

# **CITY of ALBUQUERQUE**

## **TWENTY SECOND COUNCIL**

COUNCIL BILL NO. R-17-204 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Isaac Benton

1 **RESOLUTION**

2 **ESTABLISHING POLICY FOR EVALUATION OF DRAINAGE CAPITAL**  
3 **IMPROVEMENT PROJECTS IN THE DOWNTOWN AREA**

4 **WHEREAS, the Downtown area, as well as Martineztown, South Broadway,**  
5 **and Barelás, are subject to and have experienced threats of flooding during**  
6 **large storm events; and**

7 **WHEREAS, the area is served by an interrelated flood control system,**  
8 **which is antiquated and under capacity for larger runoff due to development**  
9 **that has occurred since it was installed; and**

10 **WHEREAS, in response to serious threats the City developed a flood**  
11 **control management system composed of multiple interrelated facilities,**  
12 **including the existing drainage detention pond at the corner of Broadway and**  
13 **Lomas; and**

14 **WHEREAS, the detention pond at Broadway and Lomas was intended only**  
15 **as a temporary facility designed to help immediately mitigate flood threats**  
16 **with the intent that it would be phased out in favor of a more permanent**  
17 **solution at the corner of Marble and Arno (the “Marble/Arno Project”); and**

18 **WHEREAS, consistent with this approach, the City Council recently**  
19 **approved a land exchange to help facilitate implementation of the Marble/Arno**  
20 **Project; and**

21 **WHEREAS, the Marble/Arno Project is part of the Mid-Valley Drainage**  
22 **Management Plan which was developed in partnership with the Albuquerque**  
23 **Metropolitan Arroyo Flood Control Authority (AMAFCA), in 2012 (the “Mid-**  
24 **Valley Plan”); and**

1       WHEREAS, AMAFCA has been a partner with the City in regard to capital  
2 investments for drainage management pursuant to the Mid-Valley Plan and  
3 remains a willing partner of these efforts; and

4       WHEREAS, while the Department of Municipal Development continues to  
5 pursue the Marble/Arno Project as part of the Mid-Valley Plan, DMD is  
6 proposing to postpone its completion by continuing to use existing obsolete  
7 pumping equipment located at Broadway and Lomas for the Project while at  
8 the same time funding previously unplanned projects in adjacent areas –  
9 including with the South Broadway Plan area; and

10       WHEREAS, the obsolete pumping equipment would continue to occupy  
11 space at Broadway and Lomas which could potentially limit the anticipated  
12 economic development opportunities at that site, and would also require  
13 capital expenditures for infrastructure under Broadway to connect the pumps  
14 to Marble/Arno; and

15       WHEREAS, the City's Department of Municipal Development (DMD)  
16 completed the interrelated South Broadway Drainage and Storm Water Quality  
17 Management Plan ("South Broadway Plan") in 2013; and

18       WHEREAS, AMAFCA recently reviewed and made recommendations to  
19 augment the South Broadway Plan; and

20       WHEREAS, drainage capital funds designated for the implementation of the  
21 projects recommended by South Broadway Plan are being diverted to projects  
22 in the Downtown area, including a proposed drainage project at Central and  
23 Walter ("Central/Walter Project") in East Downtown (EDo)/Huning Highland,  
24 which is not included as a recommendation in the South Broadway Plan; and

25       WHEREAS, diversion of these funds and current efforts appear  
26 inconsistent with long existing plans; and

27       WHEREAS, diversion of drainage funds from the South Broadway Plan to a  
28 Central/Walter Project could have a negative economic development impact in  
29 EDo/Huning Highland because such a project would occupy some of the last  
30 open and developable land in the area; and

31       WHEREAS, economic development, and in particular Transit Oriented  
32 Development in EDo, is of particular importance to the Council because it  
33 would help leverage the City's investment in the ART Project and if completed

1 the Central/Walter Project would exist at, and limit the development of land at  
2 the only ART stop in Edo; and

3 WHEREAS, the City contracted with an ART-TOD Planning Team that  
4 specifically recommended that either: a) the Central/Walter Project not be  
5 built; or b) that in-street storage be implemented as an alternative solution;  
6 and

7 WHEREAS, DMD has not presented a strong reason for the diversion of  
8 funds to a previously unplanned project, the Central/Walter Project, nor a  
9 justification for the City's potential acquisition and occupation of a potentially  
10 viable economic development parcel for a proposed drainage project in EDo  
11 when the City's ART-TOD contractor already recommended against the  
12 project; and

13 WHEREAS, at the same time that the Central/Walter Project is proceeding,  
14 the Marble/Arno Project is not fully funded and DMD has not presented a plan  
15 for funding the replacement of the obsolete pump station as part of the  
16 project; and

17 WHEREAS, AMAFCA already has an investment in the temporary pond and  
18 the Marble/Arno Project, and has indicated a willingness to assist with fully  
19 funding the projects completion.

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

22 Section 1. The Department of Municipal Development shall provide a  
23 detailed report to the City Council that identifies and explains:

24 A. The specific need for a Central/Walter drainage project;

25 B. How such a project relates to the overall drainage improvement  
26 needs of the downtown area, as prescribed by the South  
27 Broadway Plan and the Mid-Valley Plan;

28 C. Why any drainage improvement needs at Central/Walter justify  
29 use of drainage capital funds that could otherwise be used to  
30 implement specific recommendations of the South Broadway Plan  
31 and/or to fully implement the Marble/Arno Project including  
32 replacement of obsolete pumping equipment – particularly in light

1 of the “no-build” or “in street storage” alternatives that were  
2 recommended as part of the ART-TOD Planning Team; and  
3 D. An economic assessment of any property proposed for  
4 acquisition in EDO that evaluates the economic development  
5 potential of the property compared to its relative need for a public  
6 drainage facility at that specific location.

7 Section 2. The City shall not use any funds or other resources for any  
8 drainage capital project at Central/Walter, unless required because of an  
9 emergency or exigent situation in order to protect life or property, until such  
10 time as the Council has reviewed and approved an Executive Communication  
11 transmitting the report called for in Section 1.

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