



Legislation Text

File #: R-14-23, Version: 2

CITY OF ALBUQUERQUE TWENTY FIRST COUNCIL

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

SPONSORED BY: Isaac Benton, by request

RESOLUTION

Adopting A Rail Yards Master Development Plan And Accompanying Site Development Plan For Subdivision To Provide The Appropriate Policy Framework And Regulations To Guide The Redevelopment Of The Rail Yards Site (Benton, by request)

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

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

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

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

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

WHEREAS, the Master Development Plan (MDP) as submitted contains a site

development plan for subdivision with an accompanying Master Development Plan document that will guide redevelopment of the City-owned Albuquerque Rail Yards site; and

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

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

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

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

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

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

WHEREAS, the request furthers a preponderance of relevant policies and actions in the Barelás Sector Development Plan (2008). Rehabilitation of the site furthers policies addressing historic preservation, economic development and job creation for the Barelás community. Section 5 of Master Development Plan provides Goals and Policies by which development decisions and City approvals will be evaluated, this section addresses economic

development, housing, community connections, land use, architecture and historic rehabilitation and art and culture. (Barelas Sector Development Plan LUZ1, LUZ3, LUZ7, Action 1.2.2.c, Action 4.6.1.e, E1, Action 5.2.1.a); and

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

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

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

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

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

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

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

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

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

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

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

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

(H) The request furthers a preponderance of relevant policies and actions in the Barel原因 Sector Development Plan (2008). Rehabilitation of the site furthers policies addressing historic preservation, economic development and job creation for the Barel原因 community. Section 5 of Master Development Plan provides Goals and Policies by which development decisions and City approvals will be evaluated, this section addresses economic development, housing, community connections, land use, architecture and historic rehabilitation and art and culture. (Barel原因 Sector Development Plan LUZ1, LUZ3, LUZ7,

Action 1.2.2.c, Action 4.6.1.e, E1, Action 5.2.1.a).

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

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

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

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

SECTION 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason 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. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

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

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