

CITY OF ALBUQUERQUE

TWENTY FIRST COUNCIL

COUNCIL BILL NO. R-14-23 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton, by request

1 RESOLUTION

2 ADOPTING A RAIL YARDS MASTER DEVELOPMENT PLAN AND
3 ACCOMPANYING SITE DEVELOPMENT PLAN FOR SUBDIVISION TO PROVIDE
4 THE APPROPRIATE POLICY FRAMEWORK AND REGULATIONS TO GUIDE THE
5 REDEVELOPMENT OF THE RAIL YARDS SITE.

6 WHEREAS, the Rail Yards site is located on Tract A of the Plat of Tract A of
7 AT&SF Railway Co. Machine Shop, located on 2nd Street SW between Cromwell
8 Avenue and Hazeldine Avenue SW and contains approximately 27.3 acres; and

9 WHEREAS, the Rail Yards site is zoned SU2-HLS (Historic Locomotive
10 Shops) per the Barelás Sector Development Plan (SDP); and

11 WHEREAS, the SU2-HLS zone Section A allows for a wide range of
12 permissive uses, including multifamily residential (R-3), community commercial
13 uses such as retail, restaurants, services (C-2), and light industrial (I-P) each with
14 some limited exceptions; and

15 WHEREAS, the Barelás SDP SU-2/HLS zone Section K provides specifically
16 for a Master Development Plan review by the EPC and approval by the City
17 Council prior to the issuance of a building permit for the site (with very limited
18 exceptions); and

19 WHEREAS, the Master Development Plan (MDP) as submitted contains a
20 site development plan for subdivision with an accompanying Master
21 Development Plan document that will guide redevelopment of the City-owned
22 Albuquerque Rail Yards site; and

23 WHEREAS, the Rail Yards Advisory Board was established in March 2008
24 pursuant to City Council Resolution F/SR-08-47 and the responsibilities of the
25 Rail Yards Advisory Board included the creation of a Request for Proposals for a
26 master developer for the site and the selection of a master developer; and

1 WHEREAS, an RFP, for a Master Developer was issued in 2010 and in June
2 2012 Samitaur Constructs was selected as the Master Developer; and

3 WHEREAS, the Master Developer was charged with creating a Master Plan
4 for the project area in cooperation with the City and the community; and

5 WHEREAS, the Rail Yards Master Development Plan was submitted to the
6 Rail Yards Advisory Board for their review and the Rail Yards Advisory Board
7 recommended approval of the plan to the EPC with certain amendments; and

8 WHEREAS, the Rail Yards property is located within the Central Urban Area
9 of Albuquerque Bernalillo County Comprehensive Plan (2003) and the Barel
10 Sector Development Plan (2008); and

11 WHEREAS, the request furthers a preponderance of relevant goals and
12 policies in the Albuquerque Bernalillo County Comprehensive Plan (2003) as it
13 could lead to the redevelopment of a historically significant site that is located
14 close to the downtown core, in the Barel neighborhood. Redevelopment of the
15 Rail Yards could provide a catalytic opportunity to spur economic development
16 and provide jobs for the Barel neighborhood and the wider downtown
17 community. Section 5 of Master Development Plan provides Goals and Policies
18 by which development decisions and City approvals will be evaluated, this
19 section addresses economic development, housing, community connections,
20 land use, architecture and historic rehabilitation and art and culture.

21 (Albuquerque Bernalillo Comprehensive Plan Goals and Policies II.B.6; II.B.6.a, b;
22 II.B.5; II.B.5.d,i,o; II.C.5; II.C.5.b; II.C.9; II.C.9.b; II.D.6.a, b); and

23 WHEREAS, the request furthers a preponderance of relevant policies and
24 actions in the Barel Sector Development Plan (2008). Rehabilitation of the site
25 furthers policies addressing historic preservation, economic development and
26 job creation for the Barel community. Section 5 of Master Development Plan
27 provides Goals and Policies by which development decisions and City approvals
28 will be evaluated, this section addresses economic development, housing,
29 community connections, land use, architecture and historic rehabilitation and art
30 and culture. (Barel Sector Development Plan LUZ1, LUZ3, LUZ7, Action 1.2.2.c,
31 Action 4.6.1.e, E1, Action 5.2.1.a); and

1 WHEREAS, the Council accepts the Environmental Planning Commission's
2 findings and conditions as set out in the Official Notice of Decision of December
3 12, 2013; and

4 WHEREAS, the Council finds that the conditions set out in the
5 Environmental Planning Commission's recommendation of approval have been
6 met.

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

9 **SECTION 1. The Rail Yards Master Development Plan and accompanying**
10 **Site Development Plan for Subdivision (attached hereto as Exhibit A) are hereby**
11 **approved and adopted.**

12 **SECTION 2: FINDINGS ADOPTED. The City Council adopts the following**
13 **Findings as recommended by the Environmental Planning Commission:**

14 **(A) This is a request for a Master Development Plan and Site Development**
15 **Plan for Subdivision for Tract A of the Plat of Tract A of AT&SF Railway Co.**
16 **Machine Shop located on 2nd Street SW between Cromwell Avenue and Hazeldine**
17 **Avenue and containing approximately 27.3 acres.**

