
* Range if not easily quantifiable.

Number of Positions created 0

COMMENTS: The boundary amendment has no direct impacts on City finances. It merely expands the area in which MRA can offer its incentives.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

Designating approximately 5 lots (0.80+/- acres) that lie just outside the current Sycamore MR Area boundary has the potential to spur economic growth in the area by helping developers to access incentives, including gap financing and tax abatements. Over the long run, while having no direct impact to the City's budget, this may increase gross receipts tax revenue.

PREPARED BY: DocuSigned by: Dapliany Martin 3/24/2025 | 8:54 AM MDT
FISCAL ANALYST (date)

APPROVED: DocuSigned by: Terry Brunner 3/24/2025 | 10:58 AM MDT
DIRECTOR (date)

REVIEWED BY:
EXECUTIVE BUDGET ANALYST: DocuSigned by: Donna Sandoval 3/24/2025 | 2:29 PM MDT

BUDGET OFFICER: DocuSigned by: Donna Sandoval 3/24/2025 | 2:43 PM MDT (date)

CITY ECONOMIST: Signed by: Christine Bonner 3/24/2025 | 3:18 PM MDT

Affidavit of Publication

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

Ad Cost:	$154.35
Ad Number:	168510
Account Number:	1102655
Classification:	GOVERNMENT LEGALS

I, Bernadette Gonzales, the undersigned, Legal Representative of the Albuquerque Journal, on oath, state that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, chapter 167, Session Laws of 1937, and payment of fees has been made of assessed and a copy of which is hereto attached, was published in said publication in the daily edition, 2 times(s) on the following date(s):

January 25, 2025
February 1, 2025

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Legal Representative

Subscribed to and sworn to me this 3rd day of February 2025.

David Lindsey Montoya
Notary Public
_____ County Bernalillo
ID#: 1140229
My commission expires: 04-26-2027

CITY OF ALB METROPOLITAN
P O BOX 1985
Albuquerque, NM 87103

Notice of Public Hearing

In accordance with Section § 3-60A-8, NMSA 1978, notice is hereby given that the **Metropolitan Redevelopment Agency ("MRA")**, on behalf of the City of Albuquerque, will hold a public hearing to recommend Designation of Blighted Parcels by the Albuquerque Development Commission to the City Council.

I. PROJECT DESCRIPTION & LOCATION:
The proposal is to designate five lots, located at 1701 Gold Ave., SE, containing approximately 0.8035 acres and legally described as Lots 7 thru 11 Block 64, Terrace Addition & the north 10ft of vacated Gold Ave., as blighted and meeting the criteria of State Statute § 3-60A-4(F) for incorporation into the Sycamore Metropolitan Redevelopment Area and Plan.

II. LOCATION AND TIME OF PUBLIC HEARING:
Albuquerque Development Commission
Thursday February 20, 2025
2:00 PM
Via Zoom Video Conference
Agenda will be available 72 hours before the scheduled meeting:
https://www.cabq.gov/mra/albuquerque-development-commission/adc-agendas-archives

FOR MORE INFORMATION VISIT: https://www.cabq.gov/mra/albuquerque-development-commission/adc-agendas-archives

MRA PROJECT MANAGER: Stephanie Shumsky (505) 810-7502 / sshumsky@cabq.gov

METROPOLITAN REDEVELOPMENT AGENCY
CITY OF ALBUQUERQUE, NEW MEXICO

Journal: January 25, February 1, 2025

STATE OF NEW MEXICO
NOTARY PUBLIC
DAVID LINDSEY MONTOYA
COMMISSION NUMBER 1140229
EXPIRATION DATE 04-26-2027

Tim Keller, Mayor

February 20, 2025

To: Albuquerque Development Commission

From: Stephanie Shumsky, Project Manager

Subject: Sycamore MR Area Boundary Amendment: Request for Designation of five lots, located at 1701 Gold Avenue SE, for inclusion in the Sycamore MR Area

MRA Case #: 2025-06

Executive Summary

Consensus Planning (Agent) on behalf of Juniper Properties Southwest LLC (Property Owner), has submitted a proposal for a boundary amendment to incorporate five lots, as illustrated on the Zone Atlas Map below, containing approximately 0.8035 acres, located at 1701 Gold St., SE and legally described as Lots 7 thru 11, Block 64, Terrace Addition & the North 10ft of vacated Gold Ave. SE, into the Sycamore Metropolitan Redevelopment (MR) Area. A zoning change from R-ML (Residential - Low Density) to R-MH (Residential - High Density) was approved on January 18, 2024 by the City's Environmental Planning Commission (Project#PR-2022-007157). The application and supporting documentation are attached to this report.

The Sycamore Metropolitan Redevelopment Area boundary was approved in 1982 (R-171 / Enact. 61-1982) as an amendment to the University Neighborhoods Community Development Area. However, a separate plan entitled the *Sycamore Redevelopment Plan*, was adopted for the Sycamore Area and it was functionally independent from the University Neighborhoods Community Development Plan. The Sycamore Redevelopment Plan remained in effect even when the University Neighborhoods Community Development Plan was replaced by the University Metropolitan Redevelopment Area Plan in 2022.

The five lots intended for designation and incorporation into the existing Sycamore MR Area are adjacent to the current MR Area boundary. MRA's analysis of the existing conditions show that the building(s) and conditions of the land meet the definition/criteria for designation as "blighted" in accordance with the State of New Mexico Metropolitan Redevelopment Code, 3-60A NMSA 1978 (MR Code).

The designation of these lots as blighted is for the sole purpose of incorporation into the Sycamore MR Area. It does not change or alter in any way the zoning of the parcels or obligate the current owners to develop or redevelop their properties. Inclusion of lots in an MR Area simply opens up the possibility of the MRA to be able to leverage its resources for the future development or re-

development of these lots in conformance with all laws and procedures in place at the time of development.

Background

The MRA received a Boundary Amendment request, dated January 2, 2025, from the applicant. In the submittal, the applicant requests that five lots located at 1701 Gold Ave., SE, be designated as blighted, per the MR Code, and included in the Sycamore MR Area boundary and Plan. See the description of lots below.

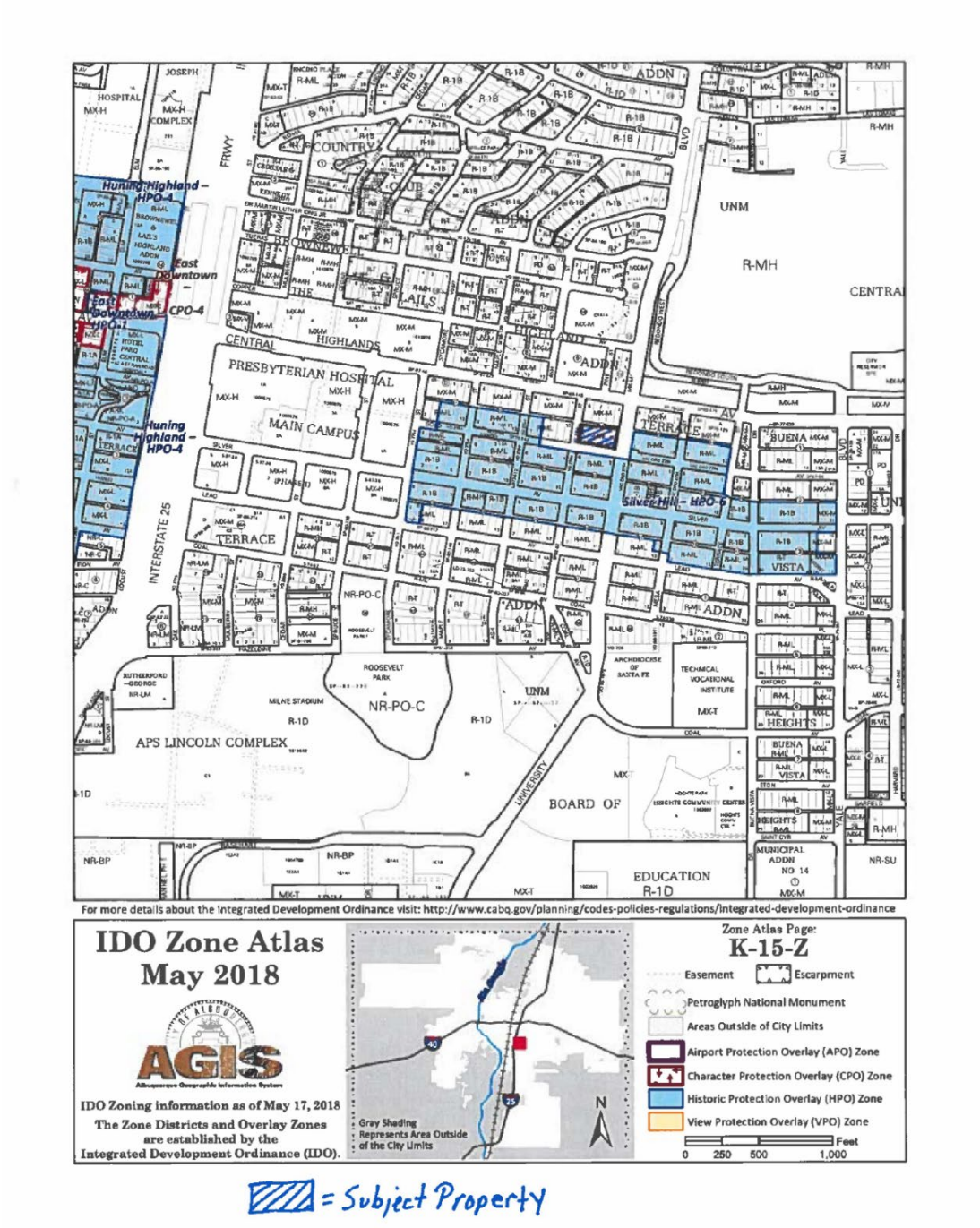


Figure 1 – Zone Atlas Page Identifying Subject Property for Boundary Change

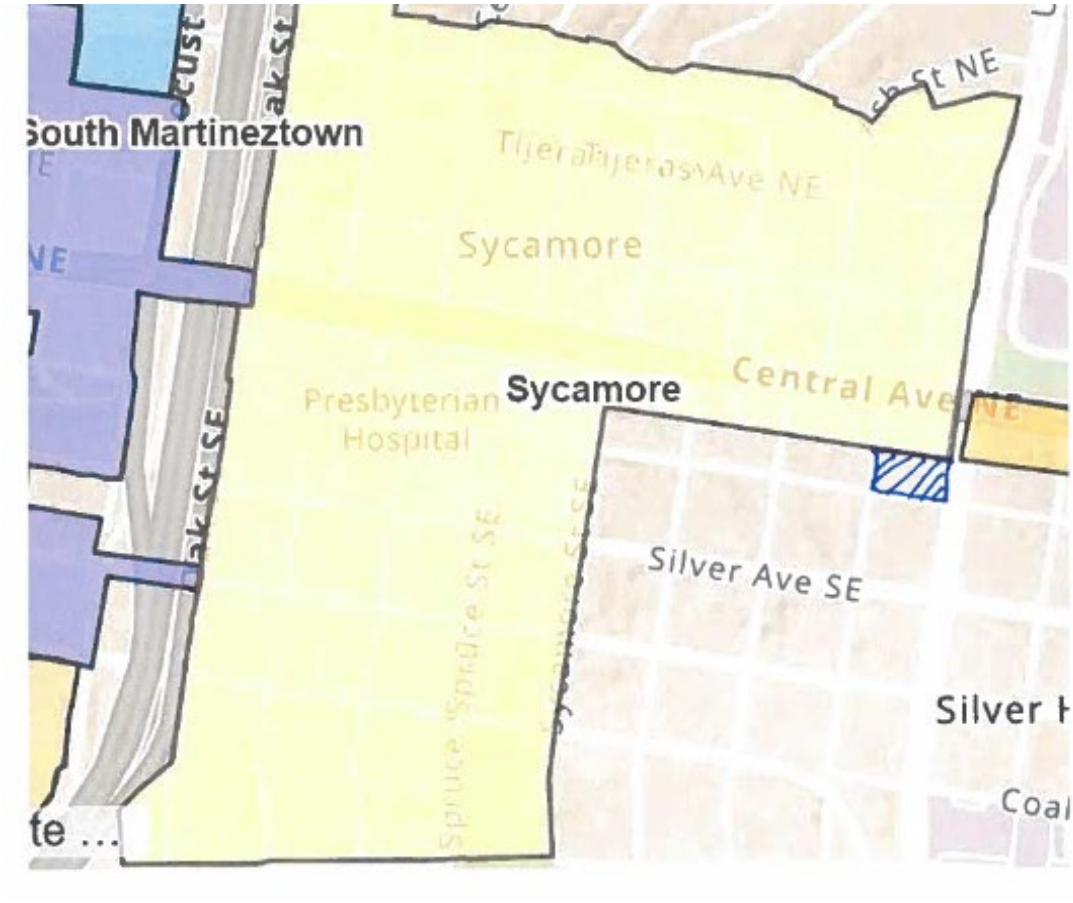


Figure 2 - Current Sycamore Boundary with Proposed Area Highlighted

Current Conditions

The applicant requests that five lots, located at 1701 Gold Ave., SE and containing 0.8035 acres, be designated as blighted and included in the Sycamore Metropolitan Redevelopment Area and Plan. The applicant is the current Property Owner of Record. The existing building(s) on the property formerly housed a Church but have been vacant and unoccupied for many years. Because of this, the property and building have been subjected to vandalism, encampments, fires, illegal dumping and trespass, as evidenced in the pictures included in the application submittal.

Property Owners of Record and Neighborhood Associations located within the area proposed for designation were notified of this request and invited to attend the ADC hearing.

Description of Surrounding Area: The lots immediately to the north of the subject property are located on Central Ave., are included in the Sycamore MR Plan, and contain a gas station and convenience store. The lots to the east, across University Blvd., contain a mix of residential and commercial uses and are within the boundary of the University MR Area. The lots to the south

and west are utilized for residential uses and are not located in an MR Area. See pictures below and in the attached application:


CHURCH
OF
CHRIST


NO
LOITERING
VIOLATORS
WILL BE
PROSECUTED
TO THE
FULL EXTENT
OF THE LAW

MR Area Designation Criteria

In order to take advantage of the State Metropolitan Redevelopment Code, §§ 3-60A-1, et seq., NMSA 1978, the City of Albuquerque passed the Metropolitan Redevelopment Agency Ordinance, §§ 14-8-4-1, et seq., ROA 1994 ("MRA Ordinance"). The MR Code requires that a geographical area be declared a "blighted" or "slum area" and there be a finding that the rehabilitation, conservation, redevelopment or development, or a combination thereof, in the designated area is necessary in the interest of the public health, safety, morals or welfare of the residents before a municipality can exercise the powers conferred by the MR Code (MR Code, § 3-60A-7, NMSA 1978). The Albuquerque City Council has reserved to itself the power to declare an area blighted, through the MRA Ordinance. (§ 14-8-4-3 (A), ROA 1994). However, in creating the Albuquerque Development Commission (ADC) as an advisory body and designating it the board of commissioners for the MRA, it is appropriate for the City Council to look to the ADC for recommendations regarding the existence, extent, and eligibility of appropriate areas of the City to be declared blighted (§ 14-8-6-2 (C), ROA 1994). The designation report is submitted pursuant to this function of the ADC.

The MR Code defines a "blighted area" as an *"area within the area of operation other than a slum area that substantially impairs or arrests the sound growth and economic health and well-being within the jurisdiction of a local government or a locale within the jurisdiction of a local government because of the presence of a substantial number of deteriorated or deteriorating structures; a predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper subdivision; lack of adequate housing facilities in the area; or obsolete or impractical planning and platting or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment or any combination of such factors; or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use".*

It defines a slum area as one *"within the area of operation in which there are numerous residential or nonresidential buildings, improvements and structures that are dilapidated, deteriorated, aged or obsolete or that have inadequate provision for ventilation, light, air or sanitation or the area lacks open spaces or has a high density of population or overcrowding or there exist in the area conditions that endanger life or property by fire or other causes, and the area is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and is detrimental to the public health, safety, morals or welfare."*

Alignment with the Comprehensive Plan

Central Ave., which is one block north of the subject property, is designated by the Mid Region Metropolitan Planning Organization's (MRMPO) Long Range Roadway Plan (Comprehensive Plan Chapter 6), as a Community Principal Arterial. University Blvd., is designated as a Minor

Arterial and both are utilized for transit, are generally walkable by pedestrians, and are zoned for a mix of commercial and mid-density residential uses in conformance with the underlying Zoning (generally, Residential Multi-Family of Low-High Density). Therefore, the subject property is appropriate for future redevelopment with high density multi-family or other allowed uses.

The Comprehensive Plan's Vision Map (Chapter 3) identifies the subject property as being in close proximity to the University Activity Center, which currently, and (presumably) in the future, will contain a mix of regional employment, commercial and educational uses.

The Comprehensive Plan's City Development Areas Map (Chapter 5) identifies the subject property as being in an Area of Change. Therefore, redevelopment of the property with new uses consistent with the existing zoning, is appropriate and could facilitate new employment, housing and gross receipts tax generating uses in close proximity to an Activity Center and transportation corridor.

In addition, the following Comprehensive Plan policies are furthered by inclusion of the subject property into the Sycamore MR Area:

- **Land Use**
    - **Goal 5.1**: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
    - **Goal 5.3:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.
    - **Goal 5.6:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Alignment with the Sycamore MRA Plan (1982)

While the Sycamore Metropolitan Redevelopment Plan is one of the oldest metropolitan redevelopment plans in Albuquerque (and may need to be updated, pending funding availability and neighborhood demand), it identified needs/goals related to commercial and residential development/re-development, physical improvements and social services (Sycamore Plan, Pg. 12). These needs/goals are still relevant today and inclusion of the subject property into the Sycamore MR Area may further some of them. Specifically, policies related to stimulating private investment, infill, mixed uses, design and balanced circulation (Sycamore MR Plan, Pg. 21) may be furthered by re-development of the subject property.

Analysis

The subject property is adjacent to the current Sycamore MR Area boundary to the north. Inclusion of the subject property into the MR Area and MR Plan furthers some of the MR Plan goals and policies. Redevelopment with high-density residential uses, as allowed in the R-MH zone, is encouraged because of the subject property's close proximity to the University Activity Center and Central Avenue Corridor. The application of applicable MRA financial tools may spur redevelopment of this property, which may otherwise not occur.

Public Notice

On 2/7/25, the MRA mailed public notice to property owners within the proposed boundary area, and to three neighborhood associations identified by the Albuquerque Office of Neighborhood Coordination, as being located within the proposed boundary. This included the District 6 Coalition, Silver Hill Neighborhood Association, and the Sycamore Neighborhood Association. Public comments and letters are attached to this report (see Attachment F).

In addition, Legal Notice of the ADC Public Hearing was published in the Albuquerque Journal on 1/25/25 and 2/1/25.

