CITY of ALBUQUERQUE TWENTY FOURTH COUNCIL

со	UNCII	_ BILL NO R-20-79 ENACTMENT NO
		RED BY: Isaac Benton
JF		
	1	RESOLUTION
	2	EXTENDING INTERIM REGULATIONS FOR THE NORTH 4 TH CORRIDOR TO
	3	IMPLEMENT DEVELOPMENT REGULATIONS UNTIL THE INTEGRATED
	4	DEVELOPMENT ORDINANCE IS UPDATED WITH PERMANENT REGULATIONS
	5	FOR THE AREA
	6	WHEREAS, in 2017 all of the City's sector plans were rescinded with the
	7	adoption of the Integrated Development Ordinance (IDO); and
	8	WHEREAS, the North Fourth Rank III Corridor Plan contained certain
	9	protections for the North Fourth Corridor, an area defined in Exhibit A to this
[<u>Bracketed/Underscored Material]</u> - New [Bracketed/Strikethrough Material] - Deletion	10	resolution; and
	11	WHEREAS, the implementation of the IDO has allowed development that
	12	differs from the character that the North Fourth Rank III Corridor Plan
	13	intended; and
	14	WHEREAS, in 2019 the City Council adopted interim design guidelines for
	15	the area via R-19-162 to better protect the existing character of the area; and
	16	WHEREAS, those interim design guidelines were to expire in one year from
	17	the adoption of their adopting resolution or when the City could put into place
		permanent regulations for the area, whichever occurred first; and
	19	WHEREAS, a Character Protection Overlay (O-20-9) for the North 4 th area is
	20	currently under consideration by the City Council; and
	21	WHEREAS, extending the interim design guides to ensure that the area
	22	remains protected until O-20-9 has moved through the adoption process is
	23	necessary.
	24	BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
	25	ALBUQUERQUE:

Section 1. Development within the area specific by Exhibit A to this resolution shall comply with the interim standards set forth in Exhibit B to this resolution, except for those outlined in Section 2. These interim regulations shall be in place for a period of one year, or until a Character Protection Overlay Zone has been adopted for the area, whichever occurs first. Section 2. This resolution shall not apply to building permits that been applied for prior to the adoption of R-19-162. [Bracketed/Strikethrough Material] - Deletion 6 8 2 5 5 7 5 7 6 1 8 6 8 2 9 5 7 7 8 8 7 8 7 8 8 9

Bracketed/Underscored Material] - New



Exhibit B

The following street and sidewalk design requirements are applicable to all properties within Exhibit A (North 4th Rank III Corridor Plan Area).

Street & Sidewalk Design

- 1. New development shall ensure sufficient right-of-way is provided from the midpoint of the roadway to the property line of the subject site per the cross-sections in Appendix 1 to this exhibit.
- 2. New development shall comply with all sidewalk and sidewalk buffer requirements within the appendix.

Regulations provided below are applicable to all properties zoned MX-L or higher within Exhibit A (North 4th Rank III Corridor Plan Area). The following requirements supplement those that exist in the Integrated Development Ordinance. In the event of a conflict, these interim design requirements shall prevail.

Building Mass & Scale

- 1. The maximum building height for properties zoned MX-M or higher is 55 feet. No height bonuses allowed by table 5-1-2 for Workforce Housing or Structured Parking shall be granted.
- 2. Any portion of a building over 30 feet shall incorporate a minimum stepback of 6 feet from the front façade facing a public street.
- 3. Front setbacks shall be a minimum of 10 feet and a maximum of 15 feet.

Building Articulation

- 1. Building design for any parcels zoned MX-M or higher shall comply with section 5-11(E)(2) of the IDO with the following revisions:
 - a. In new residential and mixed-use development, windows on the opper floors shall be recessed not less than 2 inches and/or shall be surrounded by a window casing of not less than 2 inches wide.
 - b. 5-11(E)(2)(a)(2) Each façade facing a public street shall incorporate at least 3 of the following features along at least 30 percent of the horizontal length of the façade. The features listed below shall be distributed along the façade so that each horizontal façade length of 30 linear feet contains at least 1 of the following features:

a. Ground-floor clear, transparent display windows, with the lower edge of window sills no higher than 30 inches above the finished floor. The ground floor clear, transparent display windows and/or doors comprise a minimum of 50 percent of the ground floor façade, except where a building faces a street on 2 or more sides, the primary façade shall contain a minimum of 50 percent of its surfaces in windows and/or doors, and the remaining street- facing façades shall contain a minimum of 30 percent of their surfaces in windows and/or doors with no minimum window sill height required.

b. Windows on upper floors.

c. Primary pedestrian entrances.

d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather. e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting. f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

c. 5-11(E)(2)(a)(3) Each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features:

a. Wall plane projections or recesses of at least 1 foot in depth, occurring at least every 100 linear feet and extending at least 25 percent of the length of the façade.

b. A change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the facade.

c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the façade by at least 6 inches and repeating at minimum intervals of 30 feet.

d. Three-dimensional cornice or base treatments.

e. A projecting gable, hip feature, or change in parapet height for every 100 linear feet of the façade.

f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.