

BROWN PROPERTY WORKSHOP REPORT

FOR THE CITY OF ALBUQUERQUE

DRAFT

August 17, 2018

ACKNOWLEDGEMENTS

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TABLE OF CONTENTS

Acknowledgements.....	2	Community Priorities	14
Brown Property Working Group	2	Site Development.....	14
Community Participants.....	2	Building Design and Height	15
Facilitators and Note-Takers	2	Access/Circulation and Parking.....	15
Consultant Team	2	Streetscape	15
Introduction	1	Landscaping & Buffers	15
Project Purpose.....	1	Community Goals and Objectives	15
Planning Process Summary.....	2	Goals	16
Summary of Recommendations.....	2	Objectives	17
City Regulations and Funding Requirements	2	Implementation	20
Working Group Process	5		
Project Kickoff	5		
Program Scenarios and Program Development.....	5		
Planning the game	6		
Review of the Workshop.....	6		
Creation of Community Goals and Objectives	6		
Community Engagement	7		
Recruitment	7		
Community Workshop	7		
The Community’s Site Designs	7		
Additional Meeting	13		
Results and Recommendations.....	14		
Community Site Circulation Preferences	14		

INTRODUCTION

The Brown Property is located at 3521 Fourth Street and the corner of Fitzgerald Road in Albuquerque's Near North Valley Neighborhood. The 5-acre L-shaped series of parcels that make up the site were the home of the Brown Brothers Construction Company beginning in 1938. At the time the alignment of Route 66 transitioned from Fourth Street to Central Avenue; Fourth Street became Route 85 and continued to serve as a national highway. In the early to mid-50s, Garfield School (just south of the property), the Northfields Addition (24 homes south of the property), and St. Therese Church (two blocks south of the property) were built in 1951, 1953, and 1954, respectively.¹ By 1950, the intersection of Fourth Street and Candelaria Road (one block north) was considered the village center.

A series of construction and transportation related businesses have owned the property in more recent years. In 2013, the City of Albuquerque acquired the property through an intergovernmental agreement with the County of Bernalillo to redevelop it as mixed use, with multifamily and retail in the east 2.8 acres and neighborhood-scale residential on the west 2.2 acres. The specifics of this agreement are described in the City Regulations and Funding requirements section.

This report summarizes the community's goals and priorities for the Brown Property and the criteria that should be incorporated in the City's redevelopment Request for Proposal(s) (RFPs) based on the City/County agreement and extensive input from the community describing their vision for the property.

¹ Joe Sabatini, Historian and Neighbor, Comment Letter, June 23, 2018.



PROJECT PURPOSE

The purpose of this project as defined by the City in its Brown Property Community Workshop Request for Proposals is:

...to design and organize a collaborative, interactive workshop process for the design and development of 3521 4th Street NW, known as the "Brown Property". The goal is to develop an economically feasible, high-quality project that is responsive to the neighborhood context and market trends. The strategy is to

conduct a design process that actively engages stakeholders to identify site concepts that are both desirable and feasible in order to:

- Help neighbors and other stakeholders understand the development process by grappling with its complexities through a hands-on, interactive “game”;
- Generate and evaluate alternative site concepts that are both economically realistic and acceptable to neighbors and stakeholders;
- Provide guidelines for a developer RFP that addresses the concerns and priorities of all stakeholders;
- Facilitate the design and development process by establishing stakeholder priorities and resolving potential conflicts early in the process.

PLANNING PROCESS SUMMARY

The Brown Project Planning process began in July 2017. The City of Albuquerque created a Working Group to help the City and its consultant team, Sites Southwest and Huitt-Zollars identify the Community’s goals for the project site and prioritize the criteria that a future developer(s) selected for the redevelopment project should follow. The Working Group met seven times with the City and the consultant team leading up to the community workshop to discuss the scope of the project, the existing conditions and market analysis, development program options, site circulation options, the community workshop exercise, and community goals and objectives. Following the community workshop, the Working Group met to discuss the outcome of the workshop with neighbors of the site and discuss their priorities.

All of the process documents and meeting materials are in a separate appendix. The process is described in more detail in the following sections.

SUMMARY OF RECOMMENDATIONS

The final section of this report focuses on the recommendations that resulted from the Brown Property community visioning process. They will be included in the Request for Proposals from interested developers, along with a list of actions that the City of Albuquerque will likely need to take to realize this vision.

CITY REGULATIONS AND FUNDING REQUIREMENTS

The redevelopment of the property must abide by Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive Plan), Integrated Development Ordinance (IDO), the North Fourth Street Rank III Corridor Plan (North Fourth Corridor Plan), and the requirements of R-266 and the City/County intergovernmental agreement.

Albuquerque/Bernalillo County Comprehensive Plan (Updated in 2017)

The Comprehensive Plan designates North Fourth Street as a Main Street Corridor and properties within 660 feet of Fourth Street are considered to be within the Main Street area. Development goals for Main Street Corridors apply to the Brown Property Fourth Street frontage. Main Streets are defined as:

Main Streets are intended to be lively, highly walkable streets lined with local-serving businesses, modeled after the American tradition of Main Street as a place for living, working, and shopping. Main Streets should have one- to four- story buildings, usually placed right up to the sidewalk. Parking should be on-street and to the sides of or behind buildings. Away from the Main Street, density should quickly decrease to minimize impacts on nearby neighborhoods. This development pattern should be well-served by transit and

contain safe and pleasant walking environments with street trees, landscaping, and wide sidewalks. Public investments in these areas should prioritize street and walkway improvements.

North Fourth Corridor Plan (2010)

The North Fourth Corridor Plan, which predates the updated Comprehensive Plan, recognized Fourth Street as a multi-modal corridor with the potential of connecting existing neighborhoods and businesses with pedestrian, bicycle, transit, and streetscape improvements. The Plan describes new amenities and development guidelines/standards for the area. It includes a 15 percent plan set showing existing conditions and a preferred cross section in this location. The Corridor Plan also designated the corridor as a Metropolitan Redevelopment Area that allows the City to incentivize development. The plan identified the Brown Property as a Mixed-use Development Zone given its proximity to existing residential areas and its frontage along major streets. This zone has been replaced with the IDO’s new zoning, although the intent remains.

Integrated Development Ordinance (2018)

The City’s new Integrated Development Ordinance (IDO) replaces the zoning requirements in the North Fourth Corridor Plan. However, the intent of the IDO, and requirements for Main Street corridors are consistent with the land use and design vision of the Fourth Street plan.

The IDO zoned the Brown Property as Mixed-use – Moderate Intensity (MX-M), which allows for a “wide array” of retail, commercial,

institutional, and moderate-density housing; it encourages “taller, multi-story buildings in Centers and Corridors.”² Since North Fourth is designated as a Main Street Corridor (MS) it is allowed up to 65 feet in height.

The IDO requires usable open space for each residential unit on a Main Street property, based on number of bedrooms, and requires minimum and maximum setbacks on all sides of the property. This section also provides a reference table showing all other applicable IDO sections affecting MX-M.

Table 2-4-6: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13

² Part 14-16-2: Zone Districts/2-4: Mixed-use Zone Districts/2-4(C) Mixed-use – Moderate Intensity Zone District (Mx-M), Integrated Development Ordinance, City of Albuquerque, New Mexico

The IDO intends to preserve the character of existing residential neighborhoods through requirements for “neighborhood edges.”³ Any parcel adjacent to the Brown property that is zoned as R-1 and contains low-density residential development is considered a Protected Lot. Any development in a Main Street area within 50 feet of a “Protected Lot shall step down to a maximum height of 30 feet.” In addition, new development shall be respectful of adjacent residential with the use of lighting standards per Section 14-16-5-8 and include buffers per the Edge Buffer Landscaping Subsection 14-16-5-6E and with at least a 6-foot tall wall or opaque fence to screen circulation/parking from the existing housing. Driveways and parking areas cannot be closer than 50 feet to any Protected Lot, and truck loading is not permitted along Protected Lots’ property lines.

Other Planning Efforts

A market study identified demand for the mixed-use development on the front and recognized the physical dimensions and proximity to residences make smaller scale residential appropriate in the back. An appraisal of the property was performed in 2010 and indicated the land value of the site was \$1,416,000. Two environmental assessments have identified potential issues that need to be addressed prior to development.

City of Albuquerque Purchase Resolution and City/County Intergovernmental Agreement

The acquisition of the Brown Property was made possible in 2013 by the adoption of R-2013-143 which designated of Workforce Housing funds for the land purchase and authorized the City to enter an intergovernmental agreement with Bernalillo County for additional

funds and City/County collaboration in development of the property. The resolution and intergovernmental agreement state that:

- The City is the lead agency.
- The City and County desire affordable housing and economic development.
- A minimum of 30 percent of units shall be affordable to families at or below 80 percent of the median income for Albuquerque in keeping with the Workforce Housing Opportunity Act requirements.
- Adjacent businesses and neighbors shall be included in the planning and development of the property through establishing a Workgroup.
- [Note: Should we assume that the floor area for economic development is equal to the 20 percent contribution by the County?]

³ Part 14-16-5/5-9: Neighborhood Edges, Integrated Development Ordinance, City of Albuquerque, New Mexico

WORKING GROUP PROCESS

A Working Group, which includes neighborhood residents, city staff and elected officials who represent the area, was formed to work with consultants selected to conduct the workshop process. The Working group will continue through redevelopment of the property, including review of the redevelopment Request for Proposals and developer selection. The Working Group met a total of eight times to go establish development goals and criteria, provide neighborhood insights and input, and facilitate community input.

At each of the Working Group meetings, the City and consultant shared background materials that were used to inform the group of the project's requirements and parameters, as well as the draft workshop game materials.

PROJECT KICKOFF

Kickoff Meeting: July 14, 2017: An initial kickoff meeting was held with members of the Working Group, the City of Albuquerque, and Sites Southwest. The project scope and schedule was reviewed at this meeting.

PROGRAM SCENARIOS AND PROGRAM DEVELOPMENT

Following the kickoff meeting, the Working Group began the process of developing a community workshop including a package of development scenarios and program options for the site.

2nd Meeting: August 16, 2017: Market study assumptions, development program options, and site circulation options were discussed. The Working Group and consultants began refining the development program the property that would be refined at a community workshop.

3rd Meeting: September 11, 2017: A review of the materials and process for the community workshop was conducted at this meeting. Background materials discussed included site circulation options, financial feasibility considerations, and preliminary development criteria were discussed at this meeting. The importance of site circulation and access as a driver of site design was recognized here, and circulation and access became the basis for development options.

4th Meeting: October 9, 2017: A review of new materials, the community workshop agenda and promotion, and workshop dates were discussed at this meeting.

5th Meeting: February 23, 2018: This meeting included City Council and focused on the goals and objectives for the Brown Property.



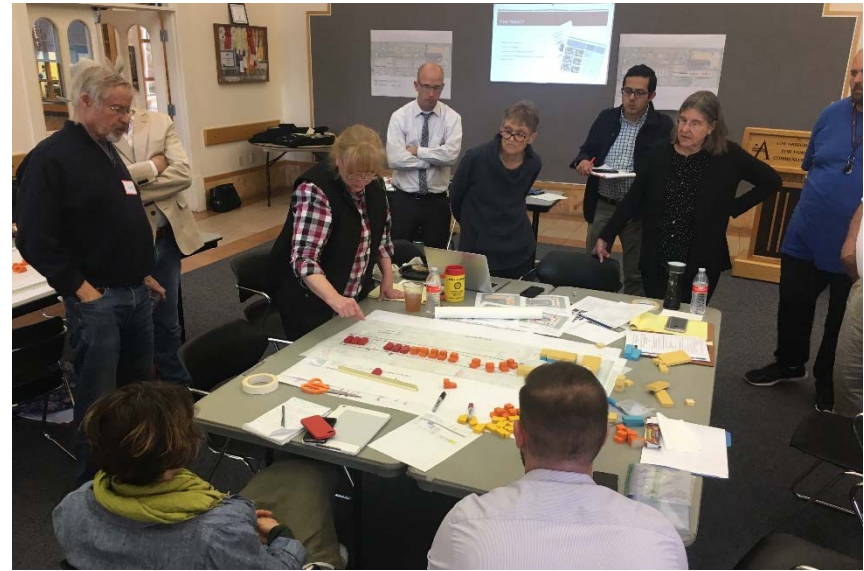
PLANNING THE GAME

Once the development program was established, the Working Group met to design and plan the game that community members would use to design the site at the community workshop.

6th Meeting: March 23, 2018: This meeting was held at the Los Griegos Health and Social Services Center with members of the Working Group, community members, Sites Southwest, Huitt-Zollars, and City of Albuquerque staff. The purpose of the meeting was to perform a test run-through of the workshop and determine what changes were needed as shown in these images.



7th Meeting: April 4, 2018: The 7th meeting was held to review how the test workshop worked and what improvements could be made prior to the community workshop.



REVIEW OF THE WORKSHOP

8th Meeting: May 30, 2018: A follow up meeting was held at the City of Albuquerque to debrief on the community workshop and discuss next steps. The Working Group, Sites Southwest, City of Albuquerque staff and commissioners attended this meeting.

CREATION OF COMMUNITY GOALS AND OBJECTIVES

Through the process of meeting with the Working Group, the consultants drafted a set of goals and objectives for the Brown Property. The Working Group continued to refine and revise them. Their goals and objectives (dated May 14, 2018) were shared at the Community Workshop and set the parameters for the site designs generated during the site design game at the community workshop.

COMMUNITY ENGAGEMENT

RECRUITMENT

The City worked closely with the Near North Valley Neighborhood Association (NNVNA) and the Working Group to publicize the community workshop. A flyer was distributed to immediate neighbors and to the Near North Valley neighborhood. The City mailed a postcard to property owners within 100 feet of the site. The Neighborhood Association posted large versions of the flyer in public locations in the neighborhood and provided information to the North Valley Coalition of Neighborhoods.

COMMUNITY WORKSHOP

On May 19, 2018, the City held a community workshop at the North Valley Senior Center to discuss the future uses of the Brown Property. The purpose of the workshop was to hear the community's vision for the site. After a presentation on the site history and purpose of the project, all participants were encouraged to work in small groups at tables to design the site and work within a set of general parameters established by the North Fourth Street Rank III Corridor Plan, the City/County property agreement, and the community goals and objectives established by the Working Group.



THE COMMUNITY'S SITE DESIGNS

Five groups participated in the game at Community Workshop and each of them created at least two site designs and some created three site designs.

The following pages illustrate each site design, note how many residential units and commercial square feet each includes, and lists some of the pros and cons of each site design. Each group found different ways to satisfy the community goals and some did not meet all the goals and objectives.