MRA Staff Recommendation

Inclusion of Lots 7 thru 11, Block 64, Terrace Addition & the North 10ft of vacated Gold Ave. SE (the "Subject Property"), in the Sycamore Metropolitan Redevelopment (MR) Area and Plan, based on the following findings:

Findings

In accordance with State Statutes Sections § 3-60A-7 and 8, staff recommends that the following findings be made:

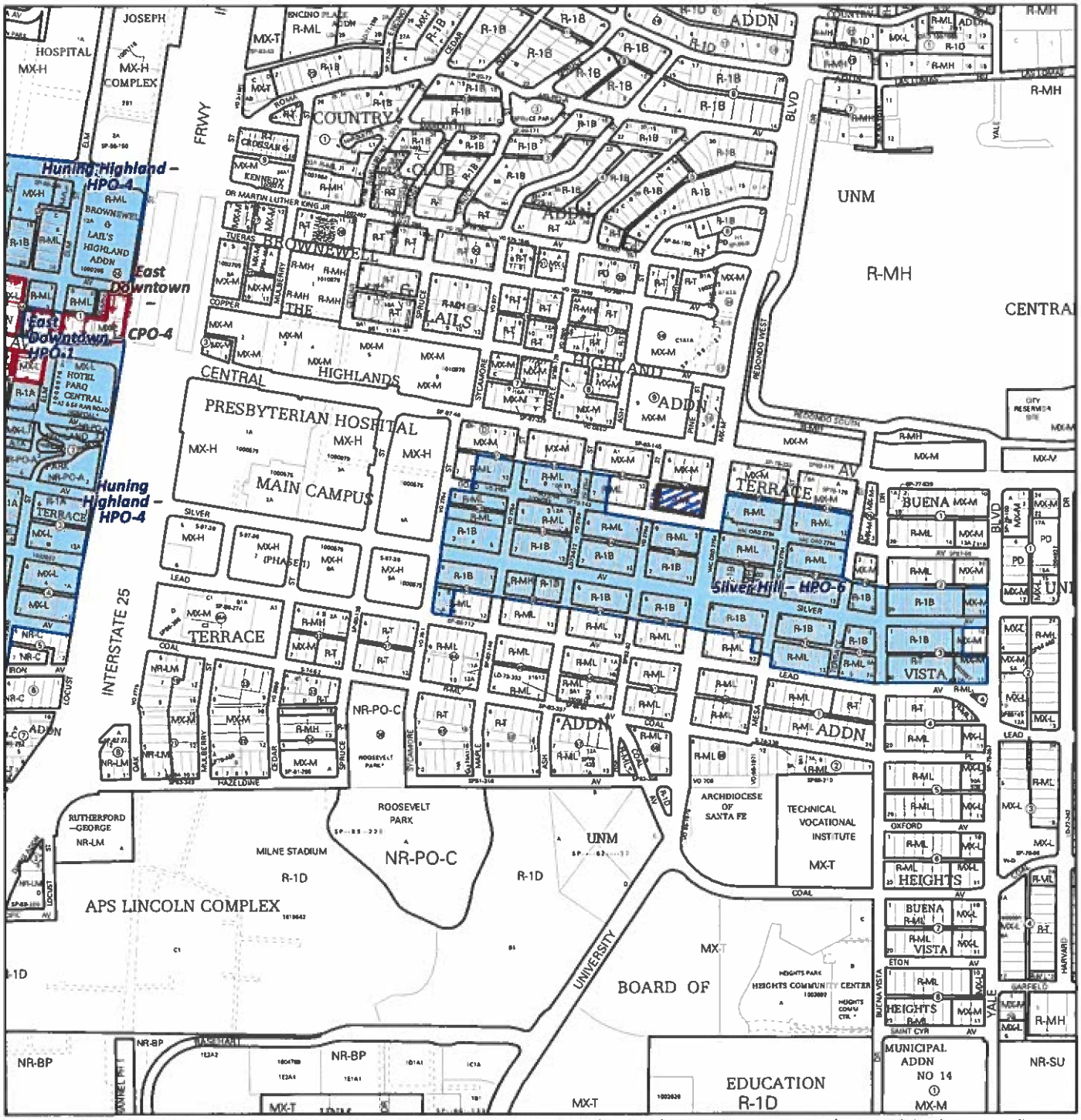
1. The applicant's request includes five lots, located at 1701 Gold St., SE, legally described as Lots 7-11, Block 64, Terrace Addition & the North 10 feet of Vacated Gold Ave. SE, to be designated as blighted and included in the Sycamore Redevelopment Area and Plan.
2. In order to be designated as blighted, the areas/lots must meet the definition of "blighted area" per 3-60A-4, NMSA 1978.
3. As illustrated in the enclosed pictures, the building and land exhibit conditions of blight such as long-term vacancy, fire, vandalism, encampments, and illegal dumping and therefore meet the definition of "blighted area".
4. Due to the blighted conditions at the subject property the rehabilitation, conservation, slum clearance, redevelopment or development, or a combination thereof, of these areas is in the interest of the public health, safety, morals or welfare of the residents of the city.
5. The City Council, the governing body of the City, after notice and public hearing as required by the Metropolitan Redevelopment Code, duly passed and adopted Council Resolution R-161-1982, which expanded the University Neighborhoods Community Development Area to include the Sycamore Metropolitan Redevelopment Area and established its boundaries, and R-171-1982, which approved the Sycamore Metropolitan Redevelopment Area Plan.
6. The proposed designation advances the goals of the Sycamore Metropolitan Redevelopment Area and Plan by creating new opportunities for the elimination of blighted conditions in this area.
7. Comprehensive Plan goals related to Land Use are furthered by the inclusion of the subject property into the Sycamore Metropolitan Redevelopment Area.
8. Notice of the proposal was published in the Albuquerque Journal, a newspaper of general circulation in the city, on January 25, 2025 and February 1, 2025, which contained a general description of the designated area and the date, time and place of the Albuquerque Development Commission public hearing on February 20, 2025, where public comment could be heard.

9. On February 7, 2025, which was at least 10 days prior to the public hearing as required by Section § 3-60A-8, NMSA 1978, notice was mailed (first class) to property owners of lots subject to designation.
10. As a courtesy, notice was emailed to Neighborhood Associations registered with the City's Office of Neighborhood Coordination on February 7, 2025, which was at least 10 days prior to the public hearing. These included the District 6 Coalition, Silver Hill and Sycamore Neighborhood Associations.
11. Comments were received as a result of the legal notice and were considered by the ADC and the City Council.

ADC Recommendation The Albuquerque Development Commission recommends that the Albuquerque City Council APPROVE the designation of Lots 7 thru 11, Block 64, Terrace Addition & the North 10ft of vacated Gold Ave. SE, as illustrated on the attached Zone Atlas Page, as blighted and incorporate them into the existing Sycamore Metropolitan Redevelopment Area and Plan, based on the findings in this staff report.

Attachments

A. Zone Atlas Page K-15-Z
B. Sycamore Metropolitan Redevelopment Area Expansion and Designation Report (1982)
C. Affidavit of Legal Ad in Albuquerque Journal
D. Mailed and Emailed Public Notices
E. Applicant's Submittal with Zone Map Amendment NOD dated January 18, 2024
F. Written Public Comment



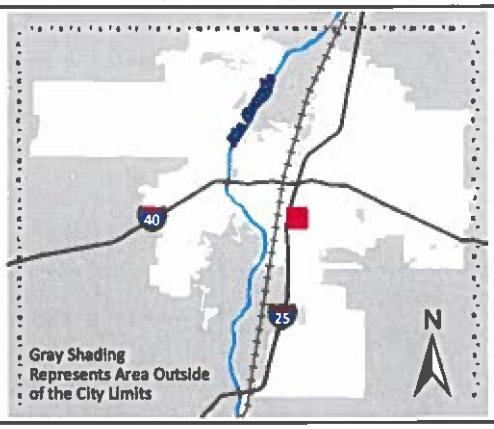
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

AGIS Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

K-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

▨ = Subject Property

SYCAMORE

METROPOLITAN REDEVELOPMENT PLAN

FINAL DRAFT

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List of Maps and Illustrations

SYCAMORE CITIZENS' TASK FORCE

Albert T. Ussery, Chairman
Jesse Alderete
R. E. Tim Butler
Richard Grimes (ex-officio)
Morris Haas, DPM
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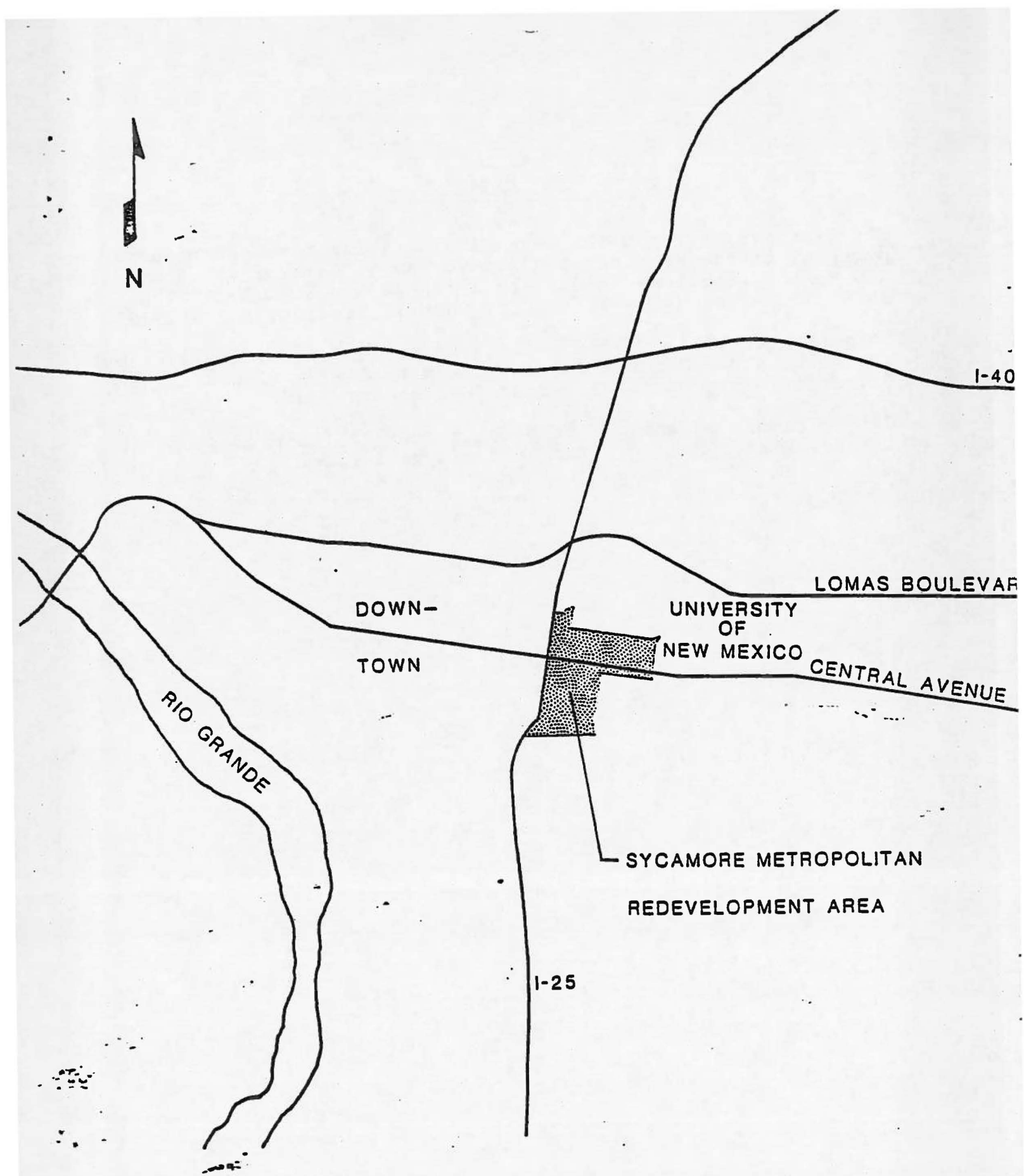
Preface

The Sycamore Metropolitan Redevelopment Plan has been prepared pursuant to the Metropolitan Redevelopment Code of the State of New Mexico, Sections 3-60A-1 to 3-60A-48 N.M.S.A. 1978 (Supp. 1980) and Albuquerque Third City Council Resolution R-401-1979.

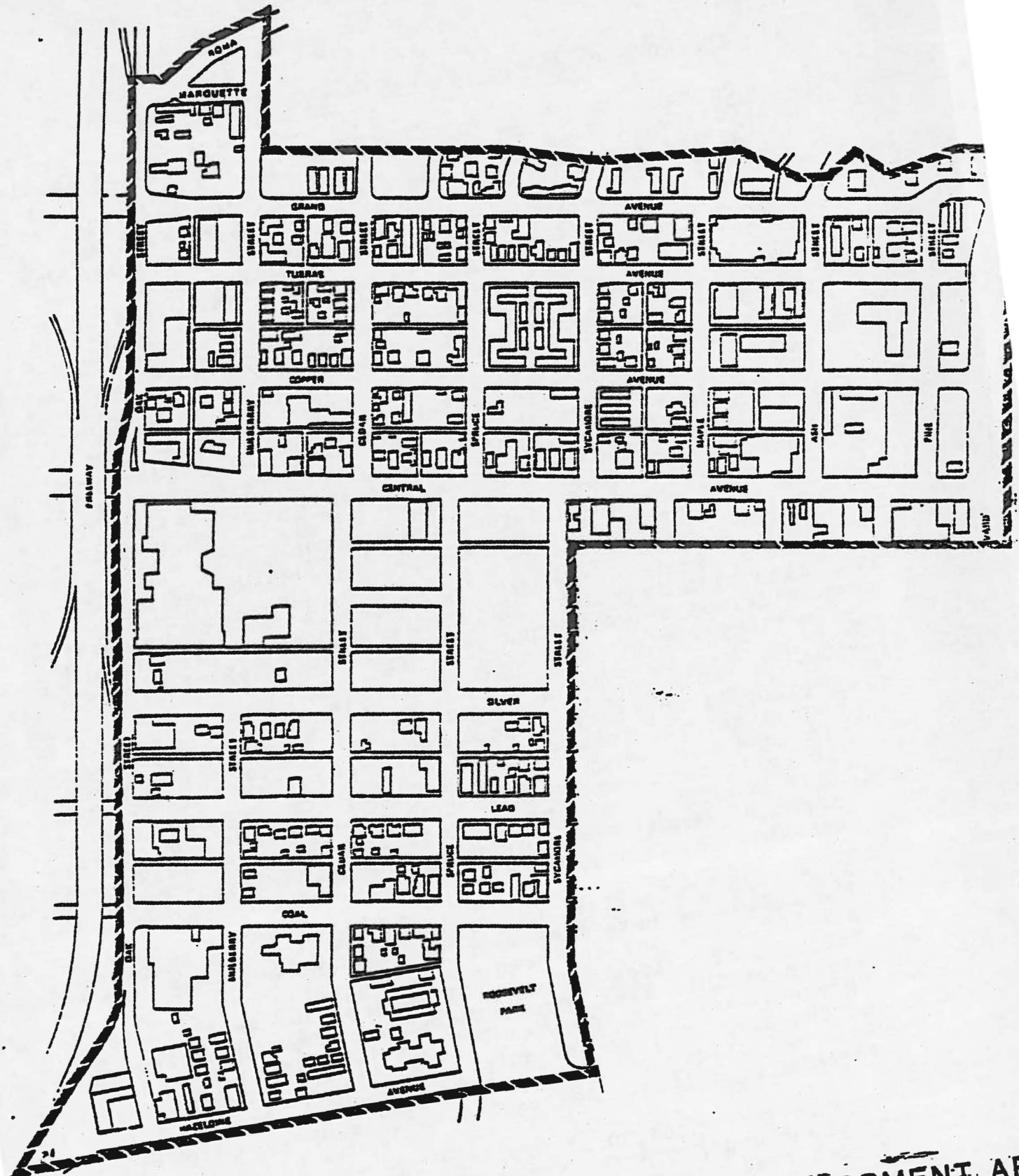
This Plan complements the policies established for the area by the Albuquerque/Bernalillo County Comprehensive Plan and the University Neighborhoods Sector Development Plan.

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

* * *



Map 1. **LOCATION**



Map 2 METROPOLITAN REDEVELOPMENT ARE

I. INTRODUCTION

A. SYCAMORE PLANNING PROCESS

On July 20, 1981, the City Council appointed a special Citizens' Task Force to consider the issue of designating the Sycamore area a Metropolitan Redevelopment Area. The Task Force was composed of twelve members who are property owners or residents, a chairman who has no financial interest in the area, and an ex-officio member from the Metropolitan Redevelopment Commission (see page ii for a list of the members). Out of three options provided by the City Council for pursuing their task, the Task Force chose the following option:

> "to plan for the neighborhood and decide which areas within the neighborhood should be declared Metropolitan Redevelopment Areas depending on how they could benefit. The planning process would serve to define the community needs and purposes of designation and the redevelopment activities permitted prior to actual designation."

The Sycamore Citizens' Task Force met weekly to develop this plan from July of 1981 through April of 1982 and solicited neighborhood participation in these weekly meetings.

The first proposal to designate the Sycamore Area a Metropolitan Redevelopment Area had been prepared for Presbyterian Hospital by Herbert M. Denish & Associates in August of 1980. On May 14, 1981, the Metropolitan Redevelopment Commission recommended designation to the City Council. The City Council appointed the Task Force to assist them in making a final decision on designation.

At one of their first meetings, the Task Force adopted the following Governing Policy: "The integrity of neighborhoods and the people who comprise them is a hallmark of a free society. Throughout the deliberations of this Task Force, therefore, the rights and interests of each individual property owner and tenant of the area will be respected, and his or her opinions will be solicited." This policy reflected the Task Force's sensitivity to residents and property owners.

Because condemnation of property was the major fear of neighborhood property owners, the Task Force recommended that the City Council not excercise its power of condemnation pursuant to the New Mexico Metropolitan Redevelopment Code to acquire real property within

the proposed Sycamore Metropolitan Redevelopment Area. The Task Force's intention was to protect the property owners and make area designation more acceptable to the neighborhood.

Much of the information necessary for preparing a plan had been gathered for the designation report prepared for a smaller area by Min Kantrowitz & Associates or is available in the University Neighborhoods Area Sector Development Plan (UNASDP) adopted for a larger area in 1978. The first step in gathering further information about the area was to survey all the property owners and residents within the "Study Area" proposed by the Task Force (see Map 3). The survey was delivered to every address within the study area and mailed to the property owners who did not live within the area. The results of this survey, discussed in Section II.A., determined the boundaries of the study area and identified area needs for commercial services, housing, social services, and public improvements. In addition, the Community Relations staff of Presbyterian Hospital undertook a survey of St. Joseph and Presbyterian Hospitals employees and physicians to ascertain needs for housing and commercial services which the neighborhood might provide.

During the planning process, the Task Force was made aware of uncertainties regarding the future viability of both redevelopment bonds and the tax increment program, which are the other basic tools of the Metropolitan Redevelopment Code.

With this base information, the Task Force began the preparation of a plan including public improvements, land use and zoning, and the tools needed for redevelopment. Once these portions of the plan were decided upon, the Task Force held two neighborhood meetings on January 10 and 21, attended by approximately 140 people.

From this extensive public participation, surveys, other available information, and adopted City plans and policies, the Task Force, with the assistance of City Redevelopment Planning Staff, prepared this final document to be submitted to the City Council.

Map 3. STUDY AREA

B. SUMMARY OF PLAN CONCEPT

The Sycamore Redevelopment Area is one of the most diverse areas of the city in terms of land use, property ownership, and population. Within the eight-block area north of Central Avenue designated "Mixed Density Residential" in the Land Use Concept of the Plan (see Map 4) residential densities range from single-family houses to large apartment complexes. In the area south of Lead, land uses include a mortuary, a church, a health education center for Presbyterian Hospital, single-family homes, duplexes, offices, warehousing, and other industrial uses. Within the Area designated "Central Avenue Redevelopment" (see Map 4), commercial uses include offices, ambulance services, a motel, and a plasma donor center.

The Redevelopment Area is also diverse in property ownership and population. Resident homeowners and the Hospital each own approximately one-fourth of the real property. The rest of the property is owned by absentee owners. Most of the tenants are students attending a nearby educational institution (UNM or TVI) and plan to live in the area less than three years; most of the resident homeowners are long-time residents who plan to live in the area indefinitely (Source: Sycamore Citizens' Task Force Survey).

The Land Use Plan and zoning changes proposed in this Plan have not attempted to change this basic mixed-use character, because it is one of the development characteristics advocated in the City's official Comprehensive Plan. Rather, the intent of the Sycamore Plan is to encourage more compatible relationships between uses. The methods of achieving more compatible relationships differ for each area shown on the Land Use Concept.

Generally speaking, the Plan advocates "transition" areas to buffer residential from non-residential areas, and proposes tying different use areas together through a pedestrian network. Only areas that are now predominantly residential are proposed as single-use areas to ensure a desirable residential environment. Continuance of "mixed-density" development patterns within predominantly residential areas is proposed to encourage appropriate residences for the present population and additional residents.

For Central Avenue, the basic redevelopment intent is to upgrade commercial uses, some of which presently have a negative effect on both the neighborhood immediately to the north and the Hospital. The Central

Avenue Redevelopment Area is proposed to become more oriented to the neighborhood, both in terms of providing support and commercial services to the residential area immediately to the north and in terms of providing ancillary services to the Hospital and its employees.

Areas which have mixed use characteristics are encouraged to develop compatible relationships between related uses while buffering incompatible uses.

The Sycamore Redevelopment Area is also very "urban," in the sense of having many pedestrians, traffic congestion, noise and parking problems common to urban areas (source: Sycamore Citizens' Task Force Neighborhood Survey). The Plan takes into account this basic character and recommends emphasizing the positive aspects of Sycamore as an urbanized and urbanizing area. Public improvements to be undertaken in the area are intended to enhance its use for pedestrians and make it a more pleasant place to walk, both along Central Avenue as a shopping street and to Roosevelt Park, one of the city's finest landscape amenities.

Presbyterian Hospital is the largest single landowner in the area, and the hospital campus is a dominant feature of the neighborhood. At several neighborhood meetings, concerns were expressed about further expansion of the hospital campus. The plan designates the 12-block area bounded by I-25, Central, Sycamore and Lead as SU-1 for Hospital which requires that certain SU-1 hospital development plan guidelines be followed. The Plan recommends that primary hospital buildings be located in the SU-1 zone. It is anticipated that auxiliary services housed in smaller structures will continue to be located outside the SU-1 zone as they are now (e.g., ambulance service and accounting annex on north side of Central; education department on Silver, educational complex on Hazeldine, etc.). However, the Plan recommends that Hospital campus parking be allowed only within the 12-Block campus area.