18 **(B) The Rail Yards are zoned SU2-HLS (Historic Locomotive Shops) per the**
19 **Barelas Sector Development Plan. The SU2-HLS zone Section A allows for a wide**
20 **range of permissive uses, including multifamily residential (R-3), community**
21 **commercial uses such as retail, restaurants, services (C-2), and light industrial (I-**
22 **P) each with some limited exceptions. The Barelas SDP SU-2/HLS zone Section K**
23 **provides specifically for a Master Development Plan review by the EPC and**
24 **approval by the City Council prior to the issuance of a building permit for the site**
25 **(with very limited exceptions).**

26 **(C) The Master Development Plan as submitted contains a site development**
27 **plan for subdivision with an accompanying Master Development Plan document.**
28 **The Master Development Plan is the document that will guide redevelopment of**
29 **the City-owned Albuquerque Rail Yards site. The Albuquerque Rail Yards are**
30 **located within the Barelas neighborhood and adjacent to the South Broadway**
31 **neighborhood.**

1 (D) The City of Albuquerque purchased the Rail Yards in 2007 (R-07-202, R-07-
2 274, R-07-332) through a mixture of state and local funding. The Rail Yards
3 Advisory Board (RYAB) was established in March 2008 pursuant to City Council
4 Resolution (F/SR-08-47). The responsibilities of the RYAB included the creation of
5 a Request for Proposals (RFP) for a master developer for the site, and the
6 selection of a master developer. An RFP, for a Master Developer was issued in
7 2010 and in June 2012 Samitaur Constructs was selected as the Master
8 Developer. Per the subsequent Master Plan Agreement, the Master Developer
9 was charged with creating a Master Plan for the project area in cooperation with
10 the City and the community.

11 (E) The Rail Yards property is located within the Central Urban Area of
12 Albuquerque Bernalillo County Comprehensive Plan (2003) and the Barelás
13 Sector Development Plan (2008).

14 (F) The Fire Station building on the site was designated a City Landmark on
15 May 18th 1987 (O-1119) and on August 1st 1990 development guidelines for the
16 Fire Station were adopted.

17 (G) The request furthers a preponderance of relevant goals and policies in the
18 Albuquerque Bernalillo County Comprehensive Plan (2003) as it could lead to the
19 redevelopment of a historically significant site that is located close to the
20 downtown core, in the Barelás neighborhood. Redevelopment of the Rail Yards
21 could provide a catalytic opportunity to spur economic development and provide
22 jobs for the Barelás neighborhood and the wider downtown community. Section 5
23 of Master Development Plan provides Goals and Policies by which development
24 decisions and City approvals will be evaluated, this sections addresses economic
25 development, housing, community connections, land use, architecture and
26 historic rehabilitation and art and culture. (Albuquerque Bernalillo
27 Comprehensive Plan Goals and Policies II.B.6; II.B.6.a, b; II.B.5; II.B.5.d,i,o; II.C.5;
28 II.C.5.b; II.C.9; II.C.9.b; II.D.6.a, b).

29 (H) The request furthers a preponderance of relevant policies and actions in
30 the Barelás Sector Development Plan (2008). Rehabilitation of the site furthers
31 policies addressing historic preservation, economic development and job
32 creation for the Barelás community. Section 5 of Master Development Plan
33 provides Goals and Policies by which development decisions and City approvals

1 will be evaluated, this section addresses economic development, housing,
2 community connections, land use, architecture and historic rehabilitation and art
3 and culture. (Barelas Sector Development Plan LUZ1, LUZ3, LUZ7, Action 1.2.2.c,
4 Action 4.6.1.e, E1, Action 5.2.1.a).

5 (I) Section 10.4 of the Master Plan requests delegation of Site Development
6 Plan for Building Permit to the Development Review Board with its review to
7 include historic preservation planner and a Metropolitan Redevelopment planner.

8 (J) The Draft Master Plan was submitted to the Rail Yards Advisory Board for
9 their review and recommendation. The RYAB unanimously voted to send the draft
10 master plan to the EPC with a recommendation of approval with 7 amendments.
11 The amendments address location of housing on the site, permit parking,
12 amended language related to the WHEELS Museum, language to address the
13 creation of a memorial onsite, language requiring a financial plan, addressing rail
14 maintenance and related rail facilities and finally an amendment that would
15 editing to clarify which aspects of the Master Development Plan are to be
16 considered compulsory and which elements which are advisory.

17 (K) The Barelas Neighborhood Association, the Broadway Central Corridors
18 Partnership, the Citizens Information Committee of Martineztown, the Downtown
19 Neighborhoods Association, the Huning Highland Historic District Association,
20 the Martineztown Work Group, the Raynolds Addition Neighborhood Association,
21 the Santa Barbara Martineztown Association, the South Broadway Neighborhood
22 Association and the Downtown Action Team were notified of this application. No
23 facilitated meeting was held, though a number of well attended public meetings
24 were held during the planning process and the Barelas and South Broadway
25 Neighborhood Association, those most directly impacted by the re-development,
26 were and continue to be participants on the Rail Yards Advisory Board. There is
27 no known opposition to a recommendation of approval.

28 (L) Staff has received a number of emails through the online contact form on
29 the City website for the Rail Yards. A number of the emails received discuss a
30 desire for a public market to be located in the Blacksmith Shop or a similar
31 building. The current use of the Blacksmith Shop as a special event space is
32 intended as an interim use. The Master Plan proposes the final use for the
33 Blacksmith Shop as office uses. While the Master Plan does not specifically

1 prohibit the eventual use of the space as a market, it does not provide policy
2 guidance for the use of the Blacksmith Shop as a market.

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

10 SECTION 4. EFFECTIVE DATE. This resolution shall take effect five days
11 after publication by title and general summary.