BROWN PROPERTY COMMUNITY SITE DESIGNS

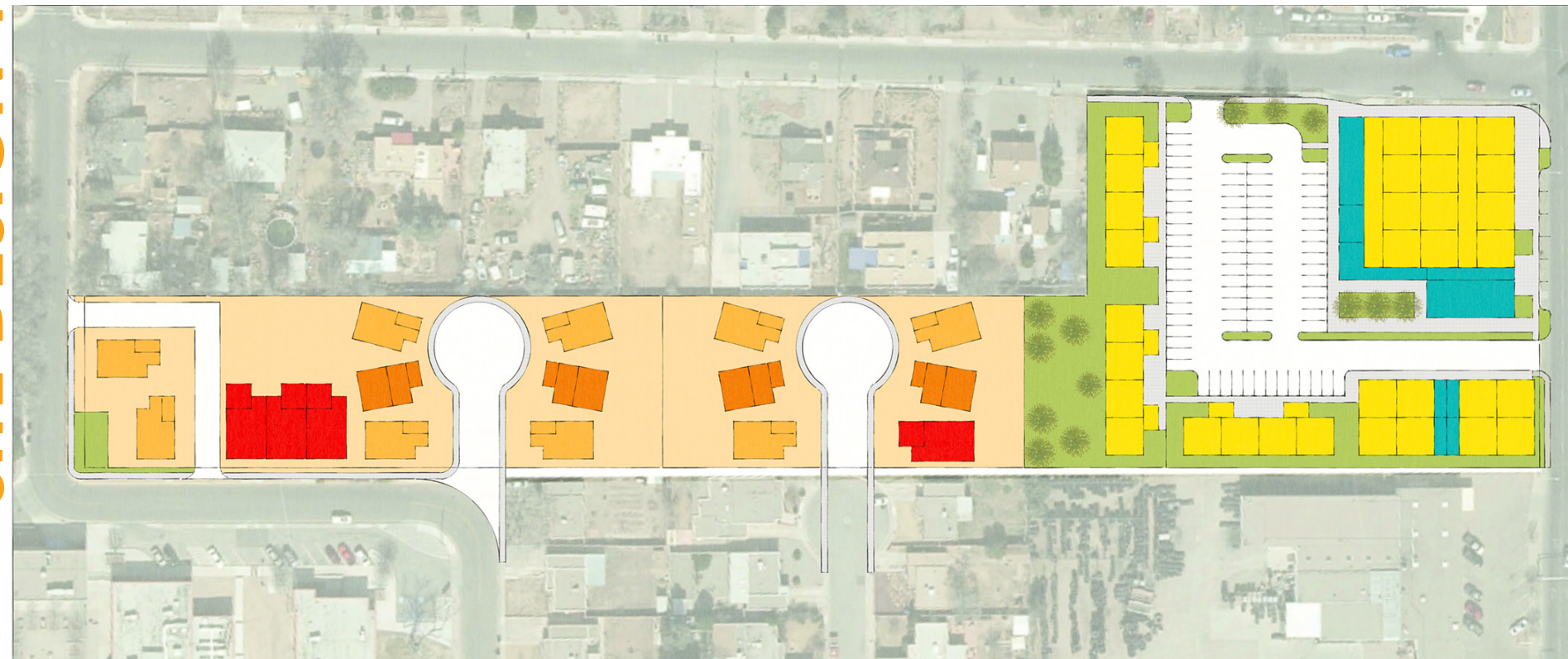
SITE DESIGN — PLAN VIEW

SITE DESIGN — AXON

PROS

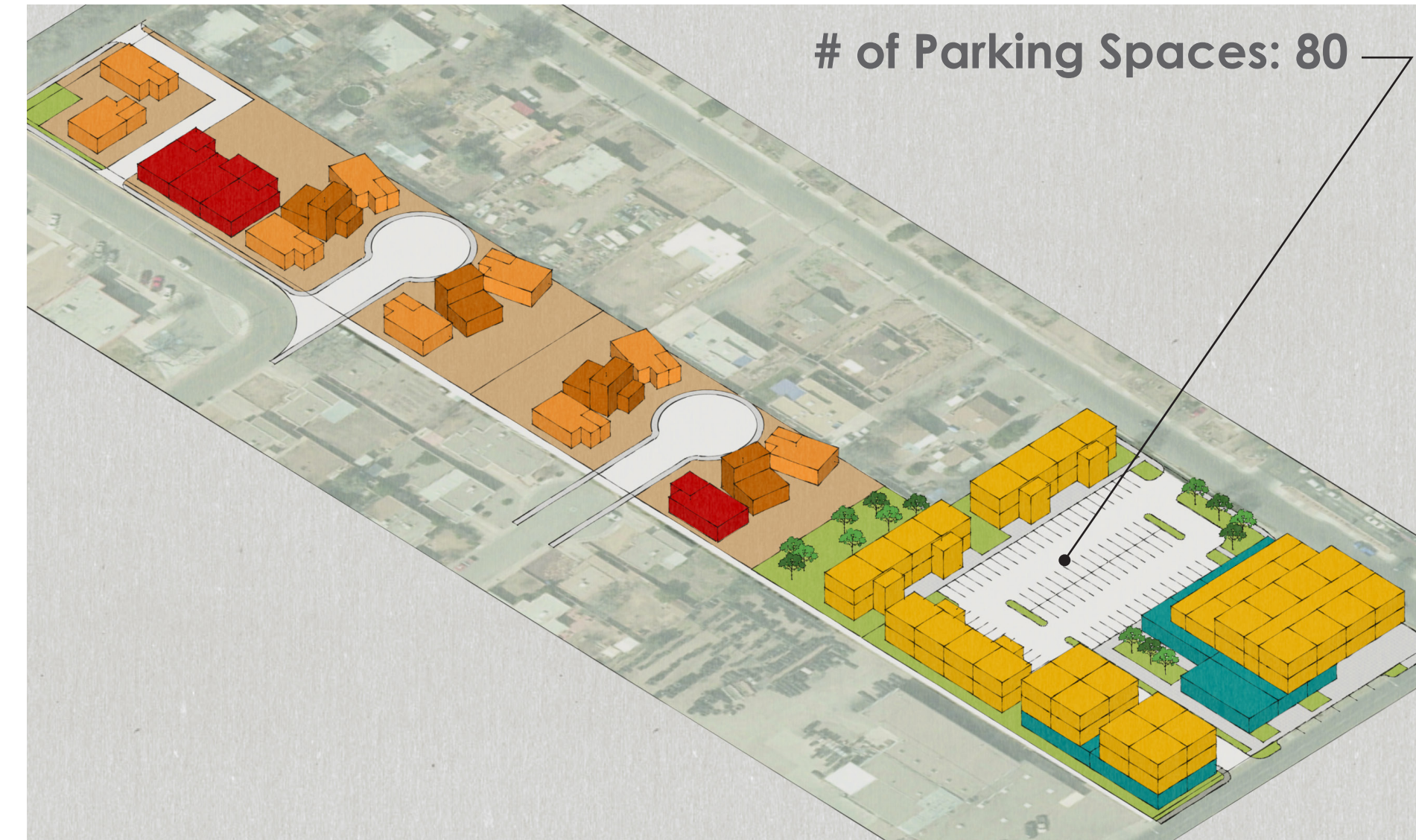
CONS

SITE DESIGN 1



Residential
Homes: 19 (26,400 sq ft)
Apartments: 53 (47,700 sq ft)
Total: 72 (74,100 sq ft)

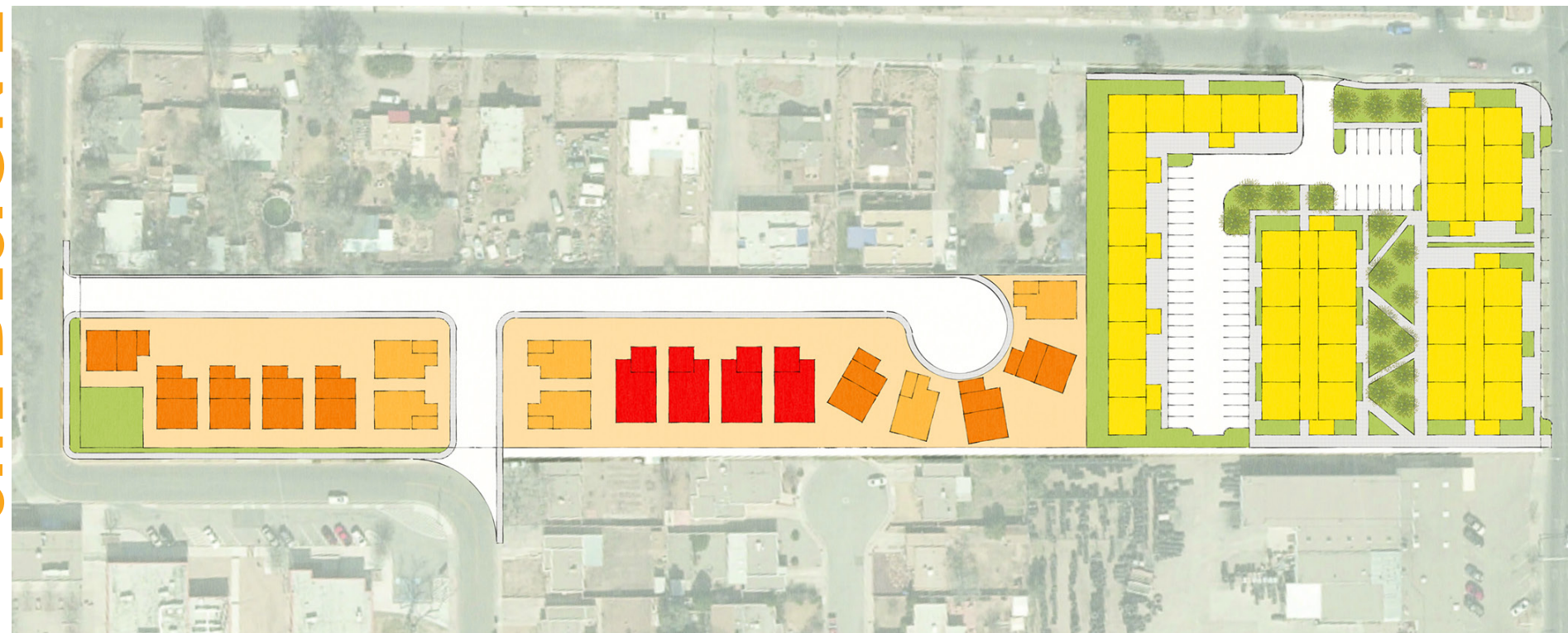
Commercial
3 @2,100 sq ft spaces
5 @4,200 sq ft spaces
Total: 27,300 sq ft



- Residential access is distributed
- Utilizes existing streets rather than using parcel for new roadways
- Neighborhood park on Fairfield & 7th serves existing neighborhood
- A mix of housing types
- Commercial fronting 4th and Fitzgerald
- Housing integrates with neighborhood and fronts Fairfield
- Mixed-use development is accessed on 4th & Fitzgerald

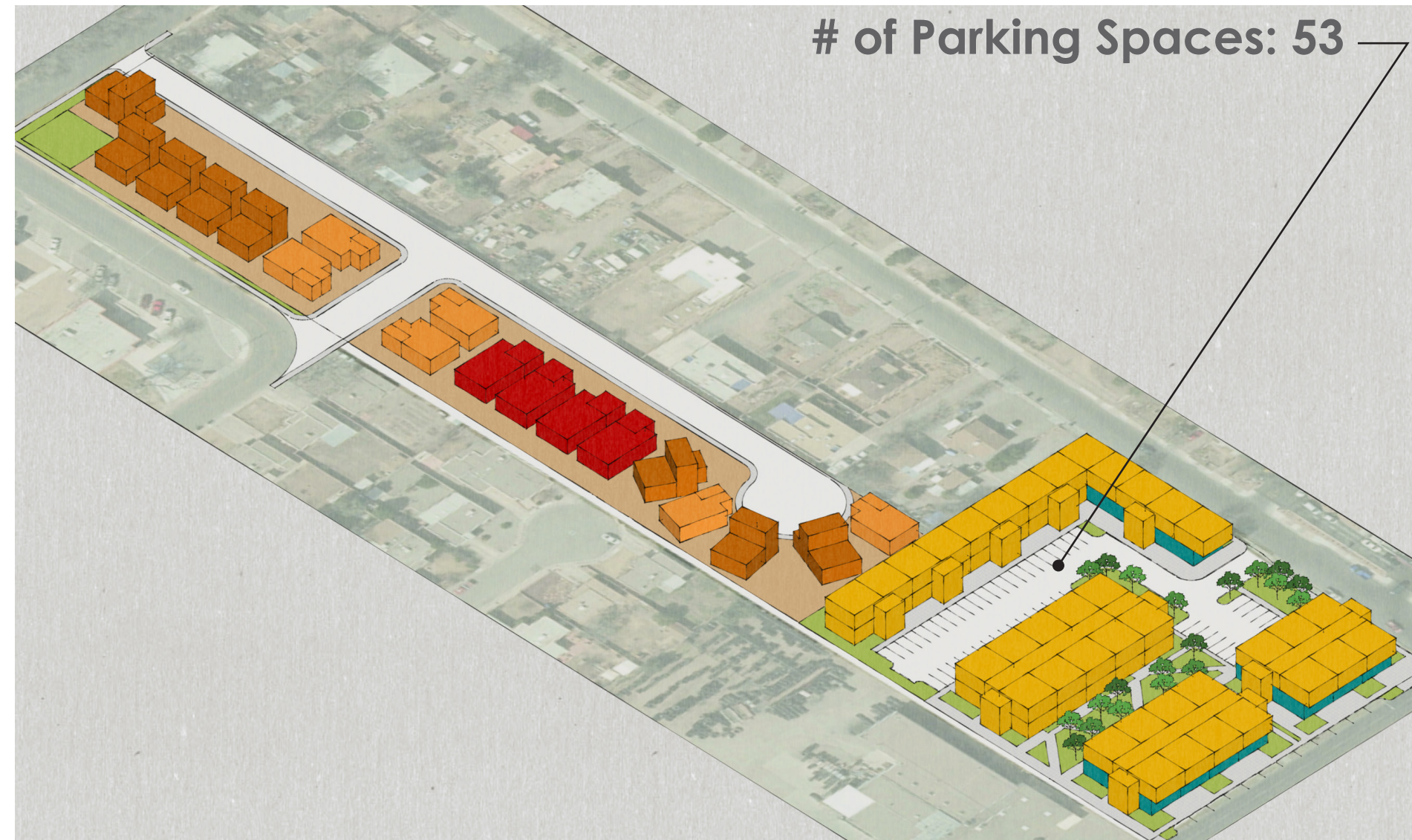
- No ped/bike connection from West to East parcels

SITE DESIGN 2



Residential
Homes: 18 (27,200 sq ft)
Apartments: 71 (63,900 sq ft)
Total: 89 (91,100 sq ft)

Commercial
2 @2,100 sq ft spaces
4 @4,200 sq ft spaces
Total: 21,000 sq ft



- A mix of housing types
- Provides the most housing
- Housing integrates with neighborhood by fronting on 7th & Fairfield
- Commercial fronts 4th & Fitzgerald
- Neighborhood park on Fairfield & 7th serves existing neighborhood
- Mixed-use development is accessed on 4th & Fitzgerald

- Residential traffic is concentrated on 6th/Fairfield
- No ped/bike connection from West to East parcels
- Much of West parcel is dedicated to vehicular access