The Sycamore Planning Area is unique because of its setting and natural topography. It is located directly to the east of I-25 and between two major urban centers. North of Central, hills remain which provide excellent views to the West Mesa and Sandia Mountains. The small area along Central Avenue between Spruce and Cedar, where houses are perched on top of hills with steps up the slope, presents a distinctive "face" to the street and contrasts to the rest of the Central Avenue commercial strip. Across the street, to the

South, however, Presbyterian Hospital has graded and levelled most of the land for surface parking. The Plan follows the Comprehensive Plan policy to "respect the natural topography" in its guidelines proposed for site planning north of Central Avenue.

The Sycamore Redevelopment Area is a relatively small planning area, comprising only a portion of the University Neighborhoods Area Sector Development Plan area. The plan proposes application of the special financial tools of redevelopment, as well as any innovative financial incentives the City of Albuquerque may formulate, such as the possible use of State of New Mexico surplus funds, other Federal grants or programs, as well as funds from the private sector, to attain the redevelopment objectives outlined in the plan.

C. SYCAMORE AREA HISTORY

The areas included in the Sycamore Metropolitan Redevelopment Plan were the first Albuquerque neighborhoods built on the sandhills east of the Rio Grande Flood Plain. Two of the subdivisions in the Plan boundaries were platted early, the Terrace Addition (Silver Hill) in 1881 and Brownewell & Lail's Highland Addition (Sycamore) in 1886, but little building took place until about 1910, after the Huning Highland neighborhood was completely developed.

The first buildings in the Sycamore area were constructed along Central Avenue, and the neighborhoods grew slowly, first to the South and then North. Among the first buildings were the cottages that comprised Southwestern Presbyterian Sanatorium (now Presbyterian Hospital) which opened to house 30 patients in 1908. In 1911 an administration building and another patient cottage were added. In 1913 two additional wings and an operating room were added to the administration building. Service buildings, a dormitory for nurses and another cottage were all added prior to 1920.

In the early 1920s a two-story infirmary and an 18-room nurses home were built, and the Sanitary Laundry Co. was built and equipped by the Sanitorium. In the late 1920s the Maytag family of Iowa contributed funds to build a research building for tuberculosis; in the 1930s an addition including more patient rooms, surgical suites, and maternity services was constructed. During the early years, the Sanitorium acquired and sold properties all over Albuquerque, including not only lots near the hospital campus but also a farm in the Sandia Mountains, the Sanitary Laundry property and homes in the Old Town area of Albuquerque.

The World War II years saw minor additions to the hospital campus, but immediately following the war the Ruth Hanna McCormick wing was built to house maternity patients. The 1950s brought a major construction project to Presbyterian Hospital with the replacement of some of the smaller buildings with a 450-bed hospital which opened in 1961. For the next eight years, the growth of the Presbyterian Hospital Center system was outside the Sycamore neighborhood campus; Anna Kaseman Hospital was built and several other hospitals around the state of New Mexico were added to the PHC group. In 1979 Presbyterian undertook the largest hospital construction project in the history of the state of New Mexico, adding a $22 million wing to Presbyterian Hospital and raising its patient capacity to 520 beds.

Most of Sycamore's older homes were built during the 1920's and reflect the styles prevalent in Albuquerque then--predominantly bungalows, Mediterranean homes, and early examples of the Pueblo Revival style. In the Terrace Addition, stylish homes were built along Silver and Gold Avenues; most of these were builder-designed, while in the still more fashionable Country Club addition north of Grand Avenue, architect design was required. Several builders, notably J. T. Benton, Harvey Basher, and J. T. Harwood, were responsible for a large number of homes in the neighborhood.

Brownewell and Lail's Addition was filled in a few years later than Terrace, and developed with small homes by a variety of builders. Some of these have been replaced by more recent apartment building, especially along Grand, which acquired some south-western styled apartment buildings in the 1930's and 1940's.

The Sycamore neighborhood has always been associated with health institutions and with the University of New Mexico. Murphy's Sanitorium, The Albuquerque Sanitorium, and Methodist Deaconess Hospital, as well as existing Presbyterian, St. Joseph and Memorial Hospitals were work locations for many neighborhood residents. Alley houses often rented to University students, as they still do today.

While the traditional platting of these neighborhoods, with a grid of north-south and east-west streets, took little advantage of the dramatic natural topography, the Silver Avenue median strip and Roosevelt Park (a 1934 WPA Project) remain major Albuquerque landscapes.

II. PLANNING FRAMEWORK

A. AREA PROBLEMS AND NEEDS

According to the New Mexico Metropolitan Redevelopment Code Section 3-60A-4, a Metropolitan Redevelopment Plan shall "seek to eliminate the problems created by a slum area or blighted area." This plan seeks to eliminate the following problems which have been identified through a Community Needs Assessment (CNA) consisting of three parts:

(1) a study of blighted conditions entitled The Proposed Sycamore Redevelopment Area: Facts Relating to Designation Criteria by Min Kantrowitz & Associates, June 1981;

(2) a mail-in survey of residents and property owners conducted by the Sycamore Citizens' Task Force with the assistance of City Planning staff; and,

(3) a survey of Presbyterian and St. Joseph Hospital employees and physicians conducted by Presbyterian Hospital Community Relations staff.

In addition, two neighborhood meetings and persons attending Task Force meetings (all of which were open to the public) have assisted the Sycamore Citizens' Task Force in identifying community problems and needs to be addressed through this plan.

1. Commercial Needs

The Kantrowitz study found that commercially zoned areas were under-developed, that three times as many businesses closed from 1976-80 as compared to 1970-75, and that more businesses closed than opened during the last five years.[1] These factors point to a general pattern of commercial decline, and support the conclusion that the area exhibits "low levels of commercial . . . activity or redevelopment" as a basis for requiring special assistance.

These low levels of activity exist despite the demand for neighborhood commercial services evidenced by planning surveys. Both the neighborhood survey and the survey of hospital employees and physicians identified a grocery store, restaurant, drugstore and bank as the

[1]Kantrowitz, pp. 31-33.

commercial services most needed. Other commercial services desired by Hospital employees and physicians responding to the survey include a clothing store, beauty shop, laundromat, cleaners, gift shop, uniform shop, and child care center.

The area currently meets few of these needs; the only two restaurants closed in 1979 and 1980, according to Kantrowitz. The existing commercial activity along Central Avenue, with the exception of one 31-unit motel and other motels adjacent to the area, is largely unrelated, or in some cases detrimental, to Hospital and neighborhood functions. These low levels of commercial activity exist despite the area's location between two major urban centers and its large concentration of employees, suggesting excellent potential for attracting supportive and ancillary services.

2. Residential Needs

The area's proximity to both the hospitals and educational institutions, with large employee and student populations, suggests a significant demand for housing. The survey of the hospital employees and physicians undertaken as part of this planning process provides evidence which supports this conclusion. Forty percent of those responding indicated that they would or might be interested in moving to the area if housing suitable to their needs, income and taste were available near the Hospital. Most of those who stated that they would be interested in moving to the area wanted single-family homes or townhomes; only thirteen percent of those preferred higher density housing (duplexes, triplexes, fourplexes, or apartments) as their first choice.

Of the twenty-five percent of respondents who presently rent housing, a much higher percent (71%) said that they would or might be interested in moving to the area if housing suitable to needs, income and taste were available. Approximately one-fourth of this group said that they would prefer housing in the higher density category ranging from duplexes to apartments. Almost sixty percent of the group who presently rent stated that they would rent rather than buy housing in the area. One-half of those who currently rent pay $150-230 per month; approximately forty percent rent housing costing $230-350 per month; thus, ninety percent of those who rent pay less than $350 per month for housing. These statistics suggest a demand for moderately priced rental housing.

The neighborhood houses a relatively large number of people who work or attend school nearby. According to the neighborhood survey, a high percentage (53%) of renters living in the area are either employed by the University of New Mexico or attend educational insittutions in the area; only one-fourth or twenty-nine percent of neighborhood residents and owners are employed elsewhere in the City.

Of the resident homeowners responding to the survey, a majority (56%) have lived in the area ten years or more, and a high percentage (79%) plan to live in the area indefinitely. This contrasts to the rental population, a majority (55%) of which plans to live in the area less than three years. The fact that only twenty-nine percent of the property in the area is owner-occupied suggests a general picture of neighborhood diversity and instability, with Presbyterian Hospital owning a substantial portion of the area and thirty-six percent tenant-occupied.

Notwithstanding the possible demand for housing because of the presence of large institutions nearby, the survey of neighborhood residents and property owners reveals a resistance to increasing densities. The majority of resident homeowners (64%), property owners (52%), and renters (68%) presently living in the area who responded to the survey believed that no additional housing was needed. Overall, the thirty-two percent of owners and residents who did want additional housing selected apartments, followed by townhouses and single-family residences, as the most needed housing types.

Within the group who favored additional housing, preferences varied by category of respondent. Homeowners wanted more single-family housing and townhouses; property owners felt there was a need for more townhouses, apartments, condominiums and elderly housing; renters wanted more apartments, townhouses and rental units in fourplexes or duplexes. It must be emphasized, however, that sixty-four percent of those responding to the neighborhood survey opposed any additional housing, perhaps feeling that increasing densities would lead to instability and redevelopment pressures threatening neighborhood character.

This opposition to additional housing may have a real basis in the type of new residential development that has been occurring in the recent

past. According to the Kantrowitz study, several new apartment complexes and four-plexes have been built in the past five years, but most are cheaply constructed, poorly landscaped, and do not blend well into the existing neighborhood (Kantrowitz, p. 31).

Needs for rehabilitation are somewhat inconclusive. According to the Kantrowitz study, approximately forty percent of the residential structures can be classified as "substandard," but only if the category of "slight" deterioration (minor repairs needed) is included in the definition. Kantrowitz finds that eleven percent qualify as moderately or extremely deteriorated. These percentages are the same with respect to single-family or multi-family categories. Kantrowitz concludes that housing conditions are not severely deteriorated enough to warrant a "blighted" designation on the basis of housing alone. On the other hand, members of the Sycamore Citizens Task Force have noted deteriorating housing conditions and voiced dissatisfaction with the quality of residential redevelopment.

3. Physical Improvement Needs

Physical improvements most desired by area residents and property owners included trash cleanup, weed removal, and noise control, with improved alley appearance, landscaping of private properties, street resurfacing, and improvement of specific buildings also high on the list of improvements desired. Off-street parking was clearly viewed as a problem, particularly by homeowners; almost ninety percent of respondents favored on-street parking restriction, while sixty-one percent wanted more off-street parking. Other traffic improvements most desired were bus stop shelters and pedestrian crossings. Kantrowitz also identified poor neighborhood access to Roosevelt Park which is located south of four major streets without pedestrian crossings.

4. Social Service Needs

The largest number of respondents (22%) favored a crime prevention program as the single most needed social service. However, a total of 60% mentioned either a community center or services which a community center could provide, including recreational facilities, health programs, elderly social programs, and day care services, as their highest priority.

B. CONFORMANCE TO THE ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The needs of area residents, property owners, and employees have helped to define a Planning Framework for improving the neighborhood for those who live and work there.

The Albuquerque/Bernalillo County Comprehensive Plan provides a further source of planning concepts in the context of a city-wide perspective. Conformance to the Comprehensive Plan is required by the New Mexico Metropolitan Redevelopment Code Section 3-60A-4, which states that a Metropolitan Redevelopment Plan must "conform to the general plan for the municipality as a whole."

1. Area Designation. The Comprehensive Plan designates the Sycamore Area as a Redeveloping Urban Area, defined as an "infill area appropriate for redevelopment at mixed densities." The Comprehensive Plan commits the city to "continue and expand" its redevelopment and rehabilitation activities (Policy A.2.a).[1]

   The Sycamore Planning Area is a unique Redeveloping Urban Area because it combines the characteristics and needs of both Metropolitan Redevelopment and Community Development areas. As discussed in Section II.A., it contains both commercial areas in need of revitalization, and residential areas which could benefit from rehabilitation and new construction on vacant property.

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[1]The City presently has two programs for carrying out this mandate for continued redevelopment and rehabilitation: (1) The Federal Community Development Block Grant, which provides housing rehabilitation loans in low-income areas and low interest financing for the rehabilitation of commercial properties in the vicinity of Central Avenue from Rio Grande to University, including the Sycamore Area; and (2) the New Mexico Metropolitan Redevelopment Code, which offers the equivalent of industrial revenue bond financing for larger-scale commercial development or rehabilitation within a designated Metropolitan Development Area, and mandates that property tax increases resulting from new development be earmarked for a special "tax increment" fund to finance public improvements within the same area, if approved by a majority of affected governments.

Although the Sycamore Area has been designated a Community Development Area, it has received no funds for housing rehabilitation. Therefore, there is a need to develop other financing mechanisms for neighborhood assistance in upgrading housing.

The Sycamore Redevelopment Plan therefore carries out the intent of the Comprehensive Plan by proposing additional redevelopment and rehabilitation mechanisms made possible by designating the area as a Metropolitan Redevelopment Area.

2. Infill. A basic concept of the Comprehensive Plan is that vacant land within the City limits should be developed to alleviate pressure for continued outward expansion of the city limits and reduce the costs of extending city services. Therefore, the Comprehensive Plan proposes that densities closer to the center city will be higher than those at the fringe, and calls for a "mixed density" type of development pattern within older Redeveloping Areas, such as Sycamore.

   While advocating infill, the Comprehensive Plan also requires the protection of existing neighborhoods. To ensure this protection, the Comprehensive Plan states: (1) that higher density housing will be permitted only where a mixed dwelling type of pattern is already established, and (2) that densities over 30 du/acre will be permitted only where access is directly available to a collector or arterial street (Policy A.2.g.). Since the Sycamore Area between Central and Grand is already a "mixed density" area, with development on many blocks ranging from single-family houses to R-3 density apartment complexes (see Existing Land Use Map in the UNASDP), the Sycamore Redevelopment Plan reinforces this mixed-density character.

   In order to permit and adequately control the mixed density development called for in the Comprehensive Plan, the City has instituted a special zoning district (SU-2) which requires a Sector Development Plan to guide land use. The Sycamore Redevelopment Plan therefore includes proposed amendments to the University Neighborhoods Area Sector Development Plan which includes the Sycamore Area.

3. Mixed Use. Encouragement of mixed-use development patterns within Redeveloping and Developing Urban areas is another basic policy of the Comprehensive Plan. Mixed-use is defined as the provision of

neighborhood commercial services within walking distance of residences; provision of housing accommodations closer to employment centers; and allowing mixtures of uses (e.g., commercial, office, and residential) within a single new complex designed so as to create complementary relationships between those different uses (Policies A.2.h., A.5.a.). This concept is a significant departure from typical development patterns which tend to segregate use by rigid zoning categories. The Sycamore Plan implements this policy by creating special mixed-use zones, while at the same time providing safeguards necessary to ensure that mixed-use areas do not negatively impact residential neighborhoods.

4. Preservation and Reuse. The Comprehensive Plan encourages the preservation and reuse of "buildings and areas which explain our past and give Albuquerque identity, individuality and cultural richness." (Policy A.2.b.) Although the Task Force has not considered the subject, houses with noteworthy architectural style have been identified by the Historic Landmarks Survey of the City of Albuquerque as special historic structures in order to encourage their rehabilitation and re-use. These structures are identified on Map 10 in the Appendix.

5. Design. The Comprehensive Plan calls for "quality architectural design" in all new development. The Sycamore Plan implements this policy by requiring site plan review for new development within specified zones and proposing general review criteria and policies to be used in the site plan review process. This requirement applies to transitional areas and to any larger residential or mixed-use developments, as well as to the Hospital campus. As a guide to new development within residential areas, the Plan illustrates successful design features within existing multi-family developments (see Illustration 5). These examples are intended to encourge sensitive site planning so that new residential development enhances neighborhood character and quality.

6. Balanced Circulation. The Comprehensive Plan seeks to discourage exclusive reliance on the automobile by creating urban environments which encourage public transit, bicycling and walking (Policies A.5.a., B.1.a.). The Sycamore Plan complements this policy by proposing public improvements designed to create a more balanced transportation

system. Transit is encouraged through the provision of bus shelters along Central Avenue; walking is encouraged by the provision of a north-south pedestrianway or landscaped street along Sycamore leading to Roosevelt Park. Bicycle lanes are proposed for Grand Avenue to facilitate safe bicycle travel to and from the Downtown and University urban centers.

III. SYCAMORE METROPOLITAN REDEVELOPMENT PLAN

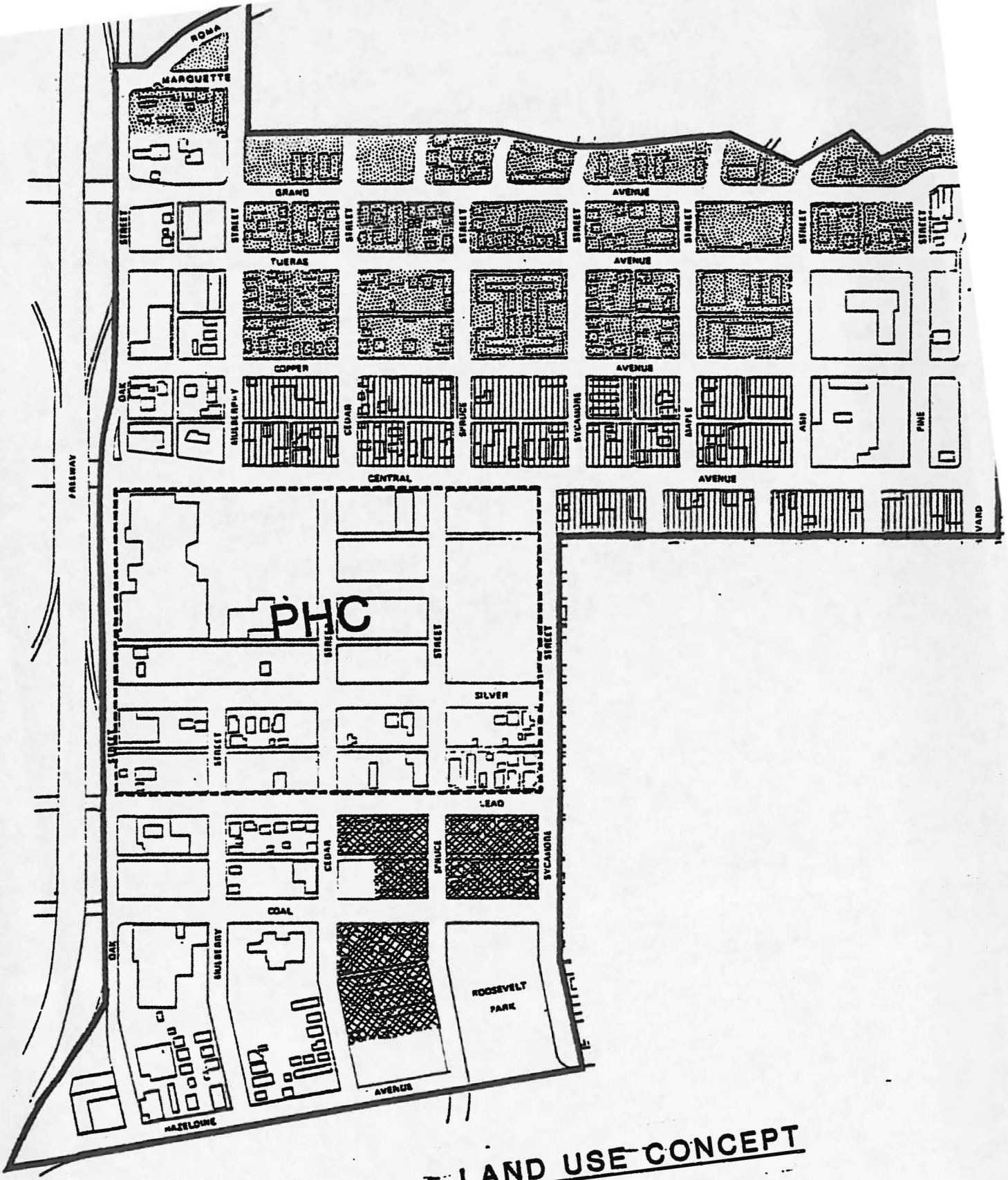
This Plan is divided into separate categories addressing each area defined on the Land Use Concept (Map 4) individually. This approach is necessary because of the great variety of development patterns, problems and needs exhibited within the Planning Area. Only Circulation and Redevelopment Activities are addressed on an area-wide basis.

The basic objectives of this Plan are as follows:

1. To improve the existing "mixed-use" characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.

2. To improve pedestrian, transit and bicycle circulation by providing better internal connections within the neighborhood and improving connections to nearby urban centers.

3. To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.



Map 4. LAND USE CONCEPT

- Mixed Density Residential
- Central Avenue Redevelopment
- Roosevelt Parkside Redevelopment Area
- Mixed Commercial Development
- Proposed SU-1 Hospital Area

A. MIXED DENSITY RESIDENTIAL AREA

Summary of Needs and Objectives

Continuing the variety and mix of residential densities which now exist.

Upgrading the character and quality of new multi-family complexes.

Provision of desirable housing close to major employment concentrations.

Implementation of Comprehensive Plan infill policies.

Obtaining financing for smaller projects.

Facilitating mixed-use by providing residential support for neighborhood commercial development.

POLICY ONE: REDEVELOPMENT WITH MID-RISE APARTMENTS AND TOWNHOUSES SHALL BE ENCOURAGED.

IMPLEMENTATION

1. Implement re-zoning as recommended in Amendments to the University Neighborhoods Sector Development Plan (See UNASDP).

2. The City will actively seek to develop a specific mechanism for the use of redevelopment bonds for new residential development.

POLICY TWO: THE REHABILITATION OF SOUND RESIDENTIAL STRUCTURES SHALL BE ENCOURAGED.

IMPLEMENTATION

1. The City should continue efforts to develop a residential rehabilitation program utilizing Metropolitan Redevelopment tools.

2. The City should actively seek to develop a mechanism to assist in obtaining new construction and rehabilitation loans for projects under $500,000 (e.g. use of an umbrella loan guaranteed by the City whereby title releases would be extended to each individual property owner as the loans were paid off).

3. The City should attempt to "package" smaller rehabilitation projects which could serve as security for a portion of a redevelopment bond or other financing tool issued for the area.

POLICY THREE: NEW DEVELOPMENT SHALL SERVE TO PRESERVE THE NEIGHBORHOOD CHARACTER AND TO IMPROVE ITS QUALITY.

IMPLEMENTATION

1. Institute Site Plan review requirements for developments utilizing Redevelopment Bonds or other public assistance.

2. Institute Site Plan review requirements for larger developments (see Appendix Exhibit A).

3. New multi-family residential development should have desirable design features including provision and good siting of open space, effective landscaping, attractive street facades and entrances, off-street parking in close proximity to individual units, convenient access and circulation, and preservation of views along with compatibility with topography (See Illustration 5). These features will be evaluated in the site plan review process.

POLICY FOUR: NEW DEVELOPMENT WITHIN THIS AREA SHOULD RESPOND TO THE UNIQUE OPPORTUNITIES OF THE AREA'S TOPOGRAPHY AND VISTAS.

IMPLEMENTATION

1. Through the Site Plan review process, development should be encouraged to preserve and utilize all appropriate vistas including vistas to the west mesa and Sandias, and to preserve existing topography.

POLICY FIVE: THE STABLE SINGLE-FAMILY CHARACTER OF SPRUCE PARK SHALL BE PRESERVED BY CREATING A TRANSITION AREA BETWEEN THE SPRUCE PARK NEIGHBORHOOD AND THE MIXED-DENSITY SYCAMORE REDEVELOPMENT AREA SOUTH OF GRAND.

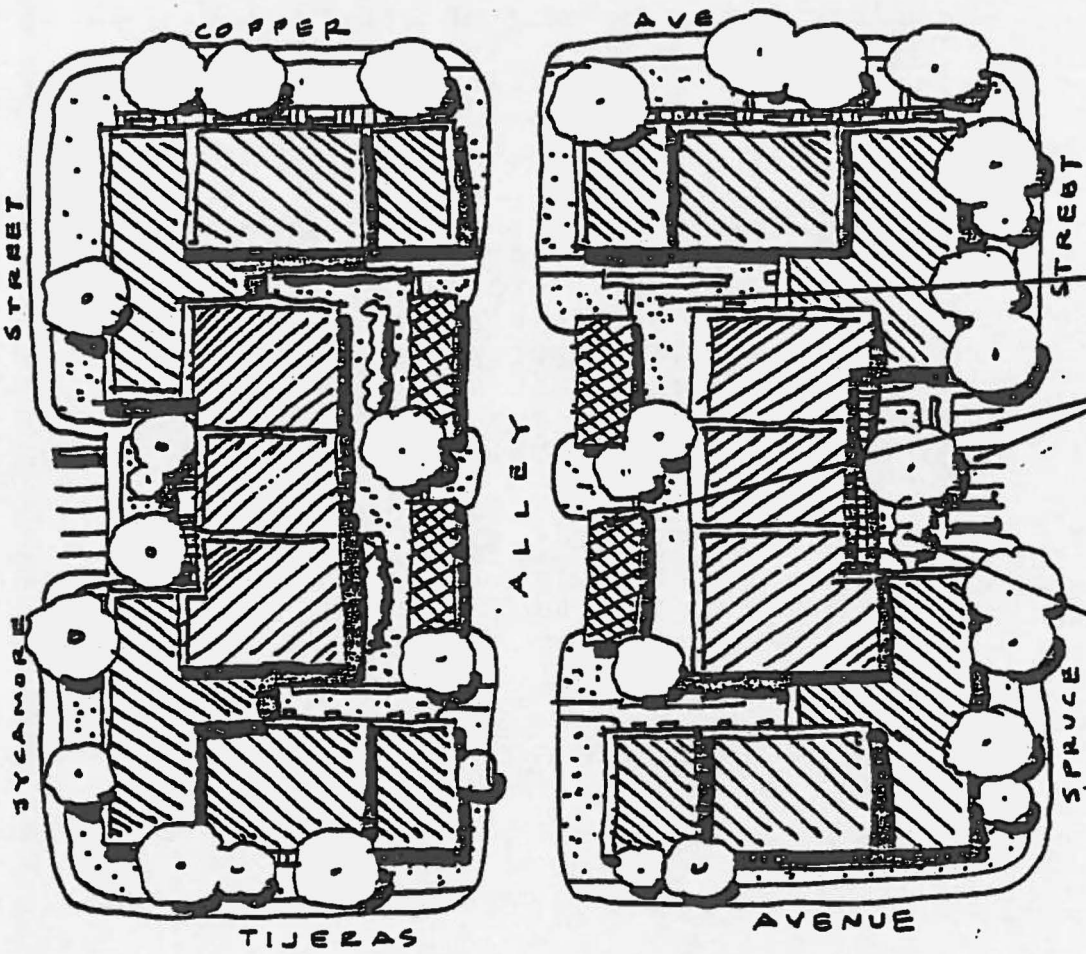
IMPLEMENTATION

1. Stimulate redevelopment of vacant land on the north side of Grand by including it within the Redevelopment Area.

2. Include the north side of Grand within the University Neighborhoods Area Sector Development Plan and re-zone it to ensure development compatible with Spruce Park (see UNASDP).

3. Through the site development plan review process, the impacts of potentially negative elements, such as traffic, noise, and the blocking of solar access from potential new multi-family development along the north side of Grand Avenue on the adjacent single family residential neighborhood shall be reviewed and minimized through designated Transition Areas. (See Map 6) .

Illustration 5. MECHENBERG APT
CIRCA 1940



COMPACT PLAN

USE OF TOPOGRAP
TO CREATE PRIVACY
AND VARIETY

OPEN SPACE USED
GARDENS, PLAY AR

PARKING IN CLOSE
PROXIMITY TO
INDIVIDUAL UNITS

VERTICAL SEPARA
FROM STREET WH
POSSIBLE

ORNAMENTAL LAND

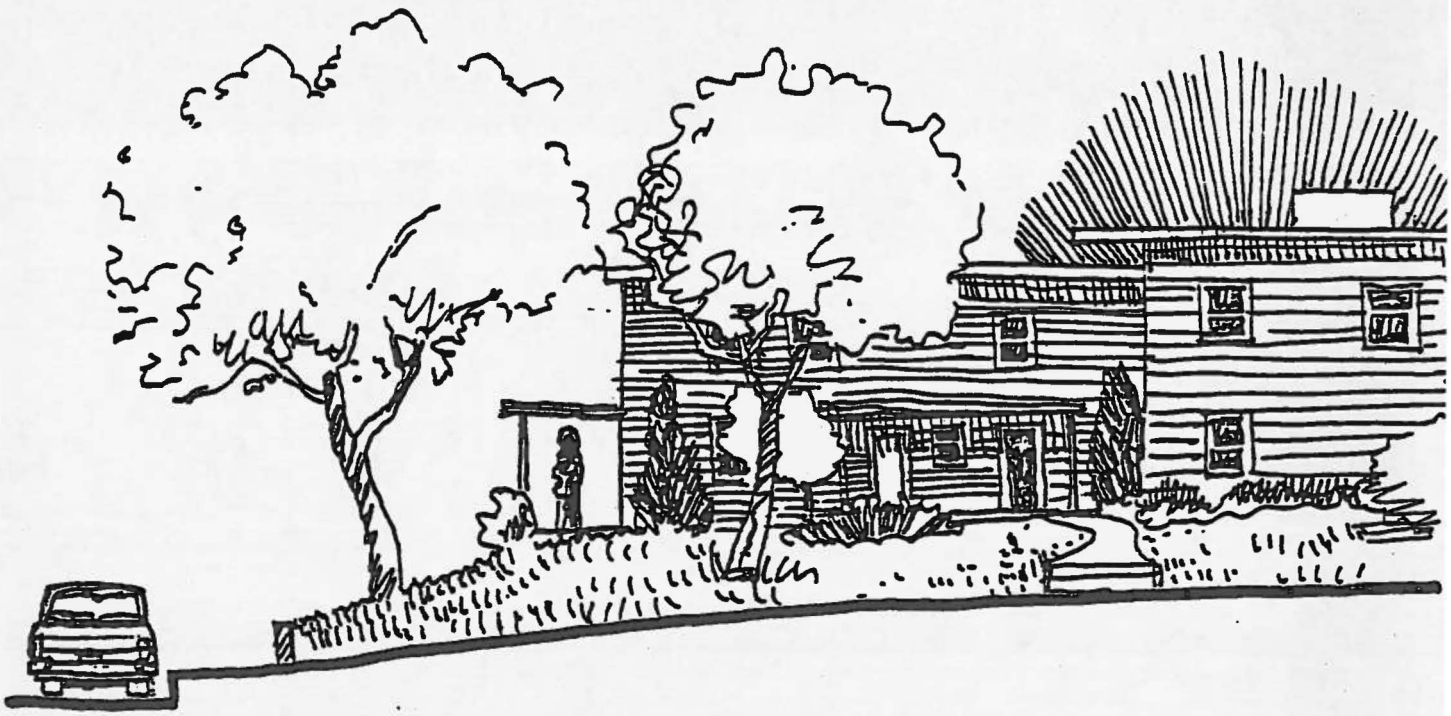
RESIDENTIAL UNIT
DESIGNED WITH GOO
VENTILATION, LIGHT
ACOUSTICAL PRIVACY

QUALITY INTERIOR

SPLIT LEVEL PLAN
ENTRANCES

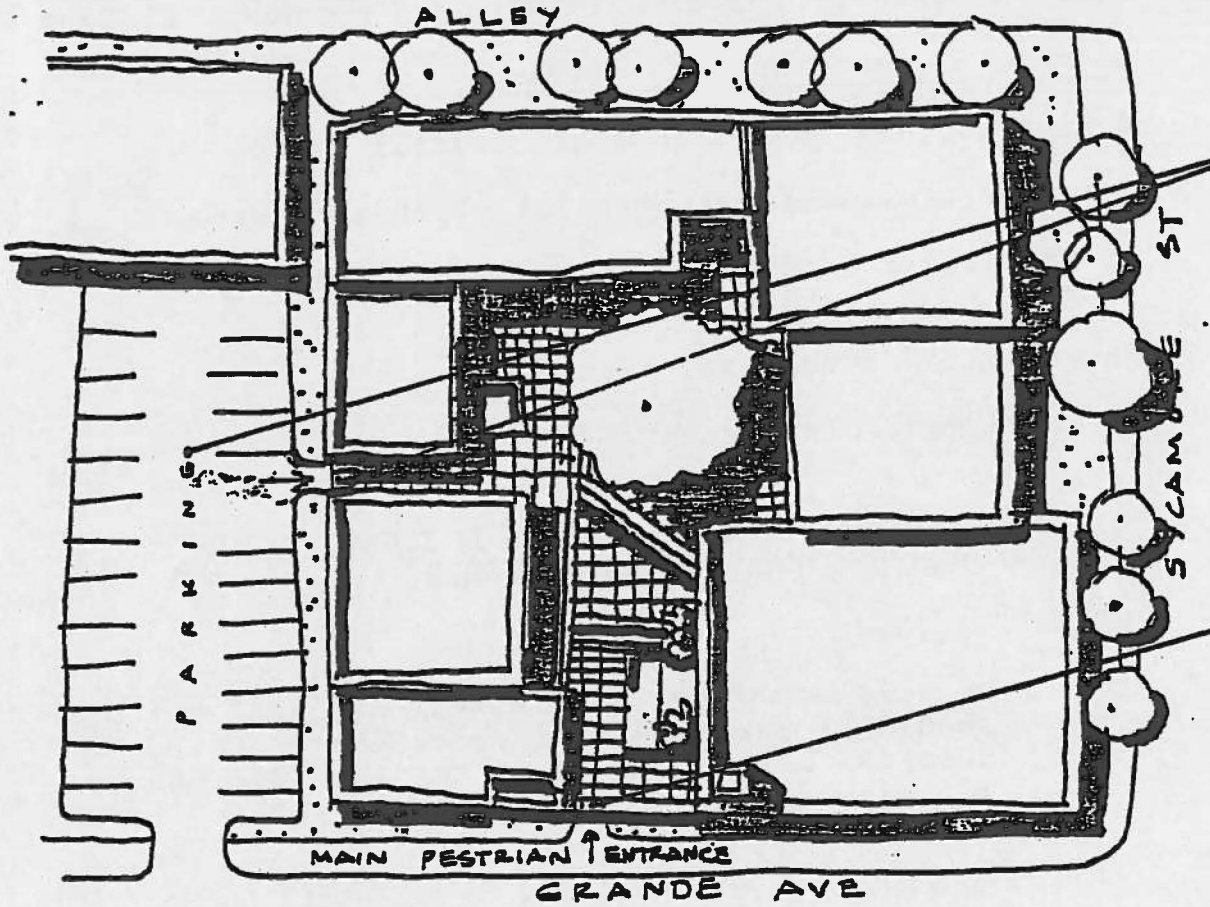
PORCH/SUN SCREE

PLAN (NO SCALE)



ELEVATION (NO SCALE)

Illustration 5. EL PORVENIR APTS 1938



PLAN (NO SCALE)

OFF STREET PA
WITH SECONDARY
RANCE/ EXIT

COURTYARD TH
SERVES ALL UNI
IS MULTI-LEVEL

INTERIOR COURTY
INCLUDES LANDSC

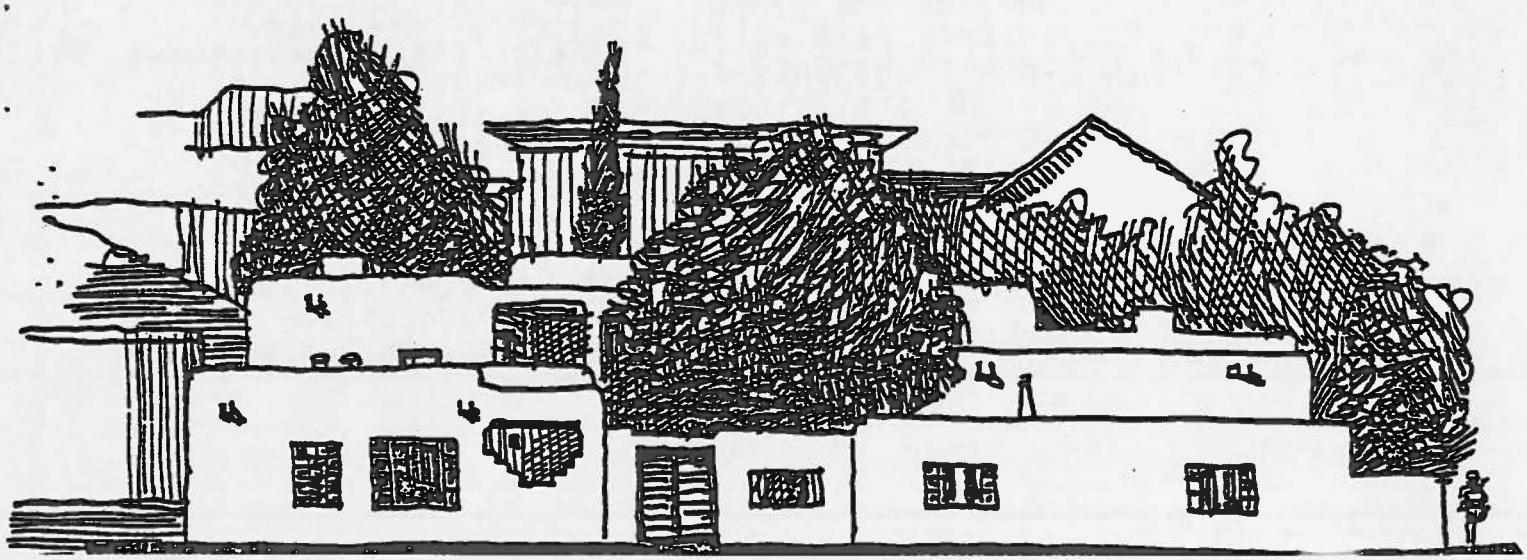
BUILDING IS SITE
CLOSE TO STREET
THEREBY CREATIN
MORE COMMON S

DECORATIVE ENT
GATEWAY WITH

STEPPED UP PL
OPTIMIZES SLOP
SITE

DIVERSITY OF AP
MENT TYPES

POSSIBILITY OF C
TRASH ACCESS
ALLEYWAY



B. HOSPITAL CAMPUS DEVELOPMENT (within SU-1 Hospital Zone)

Summary of Needs and Objectives

Definition and containment of Hospital campus

Adequate provision for Hospital expansion needs

Intensification of development within the hospital campus

Provision of structured parking

Improved vehicular access

POLICY ONE: VISUAL AND FUNCTIONAL EDGES TO THE HOSPITAL CAMPUS SHALL BE ESTABLISHED.

IMPLEMENTATION:

1. Boundaries of SU-1 zoning for Hospital use should be expanded to include the proposed SU-1 Hospital Area outlined in the Land Use Concept but should not be expanded beyond those limits (see Map 4).

2. Through the SU-1 Hospital Site Plan review process, the City will encourage the Hospital to develop an attractive "edge" to the eastern Hospital campus along Sycamore which can buffer and serve as a transition to the Silver Hill neighborhood; this eastern boundary should include installation of street-scaping along Sycamore and limiting development heights to the SU-1 height guideline pursuant to Section 30.D. of the Comprehensive City Zoning Code along the eastern edge of the campus.

3. Outside the proposed SU-1 Hospital zone, surface parking for Hospital campus uses should be allowed only for those tracts presently used for Hospital campus parking as of the date of adoption of this Plan, or for ancillary Hospital uses located outside the SU-1 Hospital zone.

4. Through the Site Plan review process, require buffering of intensive development from adjacent residential areas through designated Transition Areas (See Map 6).

POLICY TWO: ACTIVITIES, USES AND DENSITIES SHALL BE ENCOURAGED WITHIN THE HOSPITAL CAMPUS SU-1 ZONE THAT BENEFIT THE NEIGHBORHOOD, BREAK DOWN HOSPITAL-NEIGHBORHOOD BARRIERS, AND REDUCE PRESSURES FOR HOSPITAL CAMPUS EXPANSION.

IMPLEMENTATION:

1. Through SU-1 Hospital Site Plan review process, the City should encourage the Hospital to intensify landscaping and provide recreational and park space benefitting the community.

2. Silver west of Sycamore should not be vacated unless assurances are made that the median landscaping will be maintained by the Hospital.

3. Through the Site Plan review process, development should be encouraged to preserve and utilize all appropriate vistas including vistas to the west mesa and Sandias.

4. Through the SU-1 Hospital Site Plan review process, the City should encourage the Hospital to develop mixed-use facilities within the campus; potential uses include medical office, support commercial, recreational facilities for employees and the public.

5. The Hospital should be encouraged to develop parking structures or parking facilities within other new structures rather than surface lots and as soon as practicable should construct a parking structure for Hospital campus parking.

POLICY THREE: DEVELOPMENT OF ANCILLARY INSTITUTIONAL USES RELATED TO THE HOSPITAL SHALL BE ENCOURAGED TO THE SOUTH OF THE HOSPITAL CAMPUS, TO THE NORTH OF THE CAMPUS ADJACENT TO I-25, AND ALONG CENTRAL AVENUE. RATHER THAN TO THE EAST SO AS TO REDUCE INSTITUTIONAL IMPACT ON EXISTING RESIDENTIAL AREAS.

IMPLEMENTATION:

1. Implement mixed-use zoning south of the Hospital campus as recommended in the proposed amendments to the University Neighborhoods Area Sector Development Plan (UNASDP).

2. Ambulance services should eventually be moved to an area more compatible to the neighborhood (e.g. near the intersection of Lead and Coal and I-25).