TABLE 1

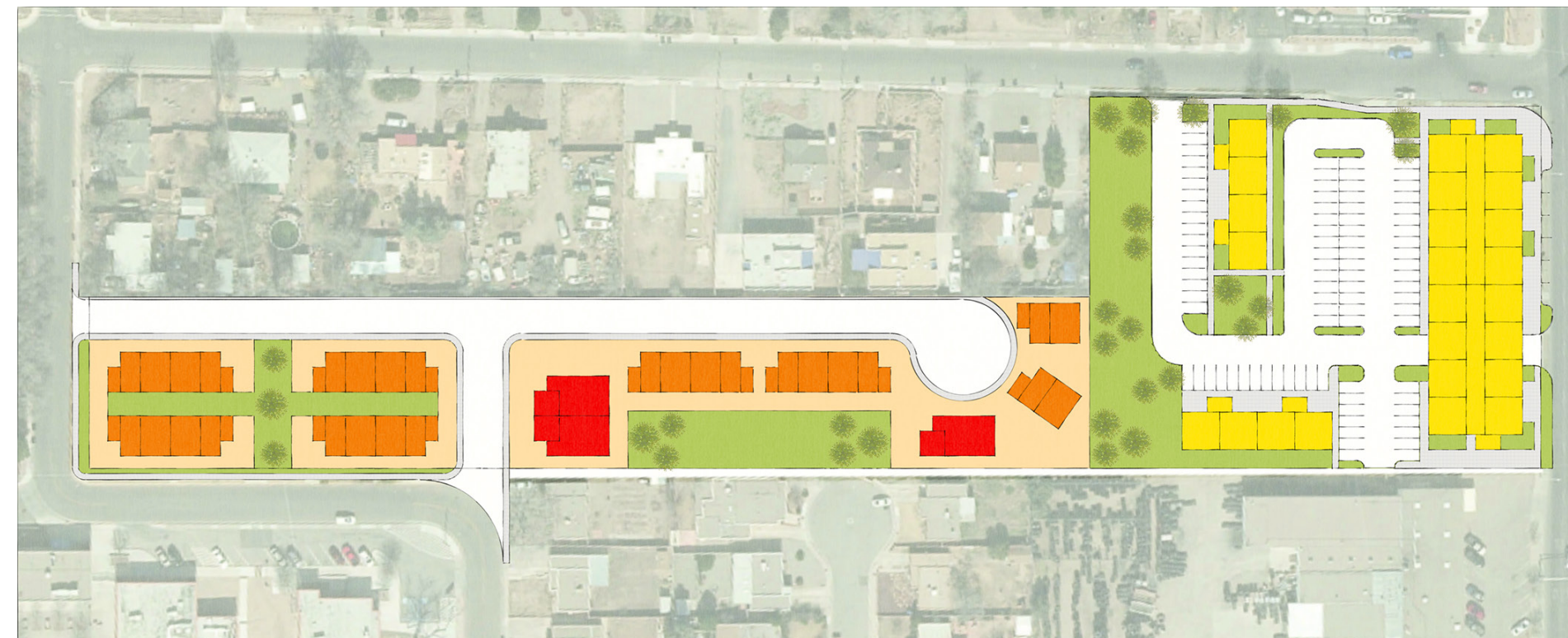
BROWN PROPERTY COMMUNITY SITE DESIGNS

SITE DESIGN — PLAN VIEW

SITE DESIGN — AXON

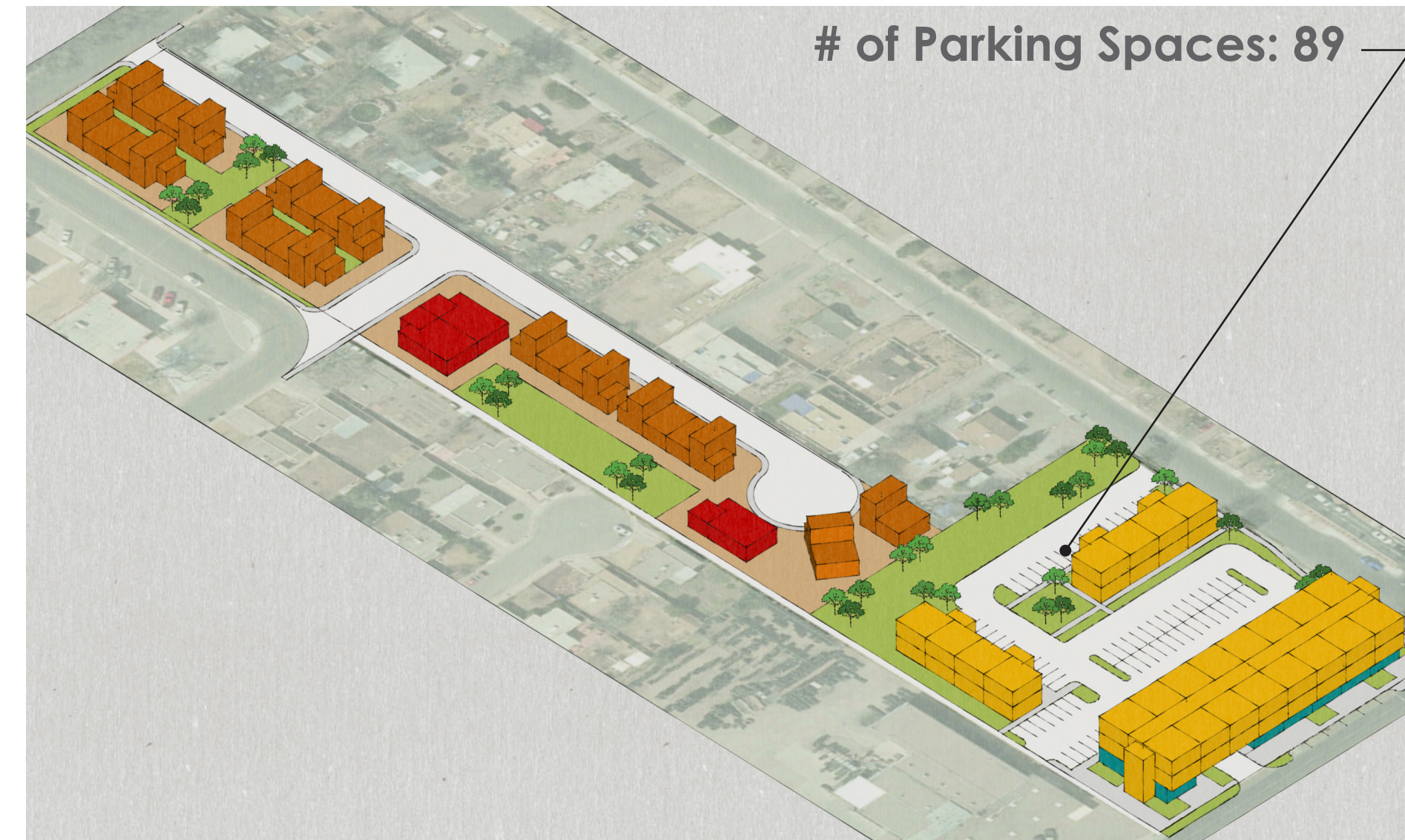
PROS

CONS



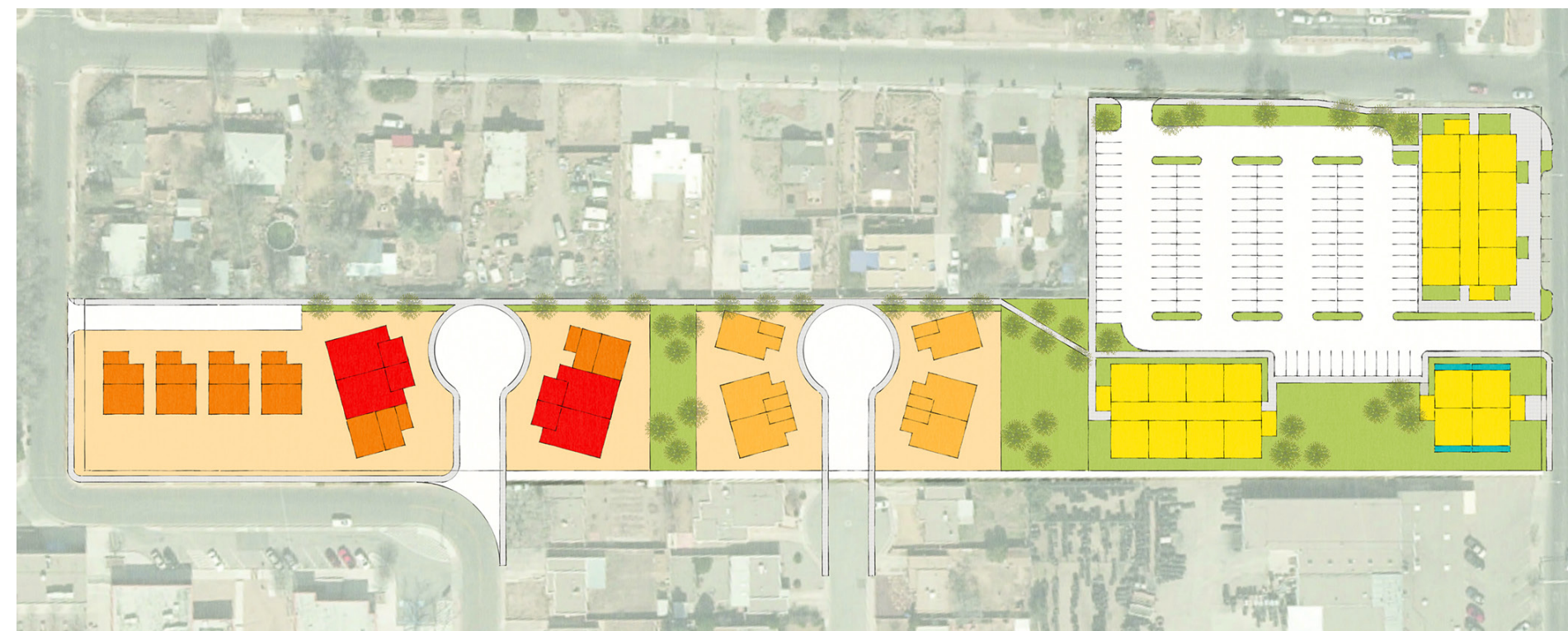
Residential
Homes: 17 (29,400 sq ft)
Apartments: 34 (30,600 sq ft)
Total: 51 (60,000 sq ft)

Commercial
4 @2,100 sq ft spaces
1 @4,200 sq ft spaces
Total: 12,600 sq ft



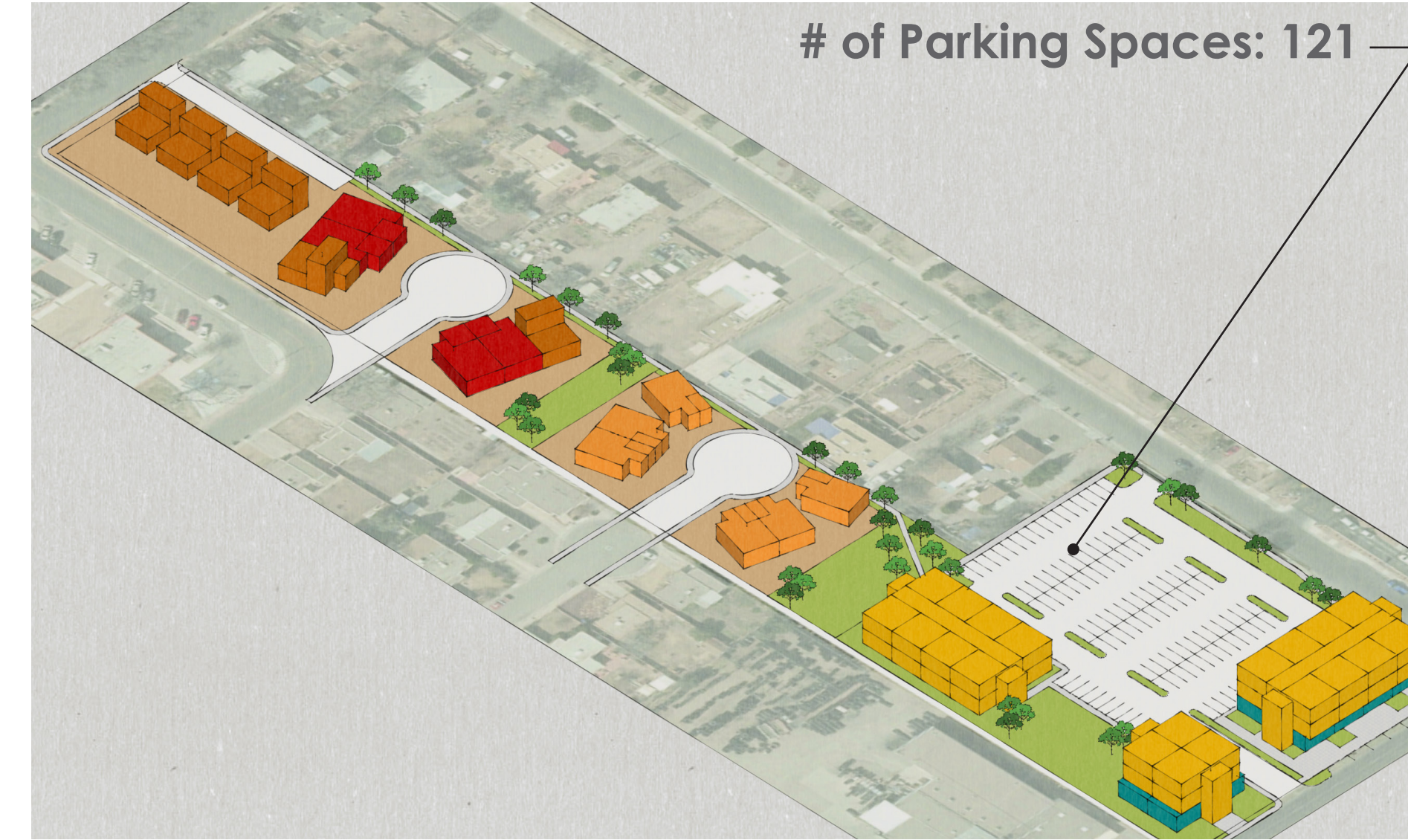
- More 1,800-square foot homes
- Commercial fronting 4th
- Housing integrates with neighborhood and fronts Fairfield
- Mixed-use development is accessed on 4th & Fitzgerald
- Three large public open spaces; two are adjacent to existing homes
- Ped/bike connection from West to East parcels at end of new East-West street

- Residential access will be limited to 6th/Fairfield and 7th
- Much of West parcel is dedicated to vehicular access
- No ped/bike connection from West to East parcels



Residential
Homes: 16 (23,600 sq ft)
Apartments: 44 (39,600 sq ft)
Total: 60 (63,200 sq ft)

Commercial
4 @2,100 sq ft spaces
1 @4,200 sq ft spaces
Total: 12,600 sq ft



- Residential access is distributed
- Commercial fronting 4th
- Housing integrates with neighborhood via extensions of 6th and Northfield
- Mixed-use development is accessed on 4th & Fitzgerald
- Good quantity of open spaces
- Ped/bike connection on a greenway from West to East parcels at end of new East-West street

- No buffer or visual interest along Fitzgerald; just parking
- Housing does not integrate with neighborhood on Fairfield