C. CENTRAL AVENUE REDEVELOPMENT

Summary of Needs and Objectives

Provision of neighborhood commercial services, such as reataurants, grocery store, drugstore, bank, as identified in neighborhood and employee surveys.

Upgrading of commercial uses.

Efficient planning of access and off-street parking.

Development of new mixed-use complexes incorporating residential use.

Improvement of the pedestrian shopping environment.

Preservation of unique topography and buildings which contribute significantly to neighborhood character.

POLICY ONE: REDEVELOPMENT WITH COMMERCIAL/MIXED USES SERVING THE NEIGHBORHOOD AND EMPLOYEE POPULATIONS SHALL BE ENCOURAGED ALONG CENTRAL AVENUE.

IMPLEMENTATION

1. Enhance development feasibility by including Central Avenue in the proposed Metropolitan Redevelopment Area.

2. Use of the subsidized Downtown Development Loan Pool Program administered by Albuquerque Center, Inc., or other similar programs, should be encouraged.

POLICY TWO: NEW DEVELOPMENT SHALL SERVE TO UPGRADE NEIGHBORHOOD CHARACTER AND QUALITY

IMPLEMENTATION

1. Implement requirements for Site Plan review as recommended in proposed amendments to the University Neighborhoods Area Sector Development Plan (UNASDP).

2. Mixed-use zoning should include a full block on the north side of Central Avenue to allow more flexibility in design for new commercial/ mixed-use projects.

3. Through the Site Plan review process, require buffering of intensive development from adjacent residential areas through designated Transition Areas (see Map 6).

POLICY THREE: DEVELOPMENT ALONG CENTRAL AVENUE SHALL BE ORIENTED TO A PEDESTRIAN SCALE AT GROUND LEVEL

IMPLEMENTATION

1. Through the Site Plan review process, require ground floor design and landscaping treatments which enhance the pedestrian-scale visual experience along Central Avenue.

2. In general, parking should be located to the rear of development rather than in front of development and rather than at corner sites along Central Avenue.

D. MIXED COMMERCIAL AREAS

Summary of Needs and Objectives:

Revitalization of the area with office, commercial, and possibly residential development to serve the neighborhood and the institutions in the area (Presbyterian Hospital, UNM, TVI).

Sensitivity in design of new development to adjacent residential areas.

Higher intensity development adjacent to the major streets.

Provision of potential expansion area for ancillary uses related to the Hospital.

POLICY ONE: BLOCKS ON THE PERIPHERY OF THE SYCAMORE AREA ADJACENT TO MAJOR STREETS SHOULD DEVELOP IN A MIXTURE OF MEDIUM DENSITY OFFICE, COMMERCIAL, AND RESIDENTIAL USES.

IMPLEMENTATION:

1. Re-zone these areas to allow commercial development and prevent further expansion of industrial uses. (see UNASDP)

POLICY TWO: THE ADJACENT RESIDENTIAL AREAS SHOULD BE BUFFERED FROM DEVELOPMENT IN THE MIXED USE AREAS.

IMPLEMENTATION:

1. Through the site plan review process, the impacts of potentially negative elements, such as traffic, noise, and the blocking of solar access from new development on the adjacent residential areas should be reviewed and minimized through designated Transition Areas (See Map 6).

2. Through the site plan review process, require non-residential development to include landscaping along the street where the other side of the street is zoned residentially (i.e., Cedar SE, Mulberry NE, and Pine NE).

E. ROOSEVELT PARKSIDE REDEVELOPMENT AREA

Summary of needs and objectives

Revitalization which enhances Roosevelt Park.

Encouragement of residential redevelopment.

Revitalization with higher density apartments.

POLICY ONE: THE AREA IN THE VICINITY OF ROOSEVELT PARK SHOULD DEVELOP AS HIGHER DENSITY APARTMENTS WHICH ORIENT TO THE PARK.

IMPLEMENTATION

1. Re-zone the area to permit higher density apartments (See UNASDP).

2. Require site development plan review for apartment development in the vicinity of Roosevelt Park.

F. TRANSITION AREAS

Summary of Needs and Objectives

Sensitivity in design of new development to adjacent residential areas.

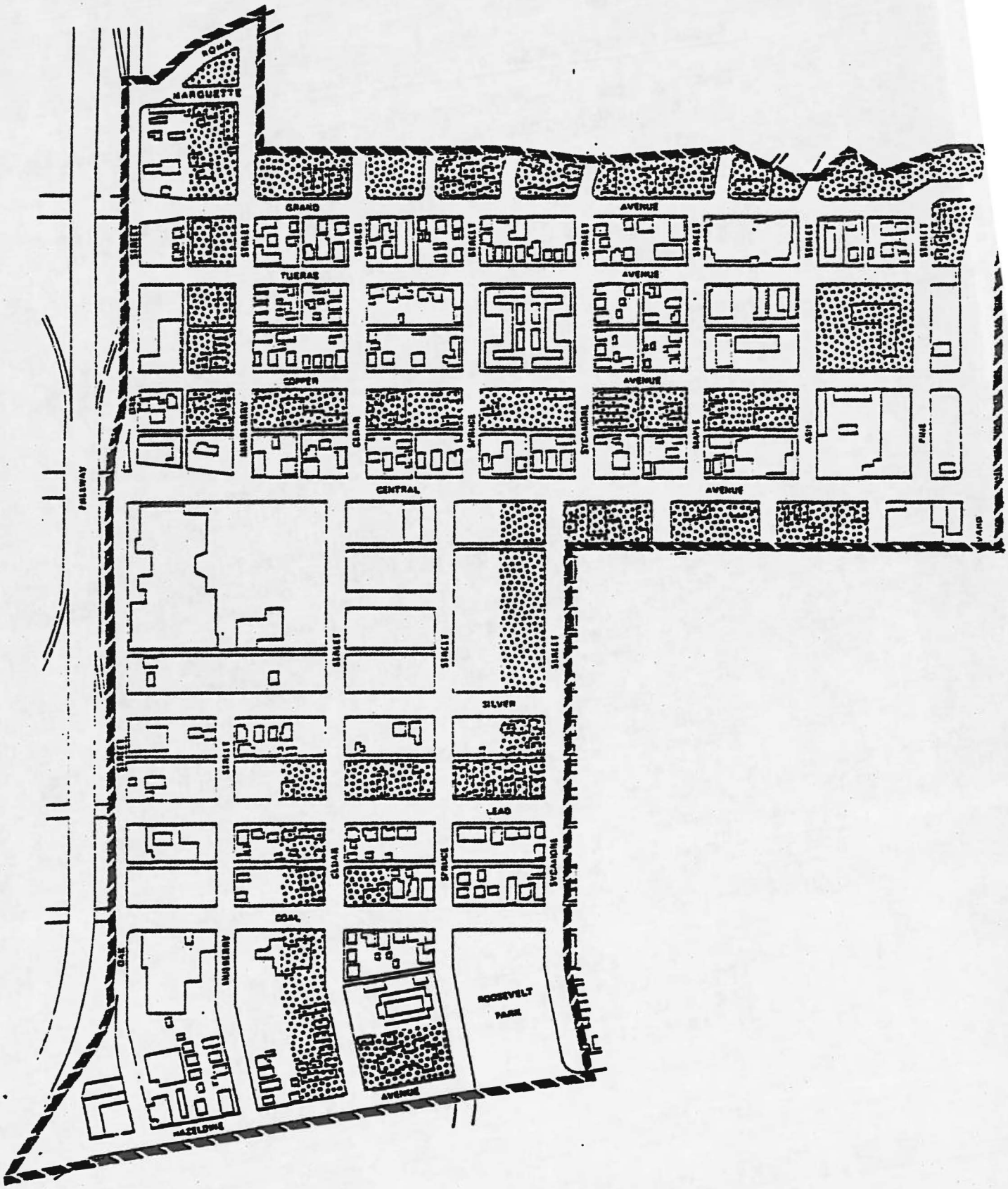
Expansion of commercial/mixed-use area along the north side of Central Avenue.

Buffering of the lower density Spruce Park and Silver Hill Neighborhoods from the higher density Redevelopment Area.

POLICY ONE: TRANSITION AREAS SHOULD PROVIDE A BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL AREAS AND BETWEEN LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL DEVELOPMENT.

IMPLEMENTATION:

1. Development in the Transition Areas (see Map 6) shall be reviewed through the site development plan review process to minimize the potentially negative elements, such as traffic, noise, and the blocking of solar access from new development on the adjacent residential areas.



Map 6. TRANSITION AREAS

G. CIRCULATION

Summary of Needs and Objectives

Lessen the negative impacts of the large traffic volume on the neighborhood.

Lessen the negative impacts of the heavy usage of on-street parking by students and hospital employees.

Improve and create amenities for the many pedestrians and transit users.

POLICY ONE: THE PEDESTRIAN NETWORK WITHIN THE SYCAMORE AREA SHALL BE PRESERVED AND EXPANDED (see Map 7).

IMPLEMENTATION:

1. Grand Avenue should be re-designed to include streetscaping and a bicycle/jogging route.

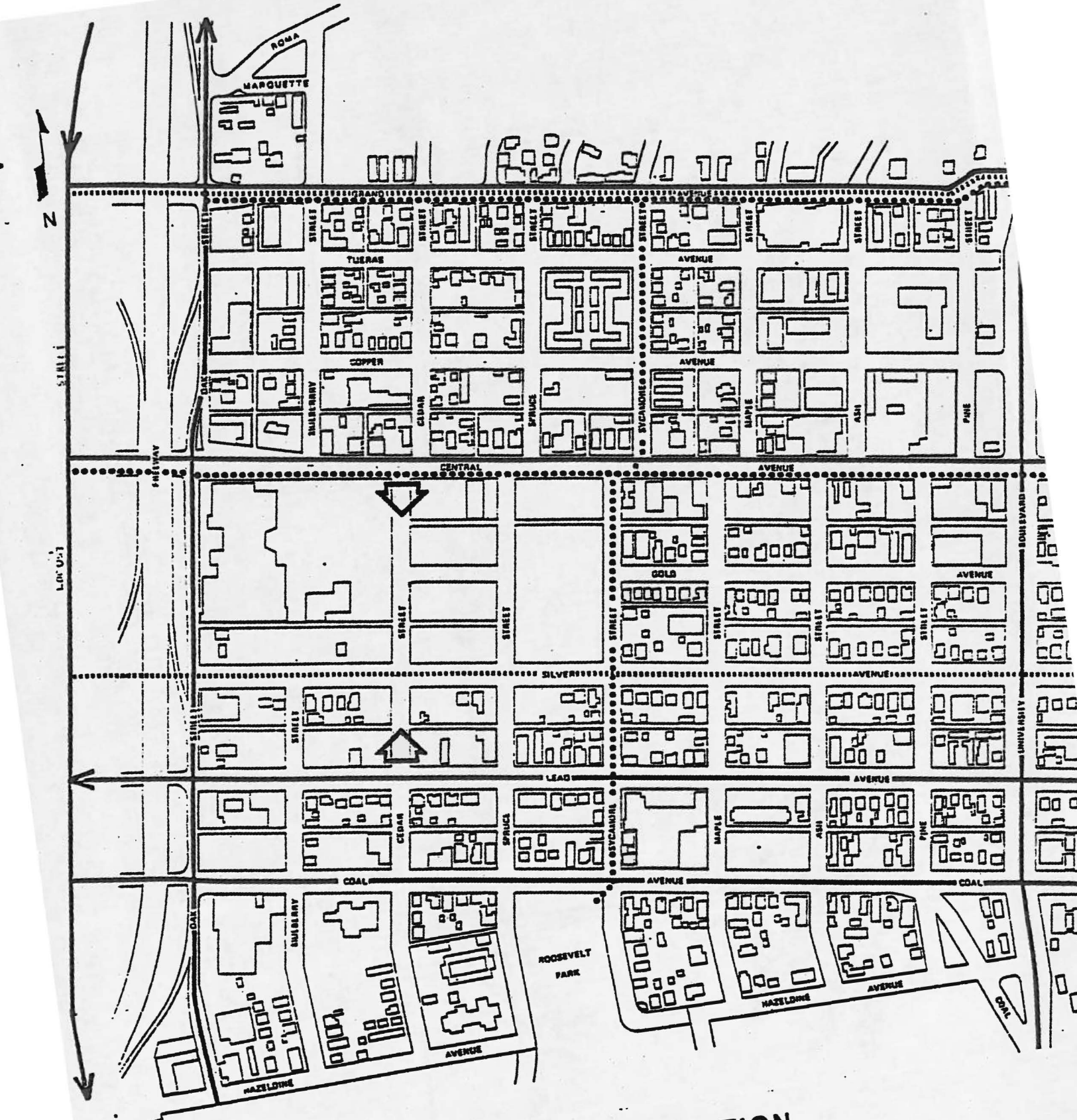
2. Sycamore Street from Roosevelt Park to Grand Avenue should be re-designed and reconstructed to improve the street-scape for pedestrians. This re-design should include landscaping, pedestrian crossings (signals at major intersections), and steps on the steeper slopes (see Illustration 8 and Cost Estimate p. 40).

3. The City Parks and Recreation Department should continue to maintain the Silver Avenue landscaped median and should renovate the median to prevent run-off of irrigation water into the streets.

POLICY TWO: THE NEGATIVE IMPACTS OF VEHICLE PARKING AND CIRCULATION ON THE NEIGHBORHOOD SHALL BE REDUCED.

IMPLEMENTATION:

1. The City should install "no parking" signs at intersections as recommended by the Traffic Engineer to improve driver visibility at the intersections.



Map 7. CIRCULATION

- MAJOR EXISTING VEHICLE ROUTES
- EXISTING PEDESTRIAN/BICYCLE STREETS
- IMPROVEMENTS TO STREETSCAPE
- HOSPITAL MAIN ENTRANCE/EXIT

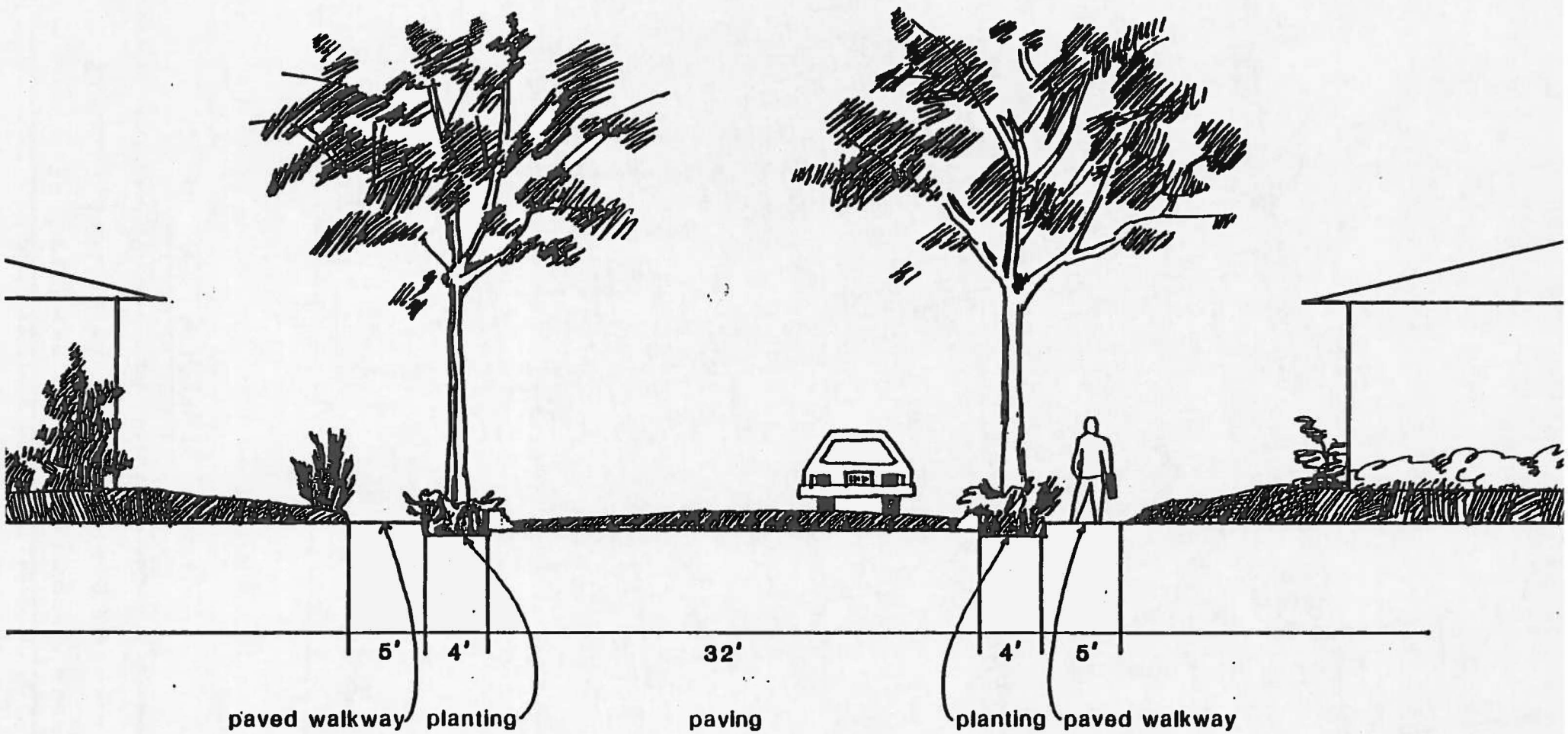


Illustration 8. SYCAMORE STREET SCHEMATIC STREETSCAPE IMPROVEMENTS

2. Lead and Coal Avenues should be re-surfaced and re-engineered by the City within the next five years in accordance with their heavy traffic volume.

3. The traffic patterns of the vehicles which travel from the Encino Medical Plaza to the Hospital should be studied and methods recommended to lessen the impacts of this traffic on the Sycamore and Spruce Park Neighborhoods. This study cannot begin until the construction on Central Avenue is complete and traffic patterns have returned to normal.

4. Permit parking should be installed in the area around the Hospital Campus where needed. A parking study shall not be required within a two block radius of the Hospital Campus if the required percentage of property owners request permit parking.

POLICY THREE: THE AREA SHALL BE IMPROVED FOR TRANSIT USERS.

IMPLEMENTATION

1. Presbyterian Hospital Center should install bus shelters on the north and south sides of Central Avenue near Cedar.

2. The City Transit Division should consider Central Avenue between Interstate 25 and University Blvd. a high priority area in its analysis of bus shelter location.

POLICY FOUR: IMPROVE VEHICULAR ACCESS TO THE HOSPITAL CAMPUS.

IMPLEMENTATION

1. The main vehicular entrance/exit to the Hospital from the south on Cedar Street should be emphasized with signage and traffic signals.

POLICY FIVE: ALLEYS WITHIN THE SYCAMORE AREA SHOULD BE RETAINED AND UPGRADED FOR PARKING ACCESS OR ELIMINATED.

IMPLEMENTATION

1. Alleys should be paved if heavily used to reduce dust and erosion, or vacated if requested by a property owner and found to be unuseable for present or future parking access. Through traffic (going the length of one or more blocks) on unpaved alleys should be discouraged or eliminated.

SYCAMORE STREET IMPROVEMENTS
COST ESTIMATE*
(between Grand and Coal Avenues)

Removal of Existing Facilities (sidewalk, curb and gutter)	$16,000	
Landscaping (trees, shrubs, irrigation)	20,000	
New Facilities (curb and gutter, drivepass, sidewalk-exposed aggragate or pavers)	320,000	
TOTAL CONSTRUCTION COST		$356,000
Professional Fees (7%)	$25,000	
Administrative Costs (surveys, inspections)	11,000	
Contingency (10%)	36,000	
TOTAL DESIGN COST		$72,000
TOTAL ESTIMATED PROJECT COST		$428,000

Prepared by the City of Albuquerque's Municipal Redevelopment Department, Redevelopment and Economic Development Division with March 1982 Cost Estimates. Cost Estimate does not include signalization at any intersections.

H. METROPOLITAN REDEVELOPMENT ACTIVITIES

Summary of Needs and Objectives

Provide assistance to renovation and new construction.

Protect property owners from the fear of condemnation.

Generate public money for public improvements.

POLICY ONE: THE CITY SHALL NOT EXERCISE ITS POWER OF CONDEMNATION PURSUANT TO THE STATE METROPOLITAN REDEVELOPMENT CODE TO ACQUIRE REAL PROPERTY WITHIN THE SYCAMORE METROPOLITAN REDEVELOPMENT AREA IF SUCH CONDEMNATION WOULD RESULT IN INVOLUNTARY RELOCATION OF RESIDENTS OR BUSINESSES.

POLICY TWO: INCREASED TAX REVENUE FROM REDEVELOPMENT WITHIN THE SYCAMORE AREA SHOULD BE SPENT WITHIN THE SYCAMORE AREA.

IMPLEMENTATION

1. The City shall attempt to establish a Tax Increment Fund for the Sycamore Metropolitan Redevelopment Area and the funds spent for public improvements and/or a program of housing and/or commercial redevelopment within the area.

POLICY THREE: METROPOLITAN REDEVELOPMENT BONDS SHALL BE AVAILABLE WITHIN THE SYCAMORE AREA FOR PROJECTS WHICH CONFORM TO THIS PLAN.

IMPLEMENTATION

1. Projects requesting an inducement resolution from the City for Metropolitan Redevelopment Bonds must conform to this general Metropolitan Redevelopment Plan and the University Neighborhoods Area Sector Development Plan to be amended as recommended.

2. The City should attempt to "package" smaller rehabilitation projects which could serve as security for a portion of a redevelopment bond or other financing tool issued for the area.

3. The City should continue efforts to develop a residential redevelopment program utilizing Metropolitan Redevelopment Bonds (see Appendix Exhibit B).

POLICY FOUR: ALL ACTIVITIES OTHER THAN THOSE PREVIOUSLY ADDRESSED BY POLICIES IN THIS SECTION AS SPECIFIED IN THE NEW MEXICO METROPOLITAN REDEVELOPMENT CODE AND WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN MAY BE UNDERTAKEN IN THE SYCAMORE METROPOLITAN REDEVELOPMENT AREA.

POLICY FIVE: EFFORTS SHALL BE MADE TO REPLACE PUBLIC WITH PRIVATE FUNDING SOURCES FOR PRIVATE DEVELOPMENT INCENTIVES.

IMPLEMENTATION

1. The City should assist the neighborhood in forming a private non-profit development corporation to provide private financial incentives for redevelopment (e.g., interest subsidies, loan pool).

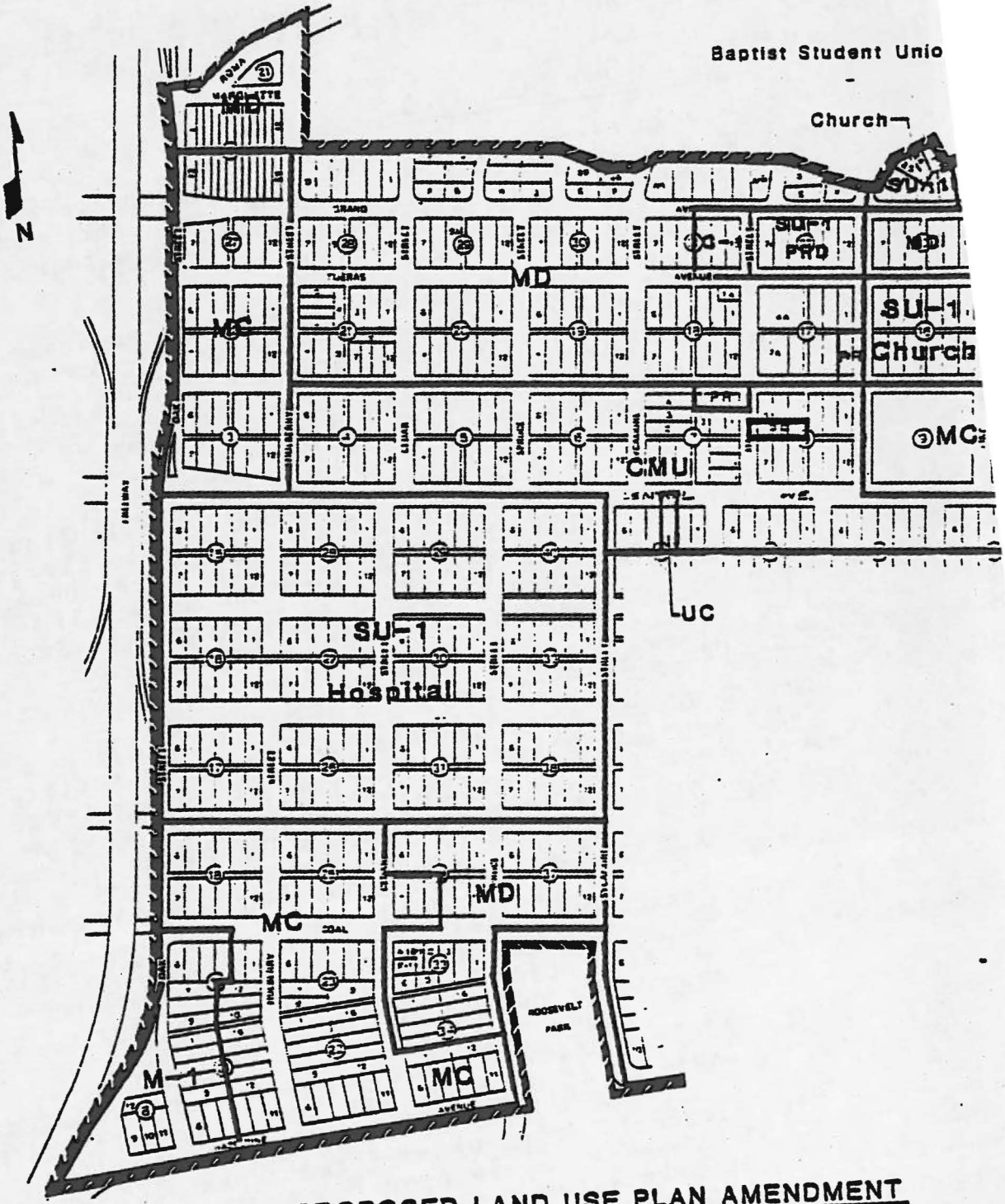
POLICY SIX: PRESERVATION OF HISTORICALLY SIGNIFICANT STRUCTURES SHALL BE ENCOURAGED THROUGH USE OF AVAILABLE PUBLIC FINANCIAL INCENTIVES FOR RESTORATION AND RENOVATION.

IMPLEMENTATION

1. Use of City Metropolitan Redevelopment Bonds shall not normally be permitted if a project would involve the demolition of any building which is on or has been designated as eligible for the State or National Registers.

2. Nominations of structures potentially eligible for the National or State Historic registers should be pursued by the City Historic Landmarks staff with owner consent. Projects involving the renovation of properties on or designated as eligible for the State or National Registers of Historic Places shall be exempt from requirements for maintaining pre-development taxes for a ten-year period after renovation.

3. The Historic Landmarks Survey staff should prepare a map identifying older buildings eligible for federal tax incentives for renovation.



Map 9. PROPOSED LAND USE PLAN AMENDMENT

- SU-2
- MC Mixed Commercial
- CMU Central Mixed Use
- PR Parking Reserve
- M-1 Manufacturing
- MD Mixed Density Residential
- UC University Commercial
- C-1 Neighborhood Commercial
- SU-1 Special Use

EXHIBIT A

AMENDMENTS TO THE
UNIVERSITY NEIGHBORHOODS AREA SECTOR DEVELOPEMNT PLAN

MD - MIXED DENSITY RESIDENTIAL

The MD Mixed Density land use category corresponds to the R-T Residential Zone in the Zoning Code, including any subsequent amendments, and is subject to the same regulations as that zone with the following exception:

1. For premises of 20,000 square feet or more, or any premises that are a complete block new development which does not meet the requirements of the R-T zone but does meet the requirements of the R-3 Zone (not including the lot size requirement) in the Zoning Code may be allowed if:

   a. A site development plan and landscaping plan are approved by the City prior to the issuance of a building permit. A plan shall be approved only if found to conform to the University Neighborhoods Sector Development Plan and the Sycamore Metropolitan Redevelopment Plan.

MC - MIXED COMMERCIAL

The MC Mixed Commercial land use category corresponds to the C-2 Community Commercial Zone in the Zoning Code, including any subsequent amendments, and is subject to the same regulations as that zone with the following exceptions:

1. All outdoor storage and activities listed as permissive uses in the C-2 Zone under Section 22. A. 10 are conditional uses.

2. Existing outdoor storage shall be treated as an approved conditional use.

3. Adult amusement establishments, adult book stores, adult photo studios, and adult theaters are not allowed.

4. Alcoholic drink under a restaurant license for sale of beer and wine, as provided by Section 60-4A-4 NMSA 1978 is permissive. The use of a full service liquor license shall be allowed only as a conditional use, and a conditional use shall be granted only if the sale of alcoholic drink will be in conjunction with a restaurant; any conditional use granted shall include conditions which assure that the sale of alcoholic drink is subsidiary to the sale of food..

5. Signs are regulated as in the C-1 zone.

6. For new construction on premises of 10,000 square feet or more and which is contiguous or across the street from an area zoned MD Mixed Density, a site development and landscaping plan must be approved by the City prior to issuance of a building permit. A plan shall be approved only if found to conform to the University Neighborhoods Sector Development Plan and the Sycamore Metropolitan Redevelopment Plan.

CMU - CENTRAL MIXED USE

The Central Mixed Use land use category corresponds to the C-2 Community Commercial Zone in the Zoning Code, including any subsequent amendments, and is subject to the same regulations as that zone with the following exceptions:

1. Permissive residential uses in the R-3 zone which meet the open space requirements of the R-3 Zone in the Zoning Code are permissive uses in this land use category.

2. The following uses are not allowed, either permissively or conditionally: a) adult amusement establishments, adult book stores, adult photo studios, and adult theatres; b) drive-in restaurants and drive through windows; and, c) vehicle sales, rental, service, or repair.

3. All outdoor storage and activities listed as permissive uses in the C-2 Zone under Section 22.A.10 and not listed in paragraph 2 above are conditional uses.

4. Sale of alcoholic drink under a restaurant license for the sale of beer and wine as provided by Section 60-6A-4 NMSA 1978 is permissive. The use of a full service liquor license shall be allowed only as a conditional use, and a conditional use shall be granted only if the sale of alcoholic drink will be in conjunction with a restaurant; any conditional use granted shall include conditions which assure that the sale of alcoholic drink is subsidiary to the sale of food.

5. Signs are regulated as in the C-1 zone.

6. For new construction on premises of 10,000 square feet or more a site development plan and landscaping plan must be approved by the City prior to the issuance of a building permit. A plan will only be approved if found to conform to the University Neighborhoods Sector Development Plan and the Sycamore Metropolitan Redevelopment Plan.

Nonconformance Regulations. The time that non-conformancy, as dealt with in Section 40.D.1 h and i of the Zoning Code begins with the effective date of this resolution as to lots 1 and 2, block 33, Terrace Addition. Otherwise the provisions of Section 40.D apply.

SITE DEVELOPMENT PLAN REVIEW PROCESS

This site development and landscaping plan review process will apply to all site development plan reviews required in the Special Use, Mixed Density Residential, Mixed Commercial, and Central Mixed Use land use categories. Procedures and fee for this site review in these zones shall be as specified for an SU-1 site development plan review in the Zoning Code with the following exceptions:

1. In addition to the notification procedures for an SU-1 site development plan review, upon receipt of an application for approval of a site development plan, the Planning Director shall immediately send a copy of the application form to the president and one additional duly authorized representative of any properly registered neighborhood association within the Sycamore Area.

2. The submittal requirements for this review, in addition to the SU-1 zone requirements, will be drawings, elevations, or other materials which illustrate the relationship of the proposed development to the existing adjacent sites (including structures and features).

3. The proposal will be reviewed for conformance with the University Neighborhoods Sector Development Plan and the Sycamore Metropolitan Redevelopment Plan.

4. A site development plan for a specific building shall become void two years after approval unless a building permit for the structure has been issued. The Planning Director may give one six-month extension to each two-year approval; this extension may be given without public notice or hearing but the Planning Director shall record it in his files; extension may be given when the Planning Director finds that a building permit for all or a major part of approved development will probably be obtained within the six months and that there is no public purpose in holding a hearing on the site development plan prior to such extension.

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CITY of ALBUQUERQUE
FIFTH COUNCIL

COUNCIL BILL NO. R-171 ENACTMENT NO. 161-1982

SPONSORED BY: Mel C. Aragon

RESOLUTION

DESIGNATING AN EXPANSION TO THE UNIVERSITY NEIGHBORHOODS COMMUNITY DEVELOPMENT AREA.

WHEREAS, community development activities in the expansion area named below will help implement the City policy, adopted in the Albuquerque/Bernalillo County Comprehensive Plan Policies Plan, that "redevelopment and rehabilitation of older neighborhoods should be continued and expanded"; and

WHEREAS, the Community Development Law of the State of New Mexico provides that before a community development plan may be prepared or implemented for any area, the governing body of the municipality must determine that the area is a slum or blighted area as defined by the Community Development Law; and

WHEREAS, the City of Albuquerque has studied the expansion area as described on the attached exhibit and found it to meet the definition of a blighted area; and protection, including all elements of community master plans; and

WHEREAS, the Environmental Planning Commission has held a public hearing and has recommended to the Mayor and City Council that the expansion to University Neighborhoods Area be designated as a blighted area, as that term is defined by the Community Development Law of the State of New Mexico, appropriate for community development projects; and

WHEREAS, the City Council has conducted a public hearing and considered the information concerning the conditions in the neighborhood identified on the attached exhibit and found it to be a blighted area;

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

Section 1. The area described on the attached exhibit as an expansion to the University Neighborhoods Area is hereby determined and declared to be a blighted area, as that term is defined by the Community Development Law of the State of New Mexico, appropriate for community development projects.

Section 2. The City of Albuquerque, by this action, is hereby authorized to prepare or cause to be prepared detailed community development plans for activities to be carried out in the area herein designated in accordance with the Community Development Law of the State of New Mexico, provided that no community development activities shall be conducted until said plans have been approved by the Council of the City of Albuquerque, New Mexico, as provided by the Community Development Law.

Section 3. The redevelopment activities to be undertaken in the area herein designated under community development plans to be subsequently adopted are hereby determined and declared to be necessary in the interest of the health, safety and welfare of the residents of the City of Albuquerque.

[Bracketed Material] - Deletion

PASSED AND ADOPTED THIS 13th day of September, 1982.

BY A VOTE OF 8 FOR AND 0 AGAINST

Yes: 8

Excused: Burns

Patrick J. Baca

Patrick J. Baca, President
City Council

APPROVED this 29th day of September, 1982.

Harry E. Kinney

Harry E. Kinney, Mayor
City of Albuquerque

ATTEST:

City Clerk

[Bracketed Material] - Deletion

Exhibit A

296

AREA TO BE DESIGNATED A COMMUNITY DEVELOPMENT AREA AS PART OF THE UNIVERSITY NEIGHBORHOODS AREA

RESOLUTION

WHEREAS, the Environmental Planning Commission is authorized by ordinance to advise the City Council on all matters related to planning, zoning and environmental protection, including all elements of community master plans; and

WHEREAS, the area proposed for designation, the north of Grand Avenue between Oak Street and University Boulevard and Block 8 of the Terrace Addition, as described on the attached Exhibit A has been studied and found to meet the definition of a blighted area; and

WHEREAS, the area proposed for designation as a Community Development area exhibits the same conditions found in the already designated University Neighborhoods Area and should be included as a part of that area; and

WHEREAS, the Environmental Planning Commission has considered at a public hearing information concerning these conditions and identified the area designated on the attached exhibit as an expansion of the University Neighborhoods community development area and found it to be blighted according to the Community Development Law of the State of New Mexico.

BE IT RESOLVED BY THE ENIVRONMENTAL PLANNING COMMISSION:

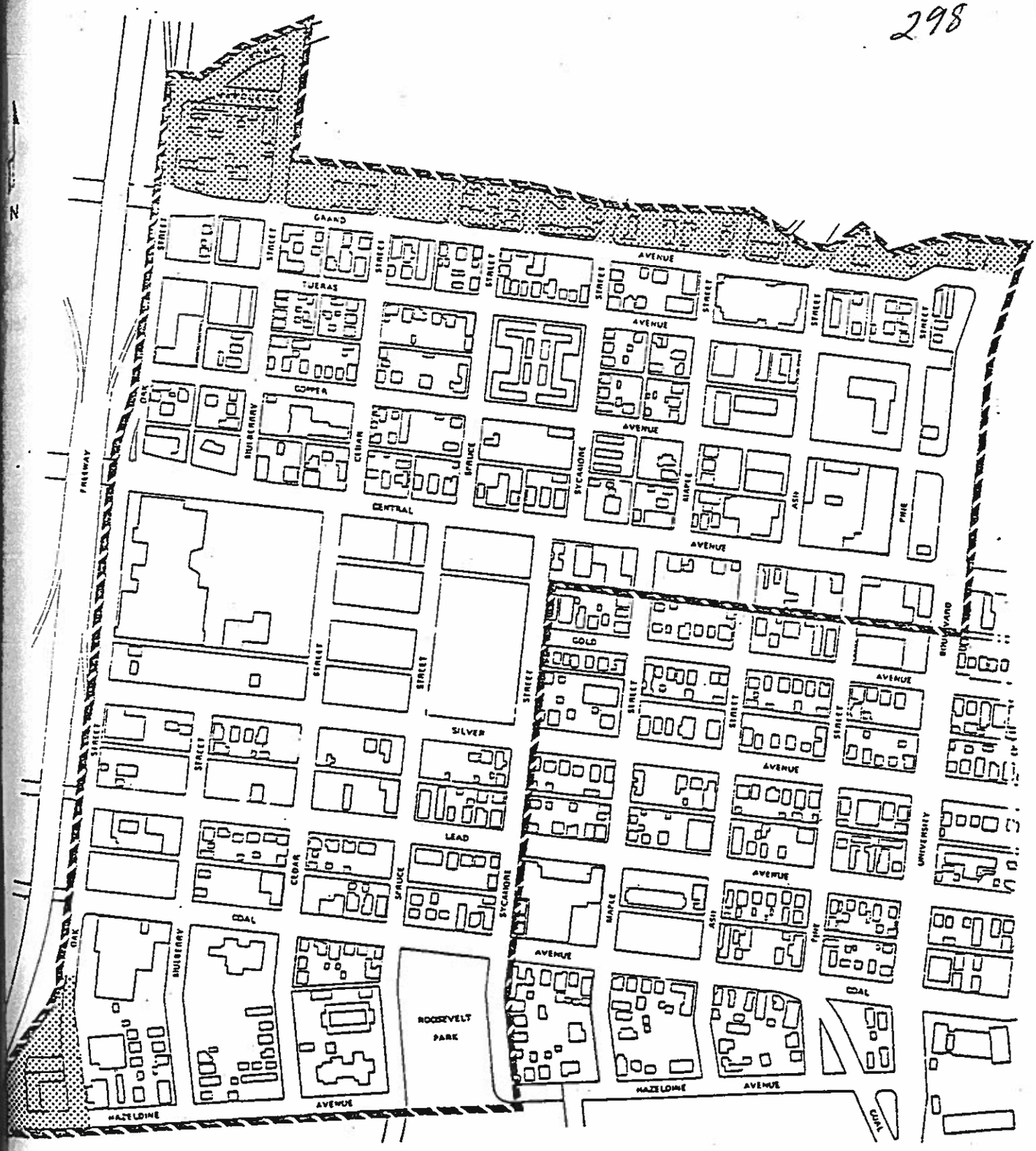
Section 1. The area described on the attached exhibit is hereby recommended to the Mayor and City Council for designation as a blighted area, as that term is defined by the Community Development Law of the State of New Mexico and appropriate for community development projects.

PASSED, SIGNED AND ADOPTED THIS 22TH DAY OF JULY, 1982.

Hildreth Barker
Enivronmental Planning Comission

Exhibit A

298



AREA TO BE DESIGNATED A COMMUNITY DEVELOPMENT AREA AS PART OF THE UNIVERSITY NEIGHBORHOODS AREA

299

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

ER-OFFICE CORRESPONDENCE August 11, 1982

REF. NO. 0216A

Pat Baca, President, City Council

M: Harry E. Kinney, Mayor

ECT: Expansion of the University Neighborhoods Community Development Area.

On July 22, 1982, the Environmental Planning Commission at an advertised public hearing, met and considered the designation north of Grand Avenue and the block west of Mulberry and south of Coal as a Community Development Area to be added to the University Neighborhood Area Community Development Plan.

This designation is proposed so that all area boundaries will be uniform. The University Neighborhoods Area is covered by a Sector Plan and a Community Development Plan neither of which contain the proposed area at this time. The Sycamore Task Force wanted to include the area north of Grand Avenue in the SU-2 zoning category. This would mean an amendment to the University Neighborhoods Area Sector Development Plan which also functions as the Community Development Plan. To avoid confusion about the boundaries, this designation is being proposed.

The area could also benefit from the Community Development Block Grant program which funds street improvements, a housing rehabilitation program, and social services.

The Environmental Planning Commission approved this designation and recommended it to the City Council.

I recommend to the Council their approval of this designation.

300

REVIEWED:

Legal Department

RECOMMENDED:

Frank Kleinhenz, CAO

REVIEWED:

Carl Rodolph, Director
Municipal Development Dept.