SITE DESIGN 1

SITE DESIGN 2

TABLE 2

BROWN PROPERTY COMMUNITY SITE DESIGNS

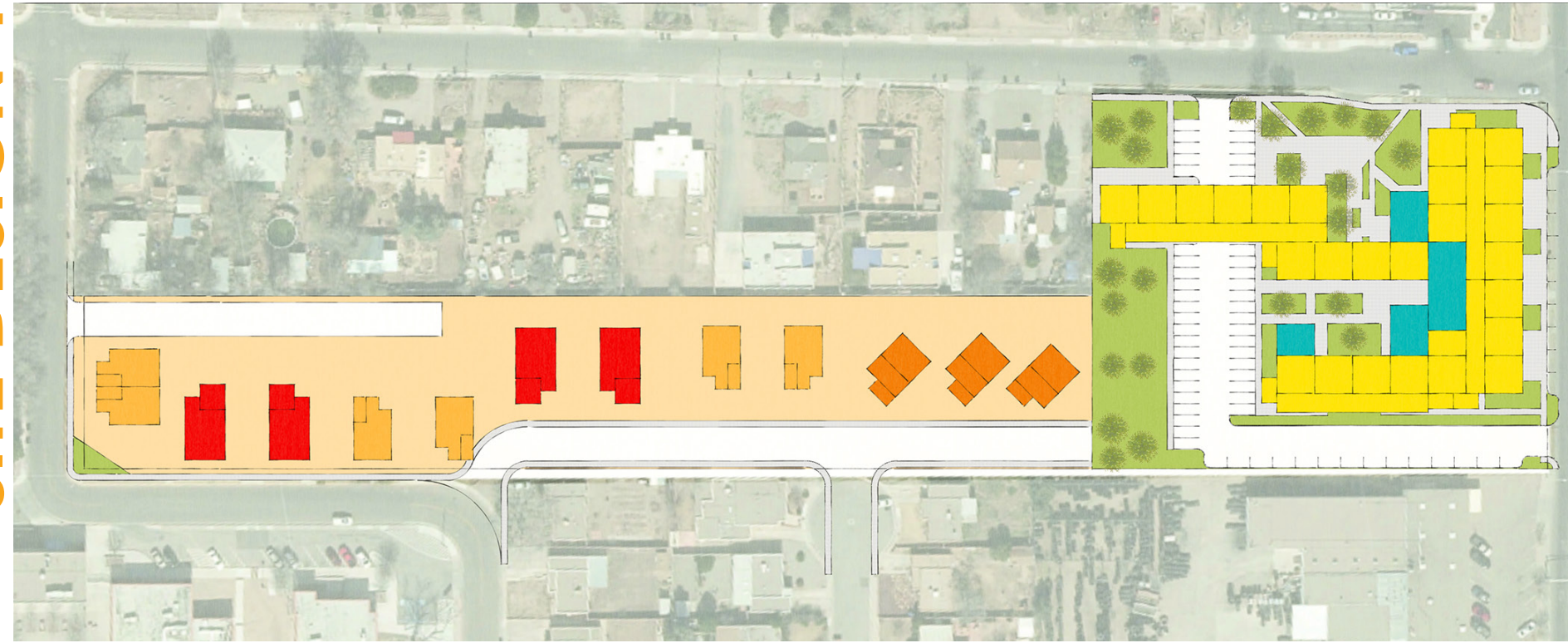
SITE DESIGN — PLAN VIEW

SITE DESIGN — AXON

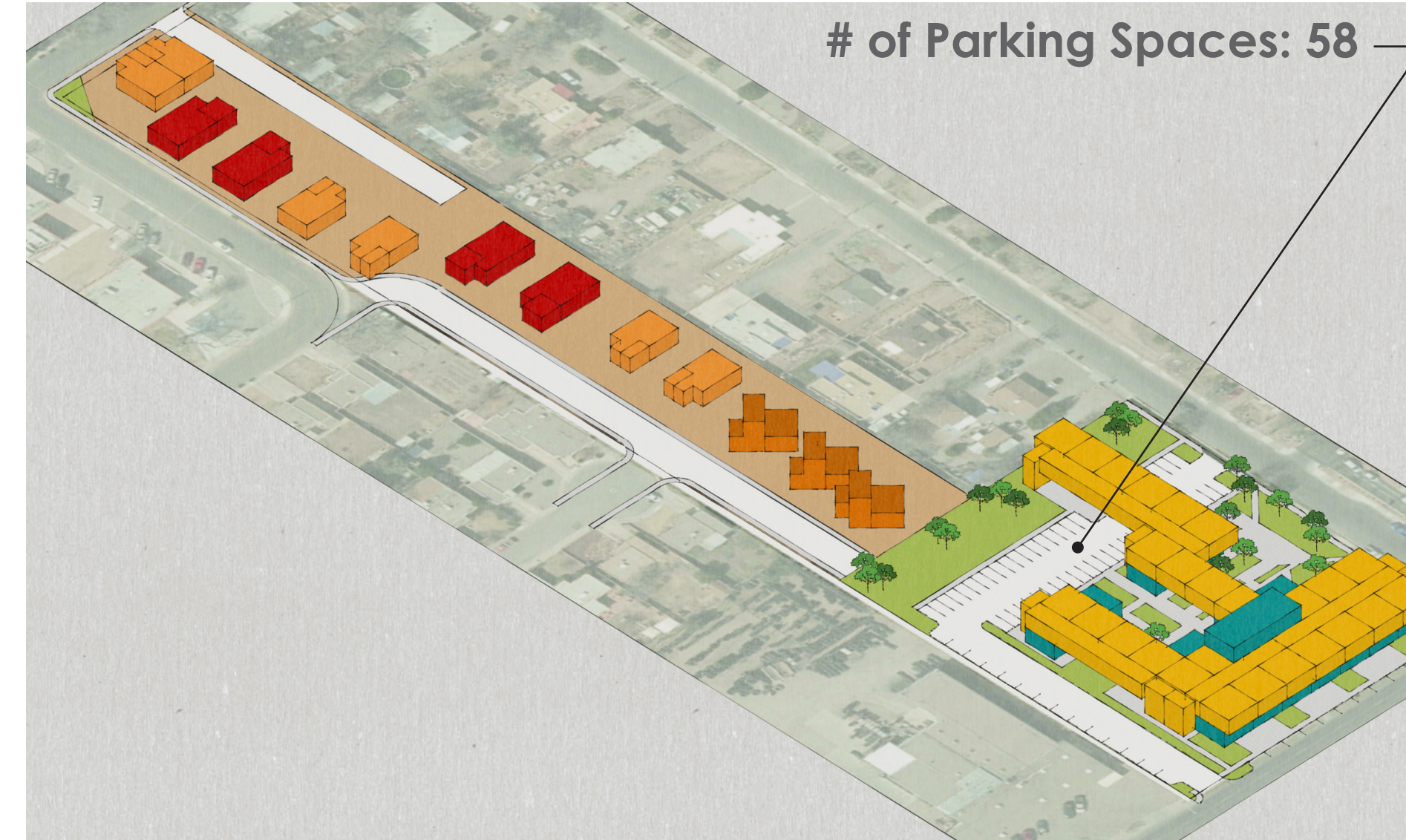
PROS

CONS

SITE DESIGN 1



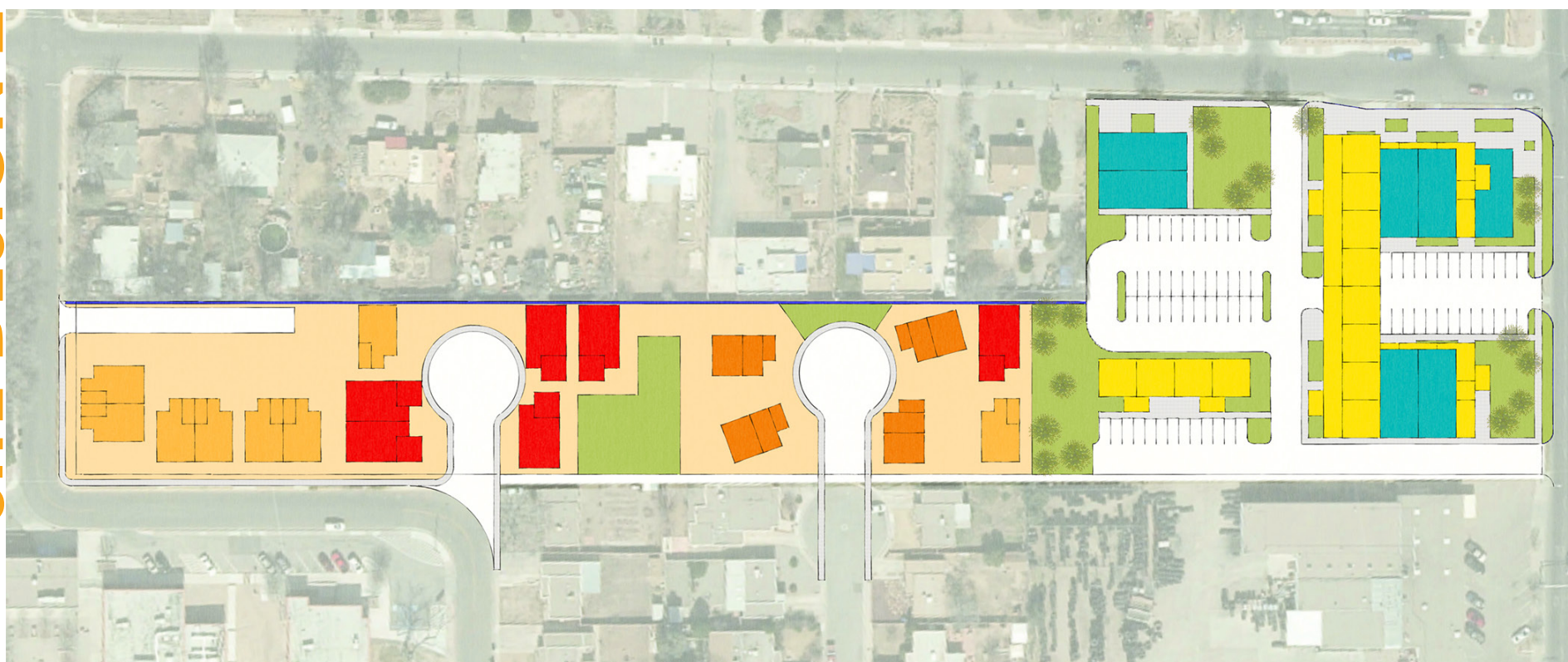
Residential	Commercial
Homes: 13 (18,200 sq ft)	6 @2,100 sq ft spaces
Apartments: 28 (25,200 sq ft)	3 @4,200 sq ft spaces
Total: 41 (43,400 sq ft)	Total: 25,200 sq ft



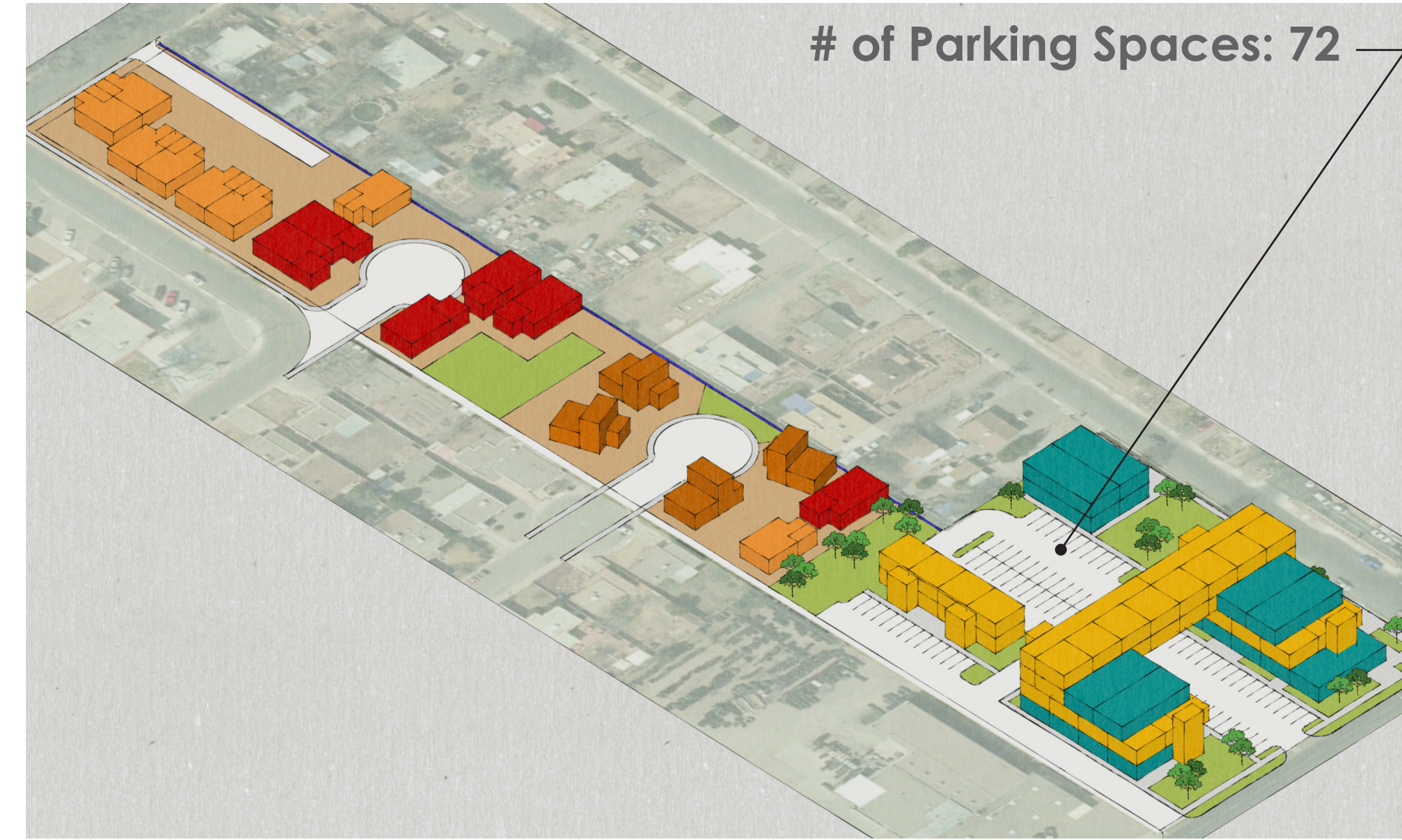
- Residential access is distributed
- Housing integrates with neighborhood; houses front Fairfield and new street connecting 6th and Northfield
- Commercial fronts 4th & Fitzgerald
- Mixed-use development is accessed from 4th & Fitzgerald
- Mix of types of public open spaces; one is very prominent on Fitzgerald
- Majority of parking is behind buildings

- Provides the least housing
- More space is dedicated to vehicular circulation
- No ped/bike connection from West to East parcels

SITE DESIGN 2



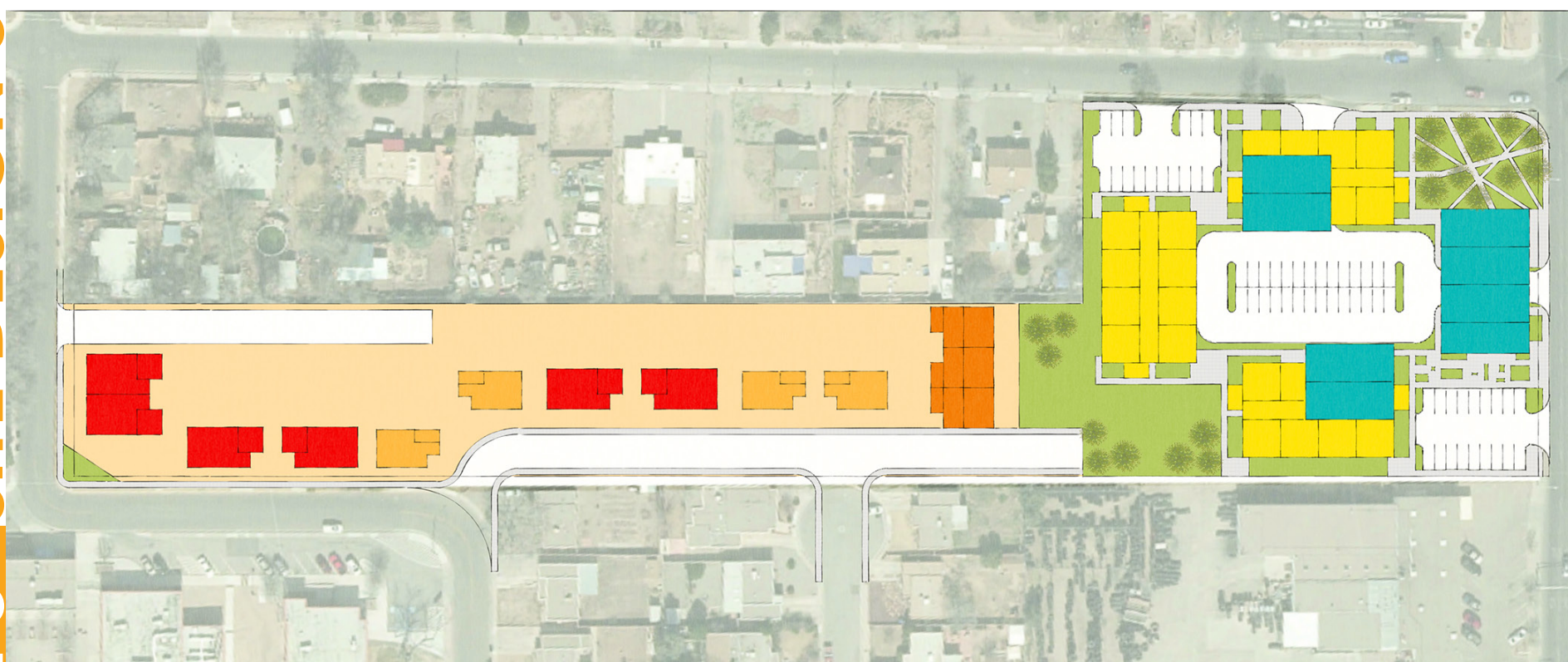
Residential	Commercial
Homes: 18 (25,200 sq ft)	1 @2,100 sq ft spaces
Apartments: 40 (36,000 sq ft)	8 @4,200 sq ft spaces
Total: 58 (61,200 sq ft)	Total: 35,700 sq ft



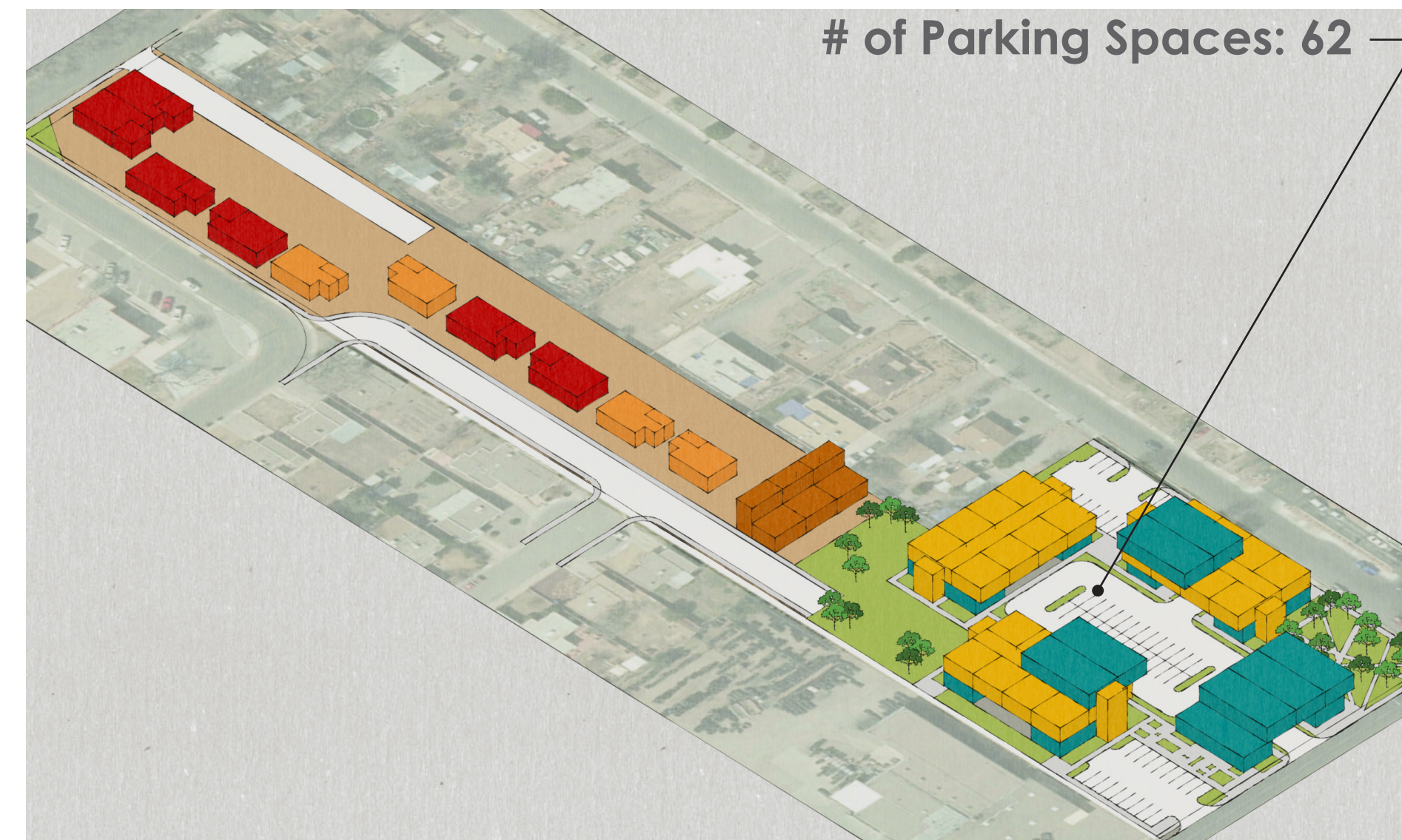
- Residential access is distributed
- Housing integrates with neighborhood on extensions of 6th and Northfield
- Commercial fronts 4th & Fitzgerald
- Mixed-use development is accessed from 4th & Fitzgerald
- Mix of types of public open spaces; one is very prominent on Fitzgerald

- May be difficult to fill 35,700 square feet of commercial space
- Housing is not integrated on Fairfield; tall wall separates
- No ped/bike connection from West to East parcels

TABLE 3 SITE DESIGN 3



Residential	Commercial
Homes: 13 (18,600 sq ft)	9 @2,100 sq ft spaces
Apartments: 24 (21,600 sq ft)	3 @4,200 sq ft spaces
Total: 37 (40,200 sq ft)	Total: 31,500 sq ft



- Residential access is distributed
- Housing integrates with neighborhood on new street connecting 6th and Northfield
- Commercial fronts 4th & Fitzgerald
- Mixed-use development is accessed from 4th & Fitzgerald
- Mix of types of public open spaces; one is very prominent at 4th & Fitzgerald

- May be difficult to fill 35,500 square feet of commercial space
- Housing is not integrated on Fairfield
- No ped/bike connection from West to East parcels