HEK/PC/amc

Affidavit of Publication

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

Ad Cost: $154.35
Ad Number: 168510
Account Number: 1102655
Classification: GOVERNMENT LEGALS

I, Bernadette Gonzales, the undersigned, Legal Representative of the Albuquerque Journal, on oath, state that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, chapter 167, Session Laws of 1937, and payment of fees has been made of assessed and a copy of which is hereto attached, was published in said publication in the daily edition, 2 times(s) on the following date(s):

January 25, 2025
February 1, 2025

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Legal Representative

Subscribed to and sworn to me this 3rd day of February 2025.

David Lindsey Montoya
Notary Public
County Bernalillo
ID#: 1140229
My commission expires: 04-26-2027

CITY OF ALB METROPOLITAN
P O BOX 1985
Albuquerque, NM 87103

Notice of Public Hearing

In accordance with Section § 3-60A-8, NMSA 1978, notice is hereby given that the **Metropolitan Redevelopment Agency ("MRA")**, on behalf of the City of Albuquerque, will hold a public hearing to recommend Designation of Blighted Parcels by the Albuquerque Development Commission to the City Council.

I. PROJECT DESCRIPTION & LOCATION:
The proposal is to designate five lots, located at 1701 Gold Ave., SE, containing approximately 0.8035 acres and legally described as Lots 7 thru 11 Block 64, Terrace Addition & the north 10ft of vacated Gold Ave., as blighted and meeting the criteria of State Statute § 3-60A-4(F) for incorporation into the Sycamore Metropolitan Redevelopment Area and Plan.

II. LOCATION AND TIME OF PUBLIC HEARING:
Albuquerque Development Commission
Thursday February 20, 2025
2:00 PM
Via Zoom Video Conference
Agenda will be available 72 hours before the scheduled meeting:
https://www.cabq.gov/mra/albuquerque-development-commission/adc-agendas-archives

FOR MORE INFORMATION VISIT: https://www.cabq.gov/mra/albuquerque-development-commission/adc-agendas-archives

MRA PROJECT MANAGER: Stephanie Shumsky (505) 810-7502 / sshumsky@cabq.gov

METROPOLITAN REDEVELOPMENT AGENCY
CITY OF ALBUQUERQUE, NEW MEXICO

Journal: January 25, February 1, 2025

STATE OF NEW MEXICO
NOTARY PUBLIC
DAVID LINDSEY MONTOYA
COMMISSION NUMBER 1140229
EXPIRATION DATE 04-26-2027

February 7, 2025

NOTICE OF PUBLIC HEARING

This letter is to advise you that the Albuquerque Development Commission will hold a Public Hearing on **Thursday, February 20th, 2025 at 2:00pm** to consider the following request. Any interested party may appear and provide public comment regarding the request. The hearing is virtual only, available to attend via zoom.

Zoom Login: https://cabq.zoom.us/j/83417450494
Meeting ID: 834 1745 0494

REQUEST

The Metropolitan Redevelopment Agency will hold a public hearing on a request to expand the existing Sycamore Metropolitan Redevelopment Area (MR Area) as requested by Juniper Properties Southwest LLC (Property Owner). The application proposes to incorporate five new lots, which the applicant asserts meet the criteria of blighted per State of New Mexico Statute 3-60A, NMSA 1978 (MR Code).

The lots are located on Gold Ave., SE, between University Blvd. and Pine St. SE (see map below), and are legally described as, Lots 7 thru 11 Block 64, Terrace Addition & the North 10ft of vacated Gold Ave., SE. The lots comprise approximately 0.8035 acres in total. The lots are adjacent to the current Sycamore MR Area boundary. The existing building(s) on the lots meets the criteria of "blighted". The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property.

The staff report, full application, supplemental materials, and Zoom login is posted at the following website 72 hours before the hearing date:
https://www.cabq.gov/mra/albuquerque-development-commission/adc-agendas-archives

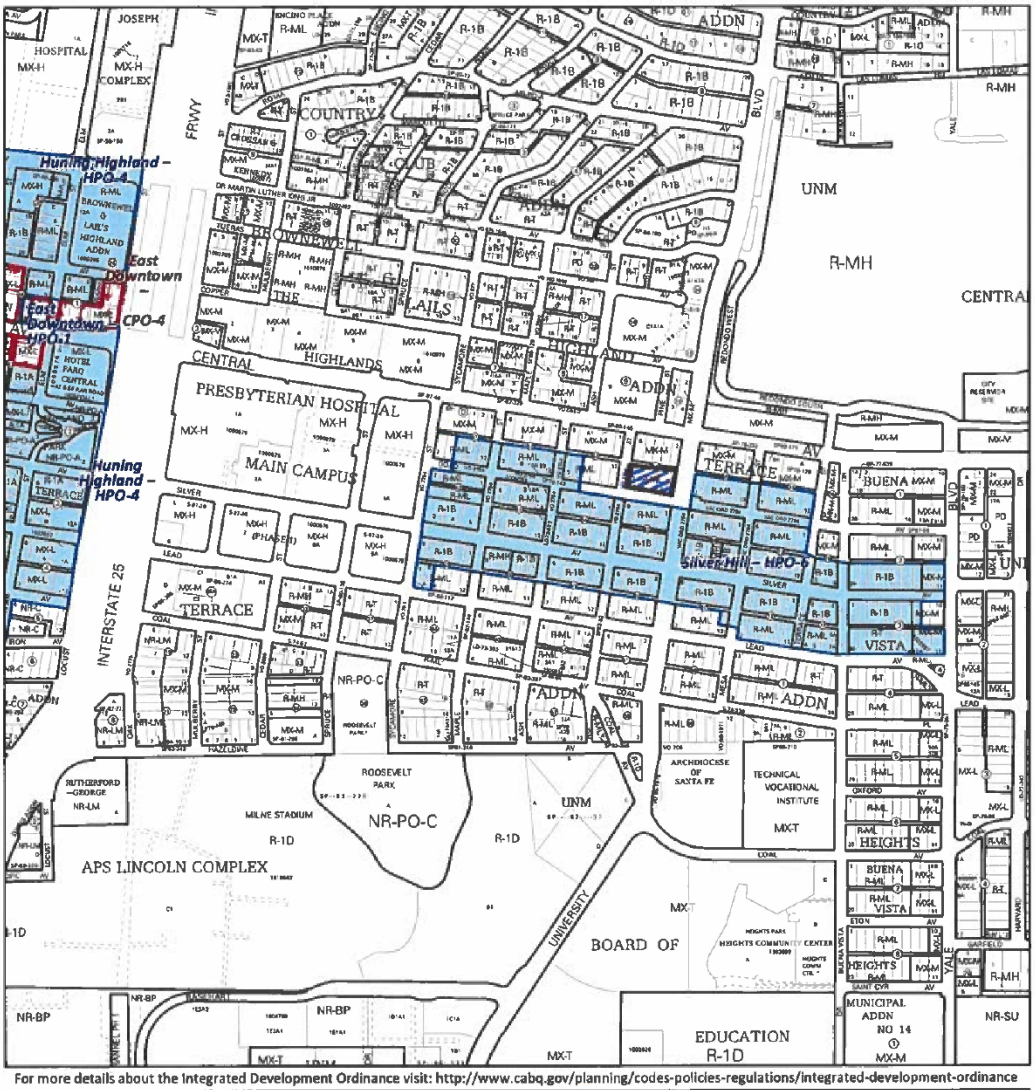
Notice to Persons with Disabilities: If you have a disability and require special assistance to participate in this meeting, please contact TTY at 1-800-659-8331 at least three (3) days prior to the meeting/hearing date.

You may sign up for public comment, submit written public comment, or direct questions for additional information regarding this request to the Metropolitan Redevelopment Agency at mrainfo@cabq.gov.

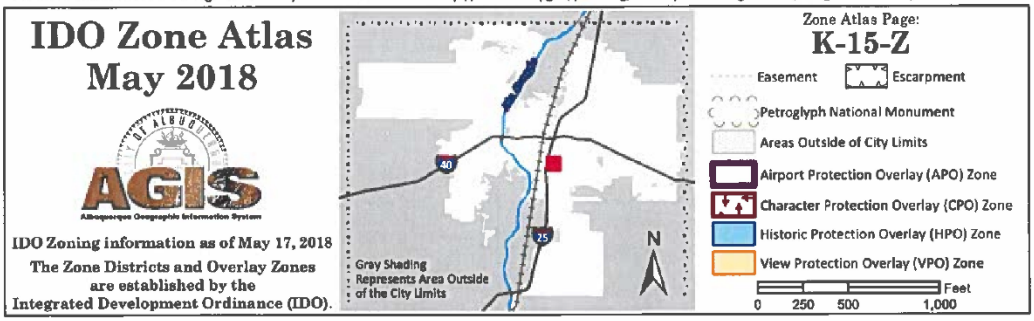
LOCATION MAPS

EXISTING SYCAMORE MR AREA BOUNDARY AND LOCATION OF PROPOSED EXPANSION

SURVEY AREA MAP OF PROPOSED EXPANSION AREA



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance



= Subject Property

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

January 2, 2025

Jennifer Jackson, Deputy Director
Metropolitan Redevelopment Agency
100 Arno St. NE
Albuquerque, NM 87102

Re: Request for Sycamore MRA Boundary Amendment

Dear Ms. Jackson,

Juniper Properties Southwest LLC requests an amendment of the Sycamore MRA boundary to include the property located at 1701 Gold Ave SE between Pine Street and University Boulevard. The subject property is vacant and in blighted condition. Inclusion in the Sycamore MRA boundary will further the goals and strategies articulated in the MRA plan and catalyze new private investment in the MRA area.

Figure 1: Subject property

PROJECT CONTEXT

The property is located between two Metropolitan Redevelopment Areas, Sycamore MRA and University MRA. The Sycamore Metropolitan Redevelopment Plan was adopted in 1982 to eliminate problems created by blighted conditions and to meet the Sycamore area community's commercial, residential, physical improvement, and social service needs. The University MRA plan was adopted in 2022 to create opportunities to revitalize the Central Avenue and Yale Boulevard corridors south of the University of New Mexico. We believe it is appropriate to request an amendment to the Sycamore MRA boundaries rather than those of the University MRA, given that the subject property is adjacent to the Sycamore MRA boundary between Pine Street and University Boulevard. As described below, the subject property is clearly blighted and will benefit from inclusion into the Sycamore MRA.

Figure 2: Subject property located between Sycamore and University MRA boundaries

REVIEW CRITERIA

1. **The property's current zoning, zoning of surrounding properties and the property's potential for medium- and/or high-density development;**

   The subject property is currently zoned Multi-Family High Density (R-MH). A Zoning Map Amendment for the subject property from R-ML (Multi-Family Low Density) to R-MH (Multi-Family High Density) was approved by the Environmental Planning Commission on January 18, 2024. The zoning of the subject property provides a transition between the R-ML (Multi-Family Low Density) to the south and the MX-M (Mixed-Use Moderate Intensity) to the north. The current zoning will allow a new high-density multi-family development.

2. **The property's designation in the 2017 Comprehensive Plan including designation as an area of Change/Consistency, location in a Center/Corridor, location on a Main Street Corridor, or other;**

   The subject property is designated as an area of change in the 2017 Comprehensive Plan *(Figure 3)*. It is located within 660 feet of the Premium Transit (ART Station), Major Transit, and Main Street Corridors on Central Avenue *(Figure 4)*. The subject property is directly adjacent to the UNM Activity Center. Figure 3 shows the subject property's proximity to the UNM Activity Center (displayed in orange) and the CNM/UNM Employment Center (displayed in blue).

Figure 3: Area of Change

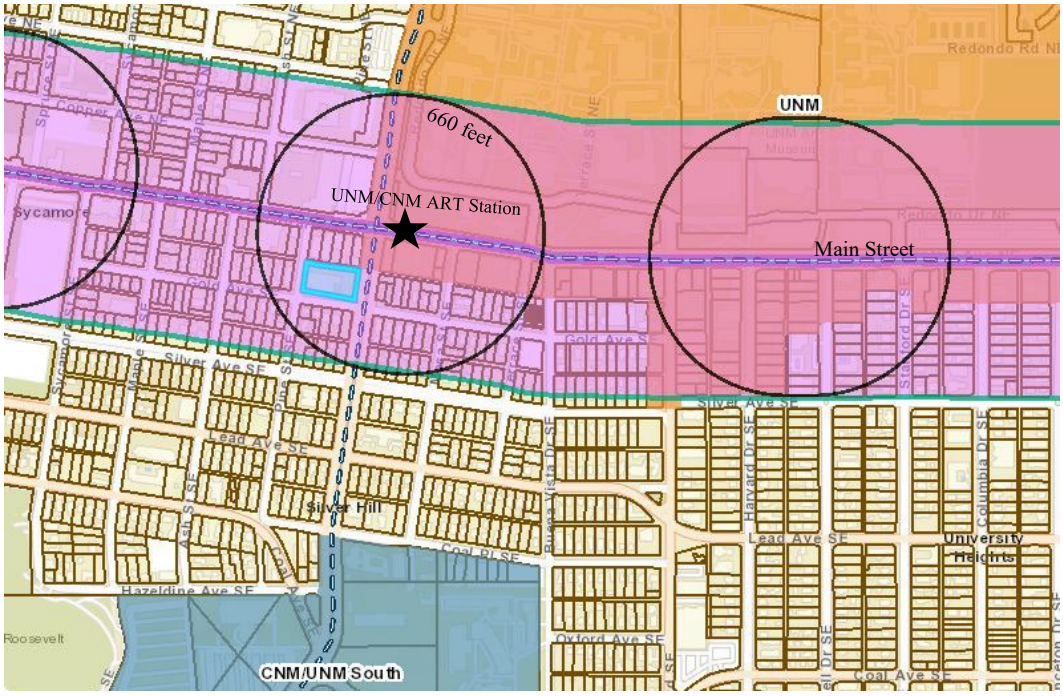


Figure 4: Centers and Corridors

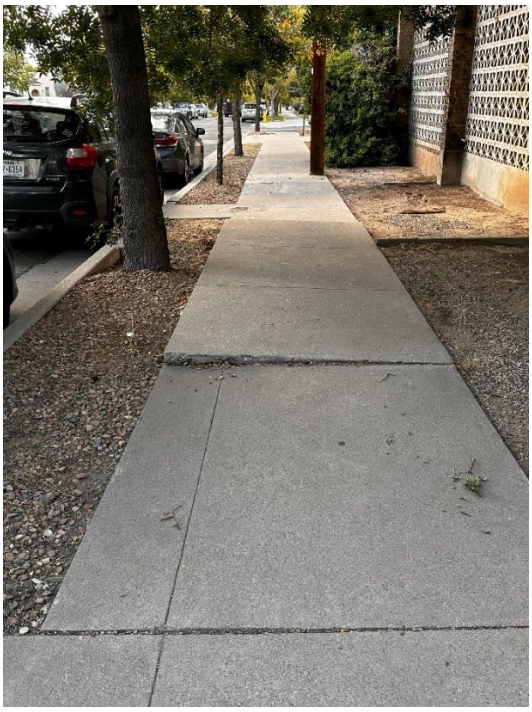
3. The property's potential for reinvestment given site location;

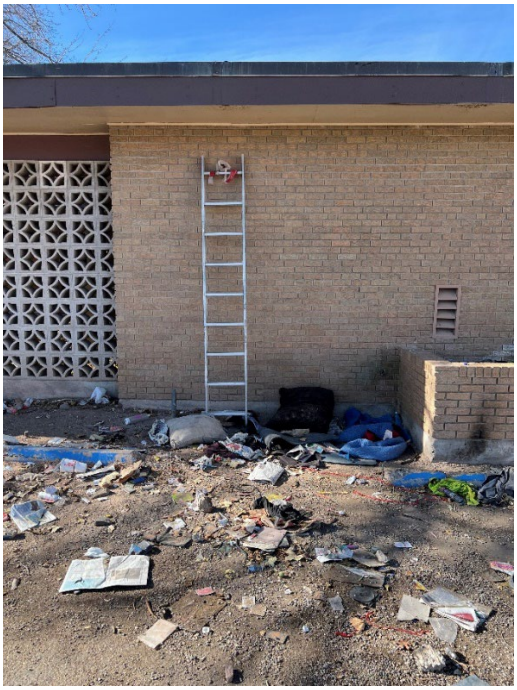
The subject property has immense potential for reinvestment given its location within the Central Avenue MS-PT-MT Corridor. The ABC Comprehensive Plan supports diverse housing options in areas well-served by transit. The Plan encourages directing future development to centers and corridors to create stronger districts and reduce household transportation costs. City policies and zoning regulations provide incentives for parking reductions and priority for multimodal incentives for development within centers and corridors. Given its location, it is ideal for infill development that supports additional growth in an area with existing infrastructure and public facilities (Comp Plan

Policy 5.3.1 Infill Development). The subject property is adjacent to the UNM Activity Center and is six blocks from the CNM/UNM Employment Center which will allow for higher-density housing near areas with concentrated employment (Comp Plan Policy 5.4.1 Housing Near Jobs).

4. **Whether the property itself meets the criteria for MRA inclusion -OR- Whether reinvestment in the property would catalyze investment in the MRA area broadly;**

The University Church of Christ building is situated on the property; however, the church has been permanently closed and vacant for several years. During this time, there have been incidents related to homeless encampments and crime on the site and in the surrounding area that have posed risks to life and property. Recently, one side of the property was set on fire. Additionally, during a response to a call at the property, police discovered a semi-automatic firearm in the possession of an intoxicated trespasser. Other issues include defective and deteriorating sidewalks, overall site deterioration, vandalism, unsanitary encampments, and conditions that required extensive clean-up and 24-hour security from the owners. Please see the attached site photos for reference.





Reinvestment in this property with a new high-density residential project will catalyze investment in the Sycamore MRA. Constructing housing on this vacant property will lead to increased spending at existing businesses and promote commercial and mixed-use investment in surrounding areas of Sycamore, particularly those closest to the site.

5. **How inclusion would further the goals and strategies articulated in the existing MRA plan.**

The northern portion of the subject property abuts the Sycamore MRA boundaries *(Figure 5)*, and we believe that inclusion will further the goals and strategies articulated in the

existing Sycamore MRA Plan. The Sycamore Redevelopment Area is one of the most diverse areas of the city in terms of land use, property ownership, and population. The plan advocates “transition” areas to buffer residential from non-residential areas, and proposes tying different use areas together through a pedestrian network. Continuance of mixed-density patterns is proposed to encourage appropriate residences for the present population and additional residents (p.7). The subject property acts as a transition area between the lower-density residential neighborhood to the south and the commercial uses to the north.

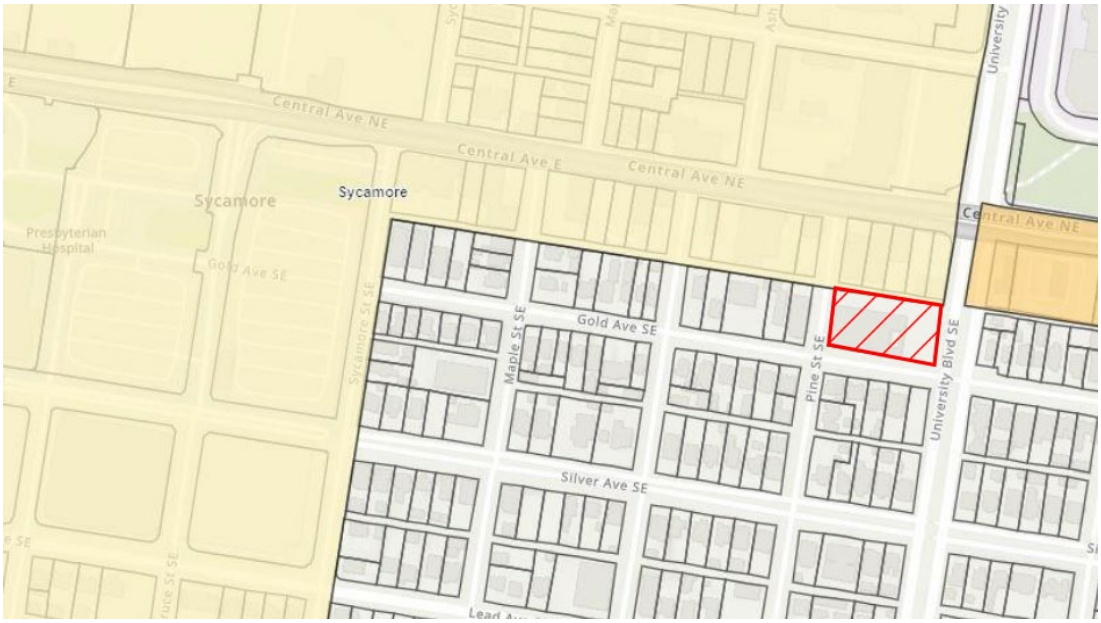


Figure 5: Northern side of the property abuts the MRA boundary

The Plan recognizes a significant demand for housing due to the area's proximity to hospitals and educational institutions, which attracts large employee and student populations (p.13). Summary of needs and objectives for its designated Mixed Density Residential Area include:

- Continuing the variety and mix of residential densities which now exist.
- Upgrading the character and quality of new multi-family complexes.
- Provision of desirable housing close to major employment concentrations.
- Implementation of Comprehensive Plan infill policies.
    - The updated Comprehensive Plan has strengthened these policies to encourage infill development in appropriate places. Its redevelopment and infill strategies target existing centers of moderate- and high-density mixed land uses to concentrate social and economic activities and reduce urban sprawl, auto travel, and service costs.
- Facilitating mixed-use by providing residential support for neighborhood commercial development.