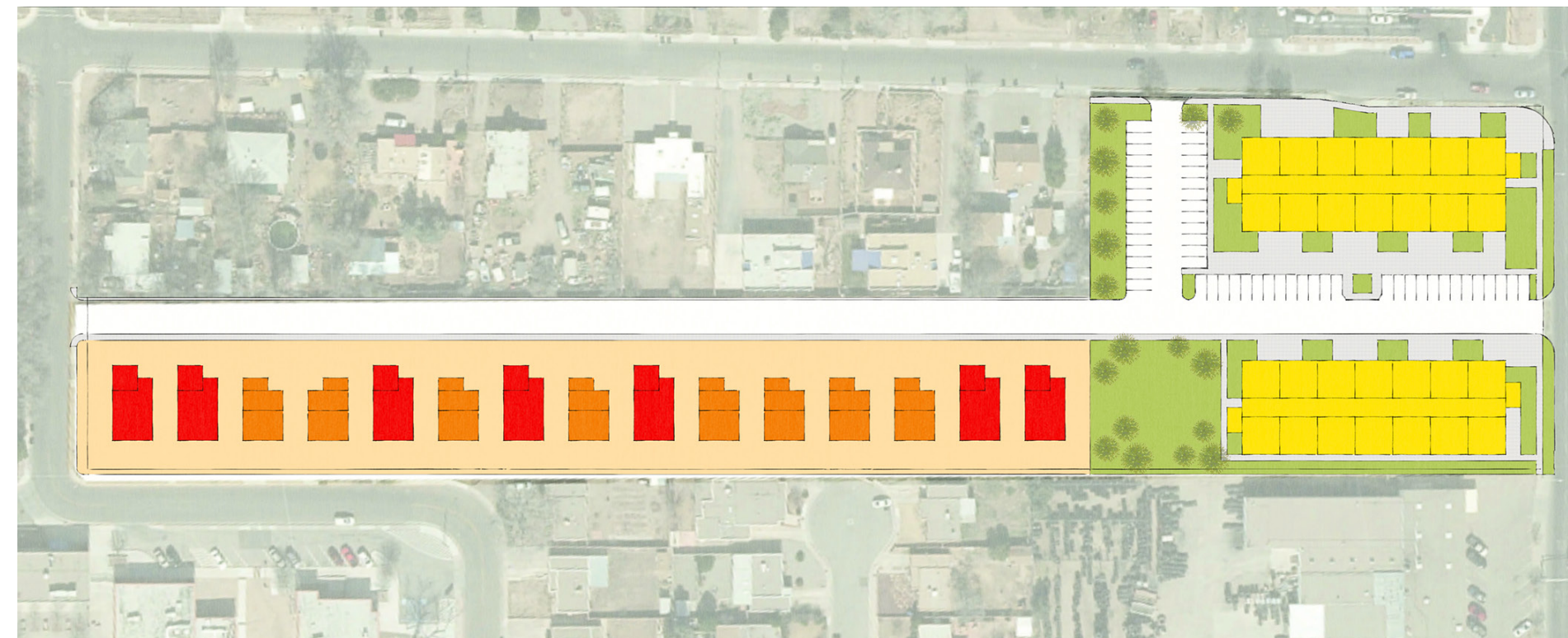
BROWN PROPERTY COMMUNITY SITE DESIGNS

SITE DESIGN — PLAN VIEW

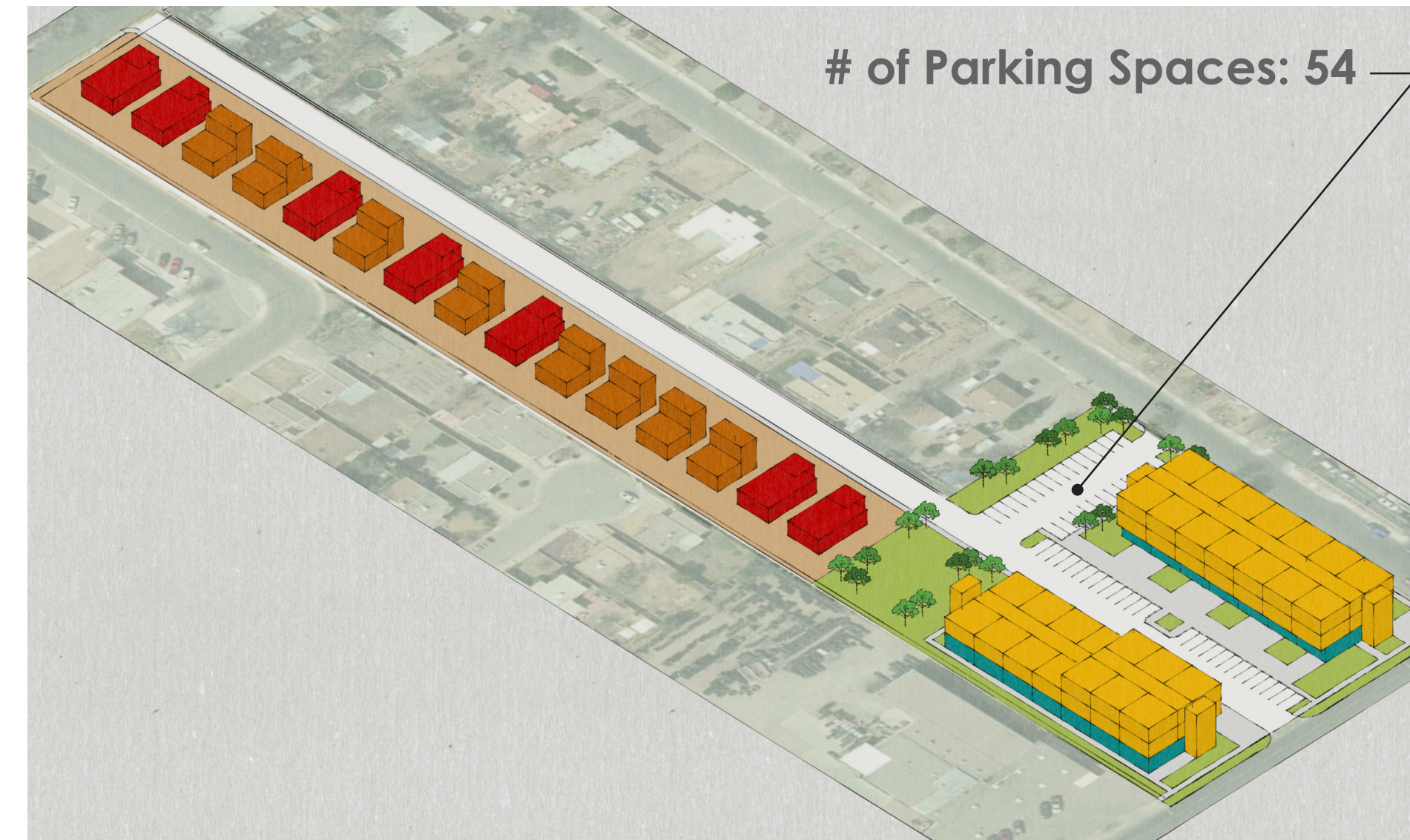
SITE DESIGN — AXON

PROS

CONS



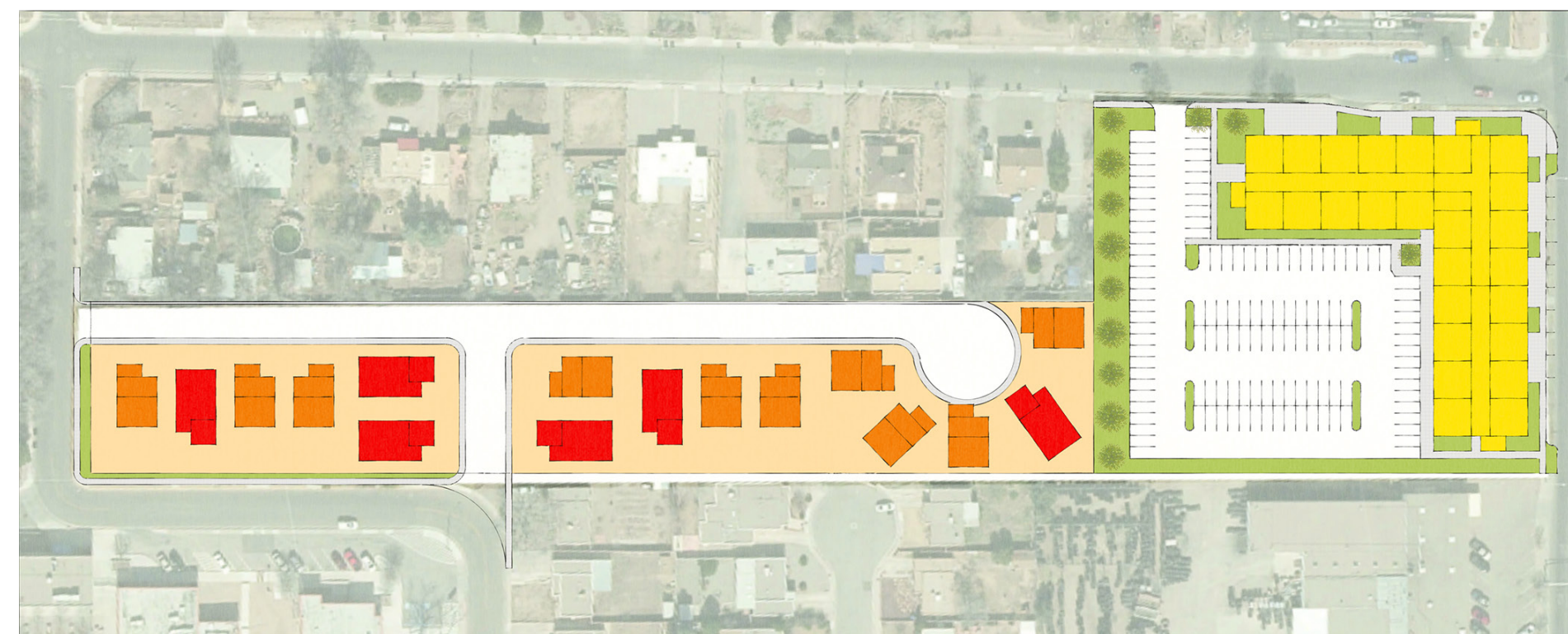
Residential	Commercial
Homes: 15 (24,200 sq ft)	13 @2,100 sq ft spaces
Apartments: 34 (30,600 sq ft)	2 @4,200 sq ft spaces
Total: 49 (54,800 sq ft)	Total: 35,700 sq ft



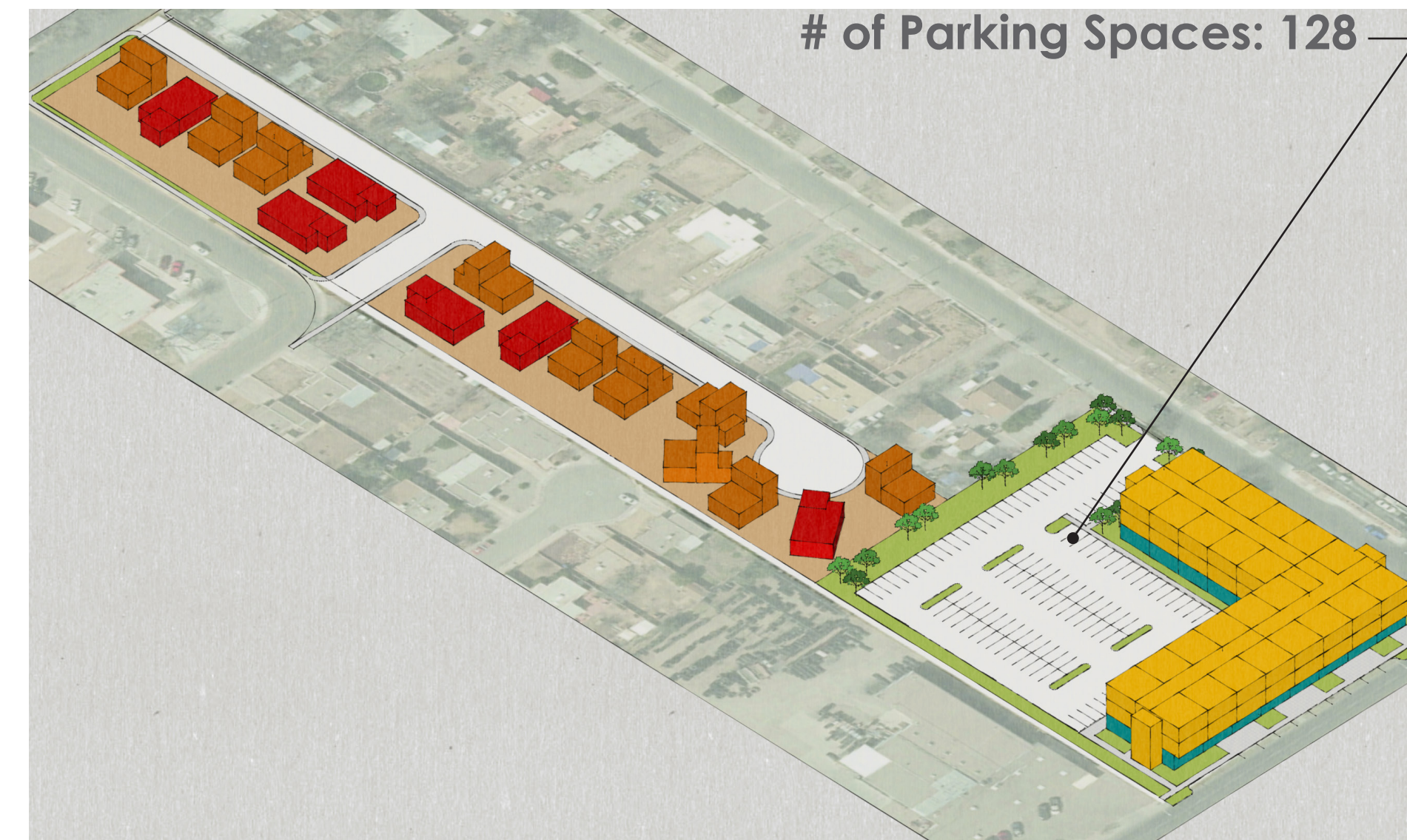
- Commercial fronts some of 4th & Fitzgerald
- Mixed-use development is accessed from 4th & Fitzgerald

- More space is dedicated to vehicular circulation
- Less open space than other schemes
- Housing does not integrate into neighborhood; all homes have back to existing streets
- Residential access will be limited to 4th and 7th streets

SITE DESIGN 1



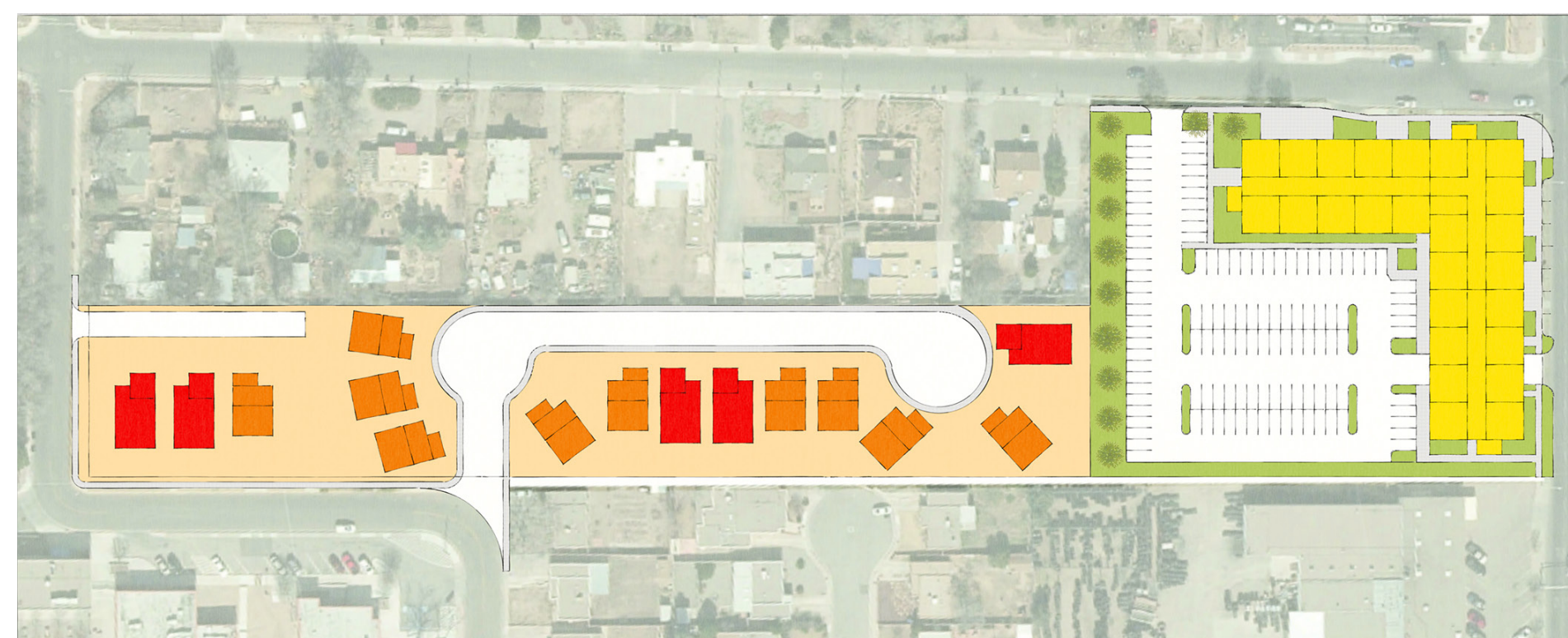
Residential	Commercial
Homes: 16 (26,400 sq ft)	3 @2,100 sq ft spaces
Apartments: 56 (50,400 sq ft)	3 @4,200 sq ft spaces
Total: 72 (76,800 sq ft)	Total: 18,900 sq ft



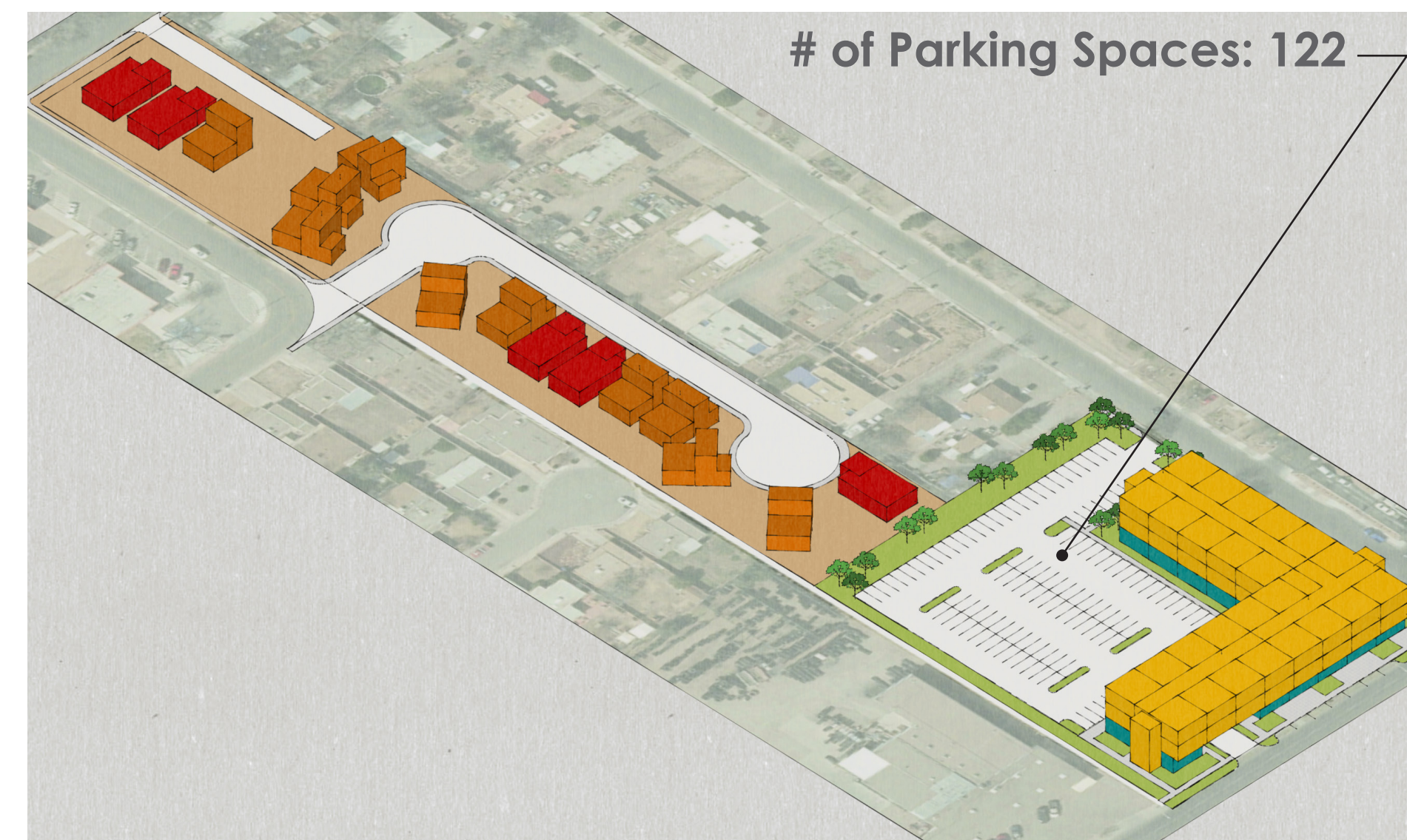
- Commercial fronts 4th & Fitzgerald
- Mixed-use development is accessed from 4th & Fitzgerald
- Provides many housing units

- More space is dedicated to vehicular circulation
- Far less open space than other schemes
- Housing does not integrate into neighborhood; all homes have back to existing streets
- Residential access will be limited to 6th/Fairfield and 7th streets

SITE DESIGN 2



Residential	Commercial
Homes: 15 (25,000 sq ft)	4 @2,100 sq ft spaces
Apartments: 62 (55,800 sq ft)	2 @4,200 sq ft spaces
Total: 77 (80,800 sq ft)	Total: 16,800 sq ft



- Commercial fronts 4th & Fitzgerald
- Mixed-use development is accessed from 4th & Fitzgerald
- Provides many housing units

- More space is dedicated to vehicular circulation
- Far less open space than other schemes
- Housing does not integrate into neighborhood; all homes have back to existing streets
- Residential access will be limited to 6th/Fairfield and 7th streets

SITE DESIGN 3
TABLE 4

BROWN PROPERTY COMMUNITY SITE DESIGNS

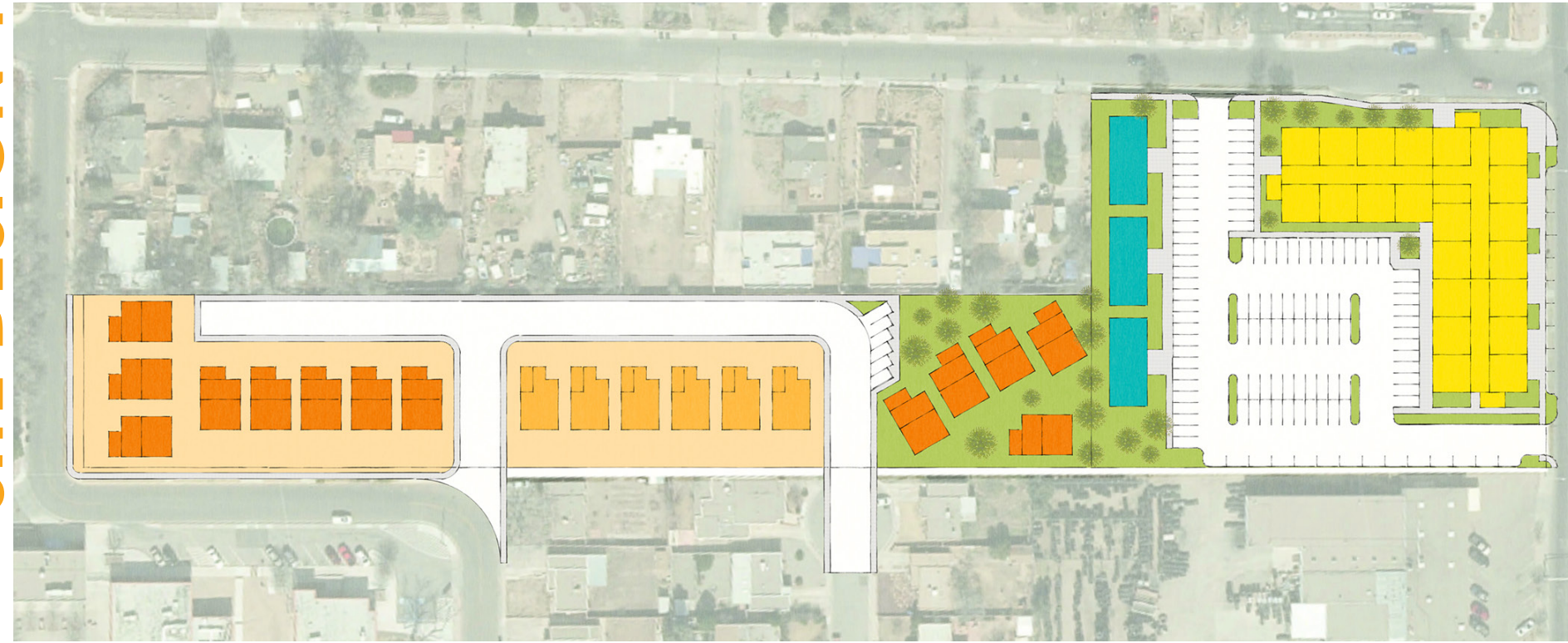
SITE DESIGN — PLAN VIEW

SITE DESIGN — AXON

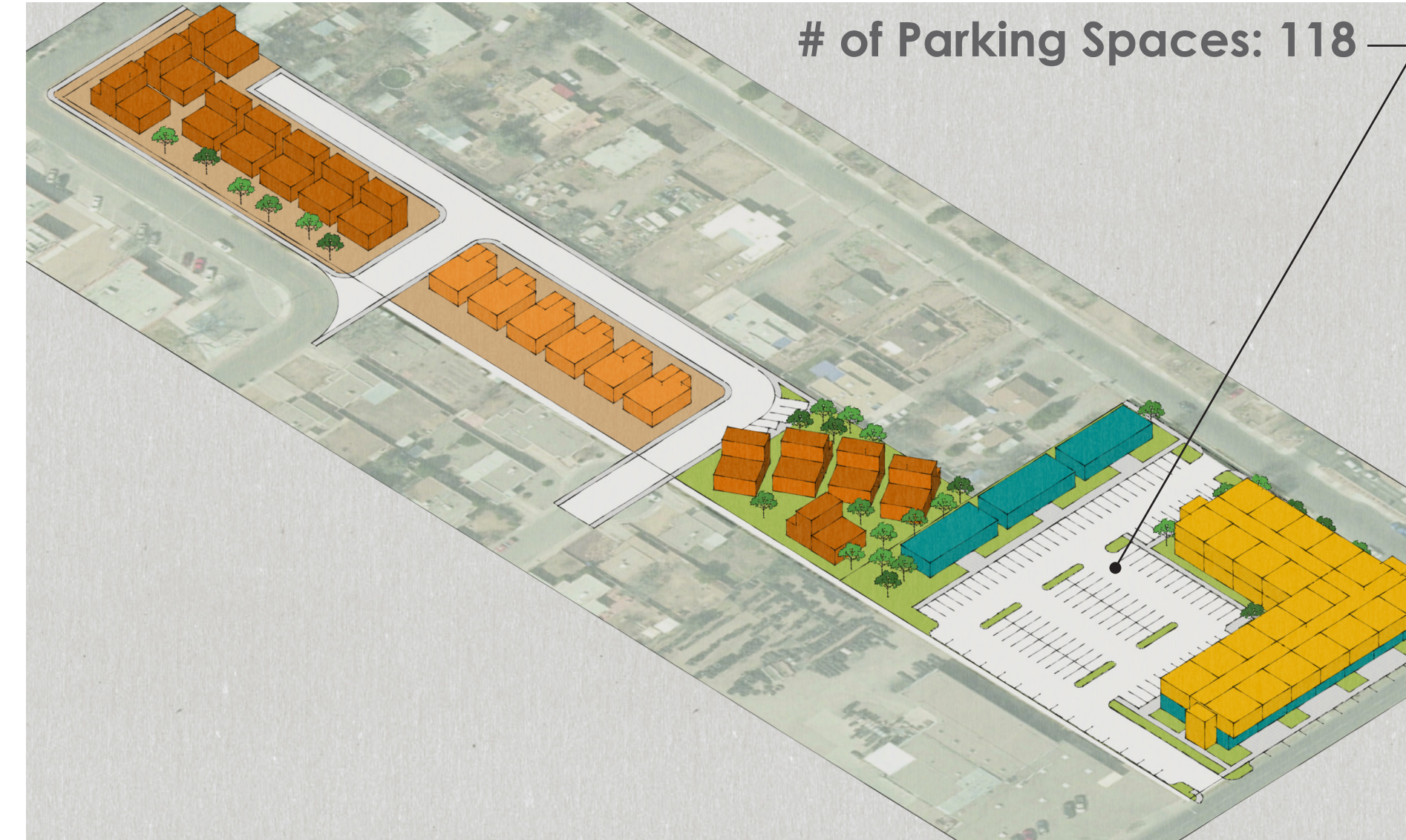
PROS

CONS

SITE DESIGN 1



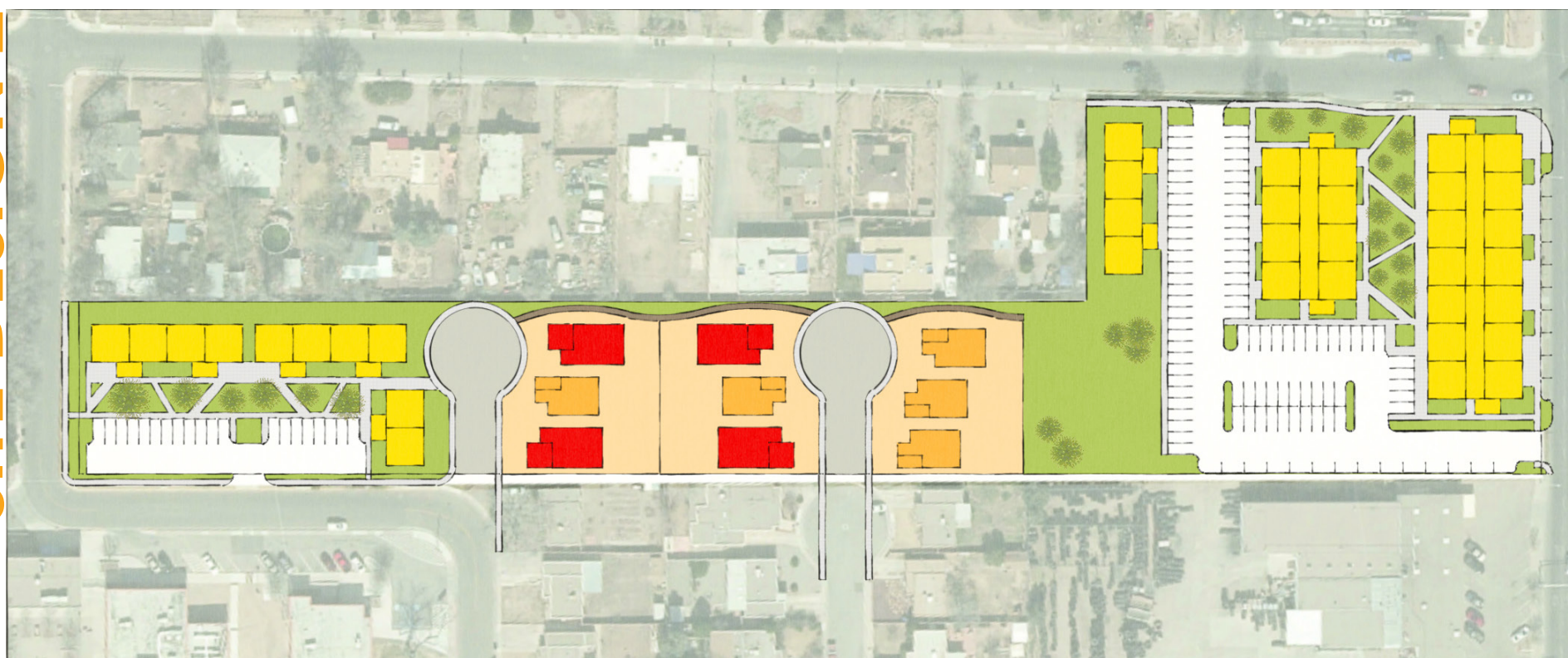
Residential	Commercial
Homes: 19 (30,600 sq ft)	3 @2,100 sq ft spaces
Apartments: 48 (43,200 sq ft)	6 @4,200 sq ft spaces
Total: 67 (73,800 sq ft)	Total: 31,500 sq ft



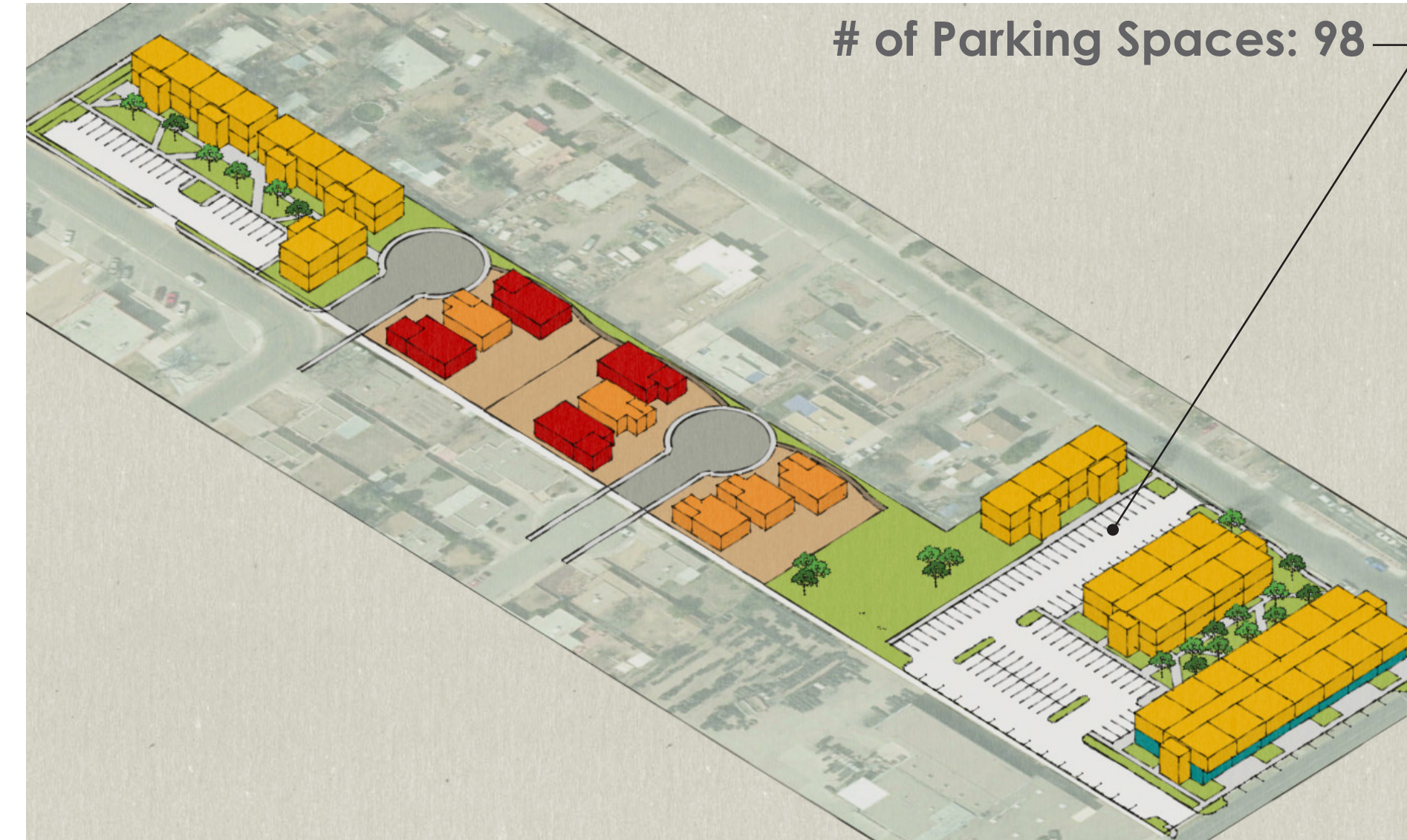
- Commercial fronts 4th & Fitzgerald
- Mixed-use development is accessed from 4th & Fitzgerald
- Majority of parking is behind buildings
- More housing
- Ped/bike connection from West to East parcels (informal)

- Residential access is limited to 6th/Fairfield and Northfield
- Housing is not integrated into the neighborhood; all but 3 units have back against streets
- Less open space

SITE DESIGN 2



Residential	Commercial
Homes: 10 (12,800 sq ft)	4 @4,200 sq ft spaces
Apartments: 48 (43,200 sq ft)	
Total: 58 (56,000 sq ft)	Total: 16,800 sq ft



- Residential access is distributed
- Housing integrates with neighborhood on extensions of 6th and Northfield and faces Fairfield with plaza in front
- Commercial fronts 4th & some of Fitzgerald
- Mixed-use development is accessed from 4th & Fitzgerald
- Mix of types of public open spaces
- Ped/bike connection from West to East parcels (informal)

- Less commercial space
- Less housing

ADDITIONAL MEETING

Following the community workshop, the Working Group with neighbors in the immediate area of the Brown Property at Saint Therese Church. The purpose of this meeting was to provide an additional opportunity for immediate neighbors to engage in the planning for the site. Participants reviewed traffic circulation options and repeated the site planning game from the community workshop. This meeting did not generate a new site design, but the Working Group prepared a report with their recommendations summarized below:

- Neighborhood involvement is needed throughout the planning and design processes.
- Goals need to be clear and guide the RFP and future development; the current goals may need some refinement.
- Existing circulation issues need to be addressed concurrently with the Brown Property redevelopment.
- Traffic impacts from redevelopment need to be studied.
- The neighborhood would like more say on commercial uses, and are particularly interested in interactive spaces, local businesses, tech and/or community space, business incubators, office co-sharing, subsidized space, and market.
- The design should integrate with the neighborhood, include attractive articulation, encourage eyes on the street and pedestrian activity, and be respectful of existing neighbors' privacy.