Policy One: Redevelopment with mid-rise apartments and townhouses shall be encouraged. (p.23)

This property has the potential for higher-density residential development, which can help meet the growing housing demand for current and future residents in the area. Investment in this property will enhance the character of the neighborhood by introducing high-quality

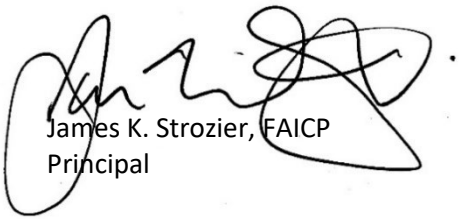
multi-family housing. It aligns with the Comprehensive Plan's infill policies and will contribute to the existing variety and mix of residential densities in the Sycamore area.

CONCLUSION

On behalf of Juniper Properties Southwest LLC, we respectfully request that the Metropolitan Redevelopment Agency make a recommendation of approval to the Albuquerque Development Commission to designate 1701 Gold Avenue SE as a blighted parcel to be included in the existing Sycamore Metropolitan Redevelopment Area boundaries.

Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

January 18, 2024

Southwest, LLC.
10421 S. Jordan Gateway Suite 600
South Jordan, Utah, 84095

Project # PR-2022-007157
RZ-2023-00048– Zoning Map Amendment
(Zone Change)

LEGAL DESCRIPTION:
Southwest, LLC, requests a zoning map amendment from R-ML to R-MH, for all or a portion of Tracts 7-11, Block 64, Terrace Addition and the North 10 ft of Gold Avenue, located at 1701 Gold Ave. SE, between Pine St. SE and University Blvd. SE, approximately 1-acre. (K-15)
Staff Planner: Seth Tinkle

On January 18, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007157 RZ-2023-00048– Zoning Map Amendment (Zone Change), based on the following findings:

1. The request is for a zoning map amendment from R-ML to R-MH for an approximately 1.0-acre site legally described as all or a portion of Lots 7-11, Block 64, Terrace Addition & north 10ft vacated Gold Ave, located on the north side of Gold Ave., between Pine St. and University Blvd. ("the subject site"). A vacant church building exists on the subject site.

2. The subject site is zoned R-ML (Multi-Family Low Density Zone District), a designation received upon adoption of the IDO in May 2018 as a conversion from the former zoning of SU-2/SU-1 for Church and Related Facilities. The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options.

3. The applicant is requesting a zone change to R-MH (Multi-Family High Density Zone District) to facilitate the future development on the subject site. The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities.

4. The Comprehensive Plan designates the subject site as being within a Major Transit Corridor, within 660 feet of a Premium Transit Station, and within a Main Street Corridor. The subject site is adjacent to the UNM Activity Center and the Silver Hill Historic Protection Overlay Zone.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

6. The request clearly facilitates the following applicable Goal and Policies regarding Centers & Corridors and growth from Chapter 5: Land Use:

   A. Goal 5.1 - Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

      The request could facilitate development and growth on the subject site, which is located within the Central Avenue Major Transit Corridor, Central Avenue Main Street Corridor, and CNM/UNM Premium Transit Station Area. Major Transit Corridors are served by high frequency and local transit; Main Street Corridors are lively, highly walkable neighborhood streets lined with local-serving businesses. Premium Transit Station Areas feature the highest level of transit service in the City of Albuquerque.

   B. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

      The request could facilitate growth on the subject site, which is located within a Major Transit Corridor and Main Street Corridor. This request could facilitate future development in close proximity to transit, along with a diverse range of other land uses, which promotes sustainability within the built environment.

   C. Sub-policy 5.1.1 (f): Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

      The request would discourage the development of detached single-family housing in a Major Transit and Main Street Corridor because single-family housing is not a permissible use within the R-MH Zone District, unlike the R-ML Zone District.

   D. Sub-policy 5.1.1 (g): Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

      The request could encourage residential infill in a neighborhood located adjacent to the UNM Activity Center and within the Central Avenue Major Transit and Main Street Corridors.

   E. Policy 5.1.2 - Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

      The request could facilitate future growth and development on the subject site, which is located within an Area of Change and the Central Avenue Major Transit and Main Street Corridor, a lively, walkable area served by high frequency transit.

7. The request clearly facilitates the following applicable Goal and Policies regarding land use and development from Chapter 5: Land Use:

A. Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request could contribute to creating a healthy and sustainable community because it could facilitate higher-density residential development near a mix of land uses. The subject site's location near a Major Transit Corridor, within an established neighborhood, and near a variety of commercial, educational, and institutional uses promotes convenient access to this nearby mix of uses.

B. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request could promote future development that would generally maximize the utility of existing infrastructure and efficient use of land because it is located in an area with existing infrastructure and public facilities.

C. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request could support redevelopment of the subject site, which is located in an area already served by existing infrastructure and public facilities.

D. Policy 5.4.1 – Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The request could facilitate higher-density housing on the subject site, which is located near an area with concentrated development. The request would discourage single-family housing because single-family housing is not a permissive or conditional use in the R-MH Zone District.

8. The request clearly facilitates the following applicable Goal and Policies regarding development areas from Chapter 5: Land Use:

A. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request could encourage growth on the subject site because it could facilitate development of the subject site, which is located in an Area of Change, where growth is expected and desired.

B. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request could direct more intense development to the subject site because it could facilitate development of the subject site, which is within an area of Change and near a designated Major Transit Corridor, where change is expected and desired.

C. Sub-policy 5.6.2 (d): Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

The request could encourage higher-density housing in an Area of Change in support of transit, commercial, and retail uses near the subject site.

D. Sub-policy 5.6.2 (h): Encourage development in areas with a highly connected street grid and frequent transit service.

The request could encourage development in an area where adequate infrastructure and transit services exist, and where there is a highly connected street grid.

9. The request clearly facilitates the following applicable Policy regarding transit-oriented development from Chapter 6: Transportation:

Policy 6.1.2 – Transit-Oriented Development: Prioritizes transit-supportive density, uses, and building design along transit corridors.

The request could allow higher-density residential uses permissively on the subject site, which could promote transit-supportive density and ridership within 660' from the CNM UNM Premium Transit Station and the Central Avenue Major Transit Corridor.

10. The request clearly facilitates the following applicable Goal regarding density from Chapter 9-Housing:

Goal 9.3 - Density: Support increased housing density in appropriate places with adequate services and amenities.

The request could support increased housing density within a Main Street and Major Transit Corridor that is well-serviced and features a diverse range of amenities. The request would discourage lower-density residential development because those uses are not permissive in the R-MH zone district.

11. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. Because this is a spot zone, the applicant must further "clearly facilitate" implementation of the ABC Comp Plan (see Criterion H).

12. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3) - Review and Decision Criteria for Zoning Map Amendments, as follows:

A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. Because this is a spot zone, the applicant must further "clearly facilitate" implementation of the ABC Comp Plan (see Criterion H). The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a

preponderance of applicable Goals and policies in the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare.

B. Criterion B: The subject site is located wholly in an Area of Change, as designated by the Comprehensive Plan.

C. Criterion C: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis demonstrates that the request clearly facilitates a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.

D. Criterion D: The applicant compared the existing R-ML zoning and the proposed R-MH zoning, stating that the permissive uses in the R-MH Zone District would not be harmful to adjacent properties, the neighborhood, or the community. They discussed the context surrounding the subject site and indicated how uses that could be considered harmful would be mitigated through the Use-specific Standards in the IDO. Staff finds that the Use-Specific Standards in Section 16-16-4-3 of the IDO that are associated with new permissive uses will adequately mitigate harmful impacts that could be associated with those uses.

E. Criterion E: The subject site is an infill site that is adequately served by existing infrastructure (requirement 1).

F. Criterion F: The applicant is not completely basing the justification for the request upon the subject site's location on a Major Collector roadway. Rather, the applicant has adequately demonstrated that the request clearly facilitates a preponderance of applicable Comprehensive Plan Goals and policies.

G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them, nor is the justification based completely or predominantly upon the cost of land.

H. Criterion H: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. Therefore, Criterion H is a two-part test wherein the applicant must demonstrate that the request would clearly facilitate implementation of the ABC Comprehensive Plan and one of the three applicable situations (listed above).

The applicant acknowledges that the request would create a spot zone, but explains that it would be justified because the subject site will function as a transition between adjacent zone districts, one of which is higher intensity (MX-M) – the other lower (R-ML), and would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story building encouraged in Centers and Corridors.

The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story building encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary

land use is multi-family development, with limited civic and institutional uses to serve the surrounding residential area.

The purpose of the R-ML zone district is to provide for a variety of low-to-medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area.

The applicant has demonstrated that the subject site can function as a transition between the more intense Zone District to the north (MX-M) and the less intense zone district to the south (R-ML) due to the varying levels of developmental intensity associated with each zone district. The MX-M Zone is more intense than the R-MH Zone because it allows far more permissive and conditional land uses (commercial, civic, institutional, and light industrial uses), with similar development standards, while the R-ML Zone is less intense because it allows lower-density residential land uses permissively, with otherwise similar allowable uses. Therefore, the requested R-MH Zone District could reasonably serve as a transition between the more intense mixed-use zone to the north and less intense residential zone to the south.

13. The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable Goals and policies in the Comprehensive Plan.

14. The affected neighborhood organizations are the Silver Hill Neighborhood Association and Sycamore Neighborhood Association, which were all notified as required (see attachments). Property owners within 100 feet of the subject site were also notified as required (see attachments).

15. The applicant attended the regularly scheduled meeting of the Silver Hill NA on December 11, 2023. This was a non-facilitated meeting because there was no requested meeting by the Neighborhood Associations within 15 calendar days of notification. The applicant stated that most comments were supportive of potential residential development on the subject site, with some concerns regarding the nature of future development on the site.

16. The applicant stated that they would follow-up with the Neighborhood Association at their January Meeting (tentatively scheduled on January 8th), in which the Neighborhood association intends to vote on support/non-support on the request. At the January 8th meeting, board members of the Silver Hill NA were split in regard to the project, with 8 members voting against, 6 members voting for, and two members abstaining.

17. Staff received three comments in opposition to the request prior to the 48-hour deadline.

18. Staff received four additional comments after the 48-hour deadline, one in opposition, three in support, of the request.

19. Based on the conversation at the January 18, 2024 EPC Hearing, the applicant stated he would limit future development of the subject property based on a 48' maximum building height notwithstanding IDO Table 5-1-1 Residential Zone District Dimensional Standards.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **February 2, 2024**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Megan Jones

for Alan M. Varela,
Planning Director

AV/ST/MJ

cc: Juniper Properties Southwest, LLC., dsrowe@msn.com
Consensus Planning, cp@consensusplanning.com
Silver Hill NA Don McIver dbodinem@gmail.com
Silver Hill NA James Montalbano ja.montalbano@gmail.com
Sycamore NA Richard Vigliano richard@vigliano.net
Sycamore NA Mardon Gardella mg411@q.com
Renee Horvath, aboard111@gmail.com
John Cochran, 1300 Los Alamos Ave SW Albuquerque, NM 87104
Aleem Hasham, 9400 Coors Blvd. Albuquerque NM, 87114
Merideth Paxton, 1603 Roma Ave NE Albuquerque, NM 87106
Patricia Willson, info@willsonstudio.com
Jane Baechle, 7021 Lamar Ave NW, Albuquerque NM, 87120
Jacob Lopez, 2111 Silver Ave SE Albuquerque, NM 87106
Legal, dking@cabq.gov
EPC File

February 6, 2025

Via email: mrainfo@cabq.gov
Attn: Metropolitan Redevelopment Agency
Stephanie Shumsky, Project Manager

Re: Proposed Expansion of Sycamore MRA to include 1701 Gold SE

Ms. Shumsky,

Thank you for the Notice of Public Hearing regarding this proposed amendment. Though I am past president of the Victory Hills Neighborhood Association (VHNA), a District 6 Coalition officer and an Inter-Coalition Council (ICC) representative, these comments are my own.

On January 18, 2024, Southwest LLC was granted a Zone Map Amendment—from R-ML to R-MH—for the 6 lots located at 1701 Gold Ave. SE. Finding #19 of the Notice of Decision states:

> *"Based on the conversation at the January 18, 2024, EPC Hearing, the applicant stated he would limit future development of the subject property based on a 48' maximum building height notwithstanding IDO Table 5-1-1 Residential Zone District Dimensional Standards."*

Please note my following concerns:
• While the owner and the agent both stated the project would be limited to 48', a ZMA stays with the land. If Juniper Properties Southwest LLC were to sell the property, would a new owner be bound by findings in the January 2024 NOD?

• While the current owner noted a higher building 'wouldn't pencil out', with MRA incentives, that could change. Which one of the building diagrams below is best suited to be located across the street from the historic Silver Hill neighborhood?

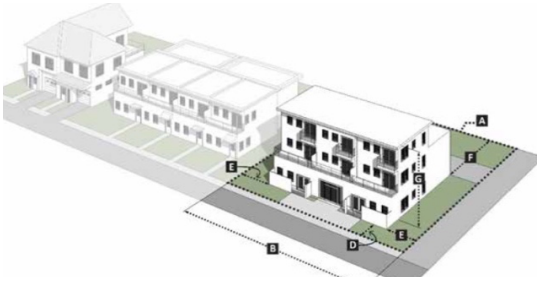


Diagram of RM-L; 38' height maximum

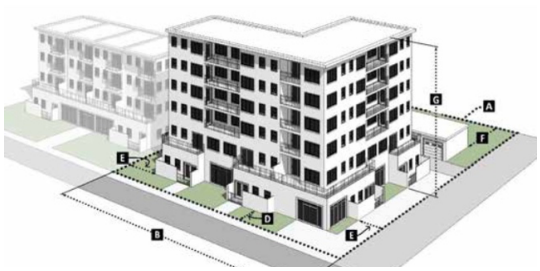


Diagram of RM-H; 48'-65' height maximum

Adding the subject property to the Sycamore MRA won't make that one any more gerrymandered than the University MRA or the EDO/Huning Highlands/South Martineztown MRA. However, it does appear that the request is for the benefit of a particular property owner: that feels similar to spot zoning. Perhaps this is standard operating procedure for Metropolitan Redevelopment Areas?

Sincerely,

Patricia Willson

From Joanne <j.ila.yogini@gmail.com>
Date Sat 2/8/2025 7:29 AM
To Shumsky, Stephanie <sshumsky@cabq.gov>

1 attachment (2 MB)
ADC - Public Notice Letter - 1701 Gold - Mailed 2-5-25.pdf;

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Stephanie,
I am interested in what the sycamore redevelopment plan is to include/ annex silver hill neighborhood property 1701 gold. Can you provide the pros and cons for each neighborhood.
Thank you,

Joanne Kuestner
SHNA board member

---------- Forwarded message ---------
From: **J.A. Montalbano** <ja.montalbano@gmail.com>
Date: Wed, Feb 5, 2025 at 09:49
Subject: Fwd: Notification of Public Hearing - Amendment to Sycamore MR Area
To: Joanne <j.ila.yogini@gmail.com>

Are you on this mailing list? See below and attached.

---------- Forwarded message ---------
From: **Shumsky, Stephanie** <sshumsky@cabq.gov>
Date: Wed, Feb 5, 2025 at 9:44 AM
Subject: Notification of Public Hearing - Amendment to Sycamore MR Area
To: silverhillabq@gmail.com <silverhillabq@gmail.com>, info@wilsonstudio.com <info@wilsonstudio.com>, m.ryankious@gmail.com <m.ryankious@gmail.com>, ja.montalbano@gmail.com <ja.montalbano@gmail.com>, evarockstar@msn.com <evarockstar@msn.com>, mabdowa@gmail.com <mabdowa@gmail.com>, elibertocalderone@gmail.com <elibertocalderone@gmail.com>

Hello Neighborhood Leaders.

Please see attached Notice of Public Hearing regarding a proposed amendment to the Sycamore Metropolitan Redevelopment Area boundary to include the property located at 1701 Gold SE. Contact me if you have questions. Thank you.

STEPHANIE SHUMSKY
project manager
she / her / hers
m 505-810-7502
e sshumsky@cabq.gov
cabq.gov/mra

Outlook

Fwd: Sycamore Metropolitan Redevelopment Area boundary change

From Rahim Kassam <rahim.kassam@gmail.com>
Date Wed 2/12/2025 3:26 PM
To Dan Rowe <dsrowe@msn.com>; Ayoni Oyenuga <oyenuga@consensusplanning.com>; Jim Strozier <cp@consensusplanning.com>; Shumsky, Stephanie <sshumsky@cabq.gov>

This letter of support was sent by a neighbor across the street.

Thanks,
Rahim Kassam

Begin forwarded message:

From: Don McIver <dbodinem@gmail.com>
Date: February 12, 2025 at 3:20:49 PM MST
To: mrainfo@cabq.gov
Cc: Rahim Kassam <rahim.kassam@gmail.com>
Subject: Sycamore Metropolitan Redevelopment Area boundary change

To the Albuquerque Development Commission and the Albuquerque City Council

My partner and I live across University from what used to be the University Church of Christ at 1701 Gold Ave. Prior to the COVID pandemic, the church functioned as a lightly attended church and parking lot for UNM visitors.

Once we returned from the pandemic the church sat empty though the parking lot is still used by UNM visitors. Since then, we have watched from our kitchen window as the space has become, at times, a homeless encampment, a watering hole and loitering spot, and now basically an empty building with perimeter lights and a red flashing proximity light. While the owner has paid for security to keep the lot from becoming a camp, it has always been our hope and expectation that at some point the lot would be redeveloped.

In January 2024, the Environmental Planning Commission approved the zoning change that Juniper Properties requested, but there has been no activity in its redevelopment. Now I'm not an expert on the finances of what it would take to convert this lot to housing, I do hope that with the inclusion in the Sycamore

Metropolitan Redevelopment Area it would give another incentive for the owner to break ground. We need more housing in this area; we need more housing in Albuquerque and any levers that could help Juniper develop this area strikes me as a worthwhile endeavor.

Thank you.

Don McIver
1801 Gold Ave. SE
Albuquerque, NM 87106

Emil Ashe

1620 Central Ave SE

Albuquerque, NM 87106

February 11, 2025

Albuquerque Development Commission

Metropolitan Redevelopment Agency

100 Arno St. NE

Albuquerque, NM 87102

Albuquerque City Council

City of Albuquerque

1 Civic Plaza NW

Albuquerque, NM 87102

Re: Support for Sycamore MRA Boundary Amendment to Include 1701 Gold Ave SE

Dear Members of the Albuquerque Development Commission and Albuquerque City Council,

I am writing in strong support of the proposed amendment to the Sycamore Metropolitan Redevelopment Area (MRA) boundary to include the property at 1701 Gold Ave SE. As a longtime property owner at 1620 Central Ave SE, which is already within the Sycamore MRA, I believe this expansion is a necessary step to further the goals of our community's revitalization efforts.

The blighted condition of 1701 Gold Ave SE has been a persistent concern for residents and businesses in the area. The abandoned church on the property has become a hotspot for homeless encampments, crime, vandalism, and public safety issues. Just recently, a fire occurred on the site, underscoring the urgent need for redevelopment. Additionally, incidents involving trespassing and illegal activity have posed risks not only to the property itself but also to the surrounding neighborhood.

By incorporating this property into the Sycamore MRA, we can unlock reinvestment opportunities that will help transform this vacant lot into a productive, high-density residential development. This aligns with the 2017 Comprehensive Plan, which encourages infill development near transit corridors and employment centers to support economic growth while reducing urban sprawl. The site's proximity to UNM, CNM, and major transit routes makes it an ideal location for new housing, which will, in turn, increase foot traffic and consumer spending at local businesses like mine.

Furthermore, the Sycamore MRA Plan has long recognized the importance of mixed-density residential growth to sustain a vibrant, livable urban core. Including this property in the redevelopment area would directly contribute to the plan's objectives by enhancing neighborhood character, increasing housing options, and fostering a safer environment for both residents and businesses.

I urge the Albuquerque Development Commission and City Council to approve this boundary amendment and help move this much-needed revitalization effort forward. The redevelopment of 1701 Gold Ave SE is not just about one property—it's about strengthening the entire Sycamore MRA and ensuring a brighter future for our community.

Thank you for your time and consideration.

Sincerely,

Emil Ashe