RESULTS AND RECOMMENDATIONS

COMMUNITY SITE CIRCULATION PREFERENCES

At the community workshop, Option 5 was the most preferred circulation option and Option 1 was second (see images, right).

Four out of five tables chose Option 5 at least once during the workshop. It includes access from Seventh Street and extensions of Sixth Street and Northfield Court.

Three out of five tables chose Option 1 at least once during the workshop. It includes an extension of Sixth Street and a new roadway off Seventh Street.

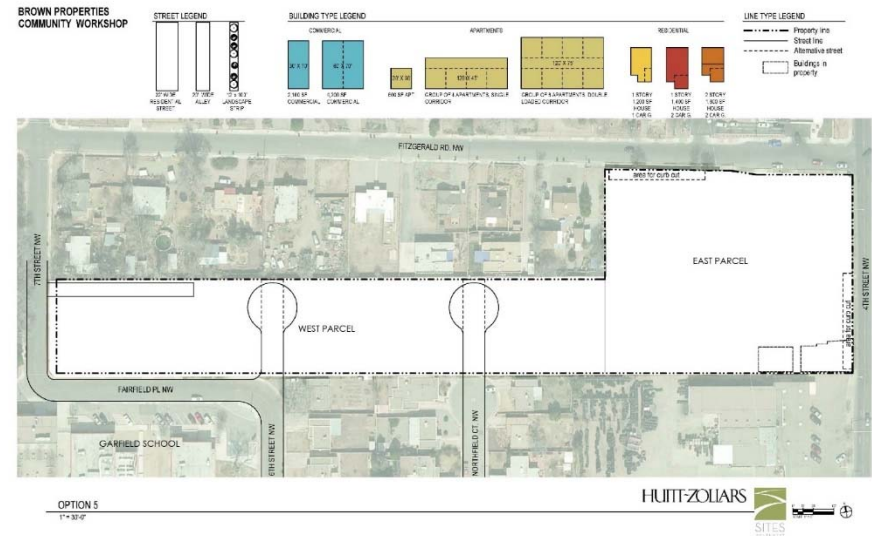
COMMUNITY PRIORITIES

The following common priorities emerged from the small groups at the community workshop and should help guide the development criteria for the Brown Property.

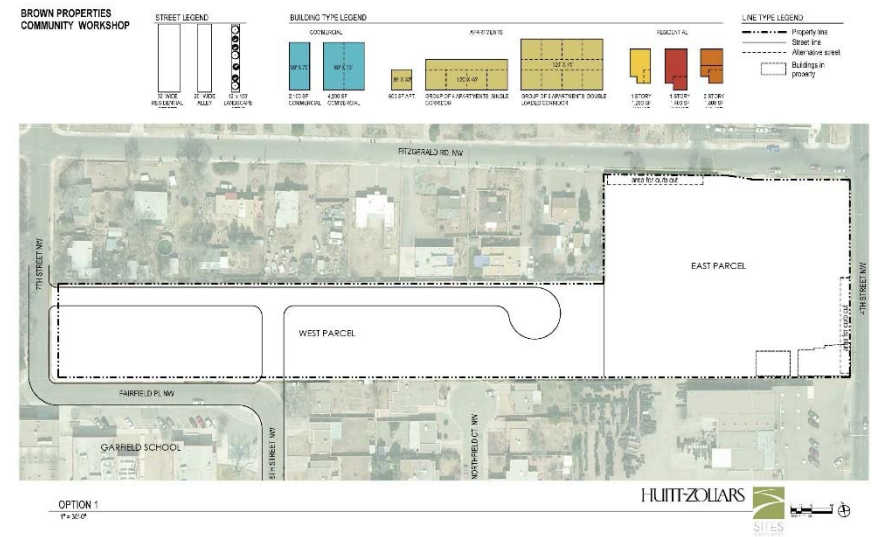
SITE DEVELOPMENT

- Clustered/varied housing with shared community spaces
- Highest density mixed-use (ground floor commercial with residential above) on the East parcel facing Fourth Street
- Multifamily residential (no commercial) on the East parcel (behind/west of the commercial on Fourth Street) and on far western side of West parcel
- Some ground floor commercial facing Fitzgerald Road
- Access to parcels should be via extensions of existing roadways; the property should not be bisected with a roadway straight through (from Seventh Street to Fourth Street)
- Single-family (attached or detached) on the narrow West parcel

Option 5



Option 1



BUILDING DESIGN AND HEIGHT

- Diversity of housing types, layouts, and height
- Mix of desires for front and rear facing garages
- One-story and two-story residential north of the existing residences generally preferred
- Two-story residential north of the school is generally preferred and where the West parcel abuts the East parcel and property to the South is commercial
- Three-story mixed-use development on East parcel adjacent to Fourth Street except where multifamily is adjacent to parcels zoned for single family residential and should be limited to two stories as specified in the North Fourth Street Rank III Corridor Plan for the North Fourth Mixed-Use District (NFMXD):
- 4 stories with a maximum of 52 feet with 3 stories with a maximum of 40 feet on at least 20% of any block face. A 5th story with a maximum of 66 feet is allowed with a 20 feet minimum set back with the following exceptions:
- Building area within 75 feet of the property line of a single family residential zoned parcel: 2 stories with a maximum of 26 feet

ACCESS/CIRCULATION AND PARKING

- No east-west vehicular access connecting Seventh and Fourth Streets; new east-west access from Seventh Street could be used to enter the site
- Northfield Court and Sixth Street extended to provide access into the site
- Pedestrian and bicycle connectivity from East parcel connected through West parcel
- Parking behind mixed-use in center of East parcel wrapped by buildings along the street edge

STREETSCAPE

- Walkable and pedestrian-friendly Fourth Street with dedicated ROW to accommodate a wider sidewalk, landscaping and on-street parking
- Outdoor public space adjacent to and visible from Fourth Street and/or Fitzgerald Road
- On-street parking on Fitzgerald Road with sidewalk and landscaping

LANDSCAPING & BUFFERS

- Landscape buffer between the West (residential) and East (higher density mixed-use) parcels
- Greenway and shared greenspace between West and East parcels

COMMUNITY GOALS AND OBJECTIVES

The following pages include the comprehensive list of goals and objectives for the Brown Property to guide its redevelopment.

Intention: The following Goals and Objectives were developed by the Working Group and were used to provide details necessary for the public workshop. They are intended to guide redevelopment of the Brown Property and be included in the City's Request for Proposals for redevelopment.

GOALS

The Brown Property will be developed as a high-quality mixed-use site with neighborhood commercial and higher density residential uses on 4th Street and Fitzgerald Road ("East Parcel") and lower density residential to the rear along 7th Street, Fairfield Avenue, 6th Street, and Northfield Court ("West Parcel"), and with pedestrian and bicycle connections, public space, and quality landscaping throughout.

The goals of the development are to:

1. Convert a heavy commercial zoned property with a history of uses incompatible with the surrounding (on three sides) residential areas to a residential and commercial development that is compatible with and beneficial to the neighborhood.
2. Develop a high-quality project with participation of the impacted community that will serve as a model of infill development in Albuquerque's transit corridors.
3. Integrate the development with the surrounding commercial, residential, and public-school area.
4. Add value to and enhance the surrounding neighborhood.
5. Demonstrate the planning and design potential for higher density, mixed-use development permitted by the North Fourth Street Character Protection Overlay.
6. Create an active urban street along the project's 4th Street frontage.
7. Mitigate and minimize conflicts between residential, commercial, and school traffic.
8. Incorporate well-designed and sustainable landscaping throughout the site as a critical element of the project.
9. Provide affordable housing for the neighborhood as required by the funding source and market rate housing.
10. Provide economic development for the neighborhood as required by the funding source.

OBJECTIVES

A. General

1. The project should serve as a model of infill development in Albuquerque;
2. The development must meet goals for affordable housing and economic development as stated in the City/County intergovernmental agreement;
3. At least [redacted] units or 30 percent of the housing must be permanently affordable to families at or below 80 percent of the Area Media Income as defined in the resolution authorizing acquisition of the property (R-2013-143);
4. The project consists of two parcels (“East Parcel” and “West Parcel”) with different uses and densities, but should be designed as one integrated development;

There should be a variety of building types, each appropriate to its location on the site.

B. Site Development

1. East Parcel (approximately 2.55 acres plus or minus 25%):
 - a. Mixed-use
 - Retail and office uses
 - High density residential, i.e., apartments), minimum of [redacted] units, maximum of [redacted] units
 - b. A mix of unit sizes and types (studio to 2 bedrooms)
 - c. A mix of market rate and affordable units
 - d. No drive-ups, drive-throughs, or vehicular pickup windows

2. West Parcel (approximately 2 acres plus or minus 25%):
 - a. Housing suitable for sale or rent, minimum of [redacted] units, maximum of [redacted] units, detached or attached single family
 - Detached – single family (one dwelling per platted lot)
 - Attached – patio homes or townhouses
 - Cluster housing
 - Provide a range of sizes and types.
 - b. A mix of market rate and affordable units
 - c. The west parcel should be designed as an extension of the existing surrounding neighborhood.

C. Building Design

1. East Parcel
 - a. Buildings should include robust horizontal and vertical articulation;
 - b. Place primary entrances of commercial spaces at ground level on 4th Street;
 - c. Provide usable private outdoor space for residential units, e.g., patios or balconies.
2. West Parcel
 - a. Development must be similar to and compatible in scale and design with surrounding residential areas (for example, “Modern Pueblo” would be compatible but “Tuscan” would not);
 - b. Units should face and be entered from public streets where possible;
 - c. Plan for “eyes on the street” and natural surveillance; design for security;
 - d. Limit or avoid garages on the street (no “welcome to my garage”)

- Garages or cluster parking should be at the back of units where possible;
 - Any garages at the front should be limited to no more than 50% of the unit's width;
- e. Provide private outdoor space for all units.

D. Height

1. Generally
 - a. Protect privacy of existing and future residential properties through careful design and location of two-story and above buildings;
 - b. Step down higher buildings adjacent to existing residential development.
2. East Parcel: Two to four stories with height variation.
3. West Parcel: One to two stories.

E. Vehicular Access/Circulation

1. Generally
 - a. No vehicular connection between the East Parcel and West Parcel (except emergency vehicles if necessary);
 - b. Add new ingress/egress points to disperse additional traffic evenly throughout the area;
 - c. For outgoing traffic at Fitzgerald and at Mildred, provide left turn only and right turn only lanes; [Suggest replacing with: Conduct a Traffic Impact Study of the proposed development to determine options for minimizing traffic impacts;]
 - d. Provide left turn lanes off 4th Street at Mildred and Fitzgerald; [Note: There is a continuous left-turn lane proposed in 15 percent design plans for Fourth Street]

- e. Give special attention to safety issues at 7th/Fairfield by addressing visibility, lighting, speed, and conflicts between school and residential vehicular and pedestrian traffic.
2. East Parcel
 - a. Vehicular access only off Fourth Street and Fitzgerald;
 - b. Two access points in and out of the commercial/apartment area are preferable.
 3. West Parcel: Narrow streets and/or alleys are preferred.

F. Parking

1. On-street parking
 - a. East Parcel: on Fourth and Fitzgerald to rear property line on Fitzgerald;
 - b. West Parcel: no on-street parking on 7th or Fairfield, permit parking only during designated hours, AND/OR other measures to reduce conflicts between residential and school vehicular and pedestrian traffic.
2. On-site parking
 - a. East Parcel:
 - Parking court or lot behind the buildings;
 - Shared parking;
 - b. West Parcel: Individual garages and driveways or cluster parking in rear.

G. Streetscape

1. Provide landscape buffer with street trees between curb and sidewalk throughout project, but especially on Fourth and Fitzgerald;
2. Provide wide sidewalks, public spaces (in addition to sidewalk space), and landscaping;
3. “Commercial” spaces along the Fourth Street frontage should have entrances on and orientation to Fourth Street.

H. Pedestrian and Bicycle Access/Circulation

1. Create pedestrian/bicycle access through the site (project residents and other pedestrians/bicyclists should be able to access the commercial area without going around to Fitzgerald or Mildred);
2. Link pedestrian/bicycle paths to shared site amenities and shared green spaces;
3. Provide a safe and obvious pedestrian connection(s) from the project to APS/Garfield Park, and coordinate with APS to provide a continuous, safe pedestrian path to the park;
4. Provide safe and obvious pedestrian passage across 4th Street;
5. Reduce vehicular speed on 4th Street.

I. Landscaping

1. Generally
 - a. Incorporate low water use landscaping and water harvesting throughout the site;
 - b. In both public and private spaces, maximize trees and other vegetation, use rock sparingly, and maximize shade.
2. East Parcel
 - a. Provide landscaped buffers around parking as a visual screen from buildings and public spaces;

- b. Provide shade trees in the parking court.

J. Site Amenities/Shared Green Space

1. Site amenities should add focus, value, and services to the broader community;
2. Provide ground-floor, on-site, common open spaces with pedestrian and bicycle access to the neighborhood. The common open space should be at least percent of the total development. Potential types of common open space include pocket park, plaza or café space, agricultural space, and recreational facilities;
3. Consider a water feature that reflects the agricultural history of the area.

K. Lighting

1. Protect existing and future residential properties from the impact of their neighbors’ lighting;
2. Maximize street lighting along the project, especially on 4th, Fairfield and Fitzgerald.

L. Signage

1. Consider removing the billboard sign.

M. Solar Design

Encourage passive solar design throughout the project.

IMPLEMENTATION

The following are potential incentives and action the City and/or County could take to facilitate development of the Brown Property:

1. *Right-of-way dedication* on Fourth Street and possibly Fitzgerald Road to accommodate streetscape improvements.
2. *Zoning amendment* to allow single family detached residences on the West parcel.
3. *Traffic analysis* to evaluate the following roadway changes requested by community participants:
 - a. Right-turn and left-turn lanes at Fourth Street and Fitzgerald Road
 - b. Traffic light at Matthew Avenue and Fourth Street
 - c. Allowing vehicular circulation on Matthew Avenue from Fourth Street to Twelfth Street
 - d. Allowing vehicular circulation on Sixth Street and Matthew Avenue

It is recommended that either: A) A traffic engineer reviews the requests for roadway reconfigurations prior to the issuance of the RFP to determine whether they are warranted or feasible; or B) Require a traffic impact study from the developer to assess them.

4. *Provide development incentives* including:
 - a. Land donation for all or part of the market value of the property
 - b. Zone map amendment prior to issuing RFP
 - c. Replat to dedicate right-of-way
 - d. Streetscape and sidewalk improvements
 - e. Roadway improvements
 - f. Site remediation and demolition (completed)
 - g. Support for Low Income Housing Tax Credits

- h. Rental assistance to eligible tenants of affordable rental units
- i. Down payment assistance to eligible households purchasing affordable housing
- j. Partnership with Albuquerque Housing Authority or other housing non-profit to obtain project-based housing vouchers

HUITT-ZOLLARS



SITES
SOUTHWEST