B. Land Use

This section contains a summary of land use findings and issues, land use goals and policies, description of future land use categories, and recommendations. The land use categories correspond to the future land use map.

Land Use Goals and Policies

1. **Promote higher densities and more intense utilization of land along North Fourth Street**
   a. Promote existing businesses along North Fourth Street.
   b. Encourage districts of successful retail, service and production (manufacturing shops) businesses that meet the needs of residents in the area, as well as draw others to shopping and cultural opportunities.
   c. Encourage more housing in the corridor to better utilize this urban area.
   d. Develop vacant and redevelop underutilized properties with urban density commercial and residential uses.

2. **Configure land uses, use mixes, scale, and pedestrian/auto orientation based on appropriateness within character zones**
   a. Focus higher development intensities in identified activity areas within the character zones.
   b. In pedestrian-oriented character zones, small scale/ pedestrian scale development should be encouraged for individual stores, studios, mid or low-rise residential and office buildings.
   c. New development should be designed with access to the Alameda Drain trail system, local parks and other arroyo or ditch trails to enhance pedestrian and bicycle access both for new users and for nearby neighborhoods.

3. **Develop several shopping/living districts that have cohesive identities along the corridor**
   a. Develop "anchors" to generate higher activity levels, preferably consisting of multiple small and mid-sized shops, restaurants and employment centers, convenient for sequential shopping/linked trips, rather than one big building.
   b. Develop and grow business specialties in several district that are expansions of existing businesses or new starts, such as New Mexican restaurants, ethnic shopping catering to recent immigrants from Mexico and Central America living in adjoining neighborhoods, and artisan studio manufacturing.

c. Create several pedestrian-oriented shopping/living districts.
   - Pursue in the near-future redevelopment of small and mid-sized opportunity sites in the "mid-North Fourth area," extending from south of the Alameda Drain to south of Griegos Road, where travel lane reduction is recommended.

d. Create design standards to assure that potential "big box" large-scale uses and automobile-oriented franchise architecture do not adversely affect the small scale shopping areas.

4. Encourage clustering of automotive-related uses

a. Fast food restaurants with drive-throughs should be encouraged to improve access, appearance and congestion through shared access, shared parking, and clustering in an area rather than being dispersed along the corridor.

b. Automobile sales should be encouraged to cluster in courts or in close proximity and have shared architectural or landscape themes with shared access and shared customer parking.

5. Encourage residential development as part of the mix of uses in corridor

a. Encourage attached housing in or adjacent to the corridor.

b. Promote mixed income projects.

c. Protect existing neighborhoods from encroachment of intensive development projects)

6. Retain high quality existing urban design features and guide new development to meet higher urban design standards

a. Preserve, renovate, use and reuse historic buildings, buildings with historic potential, and vintage small-scale retail blocks that make a positive contribution to the corridor's character.

b. Encourage demolishing of deteriorated buildings and redevelopment following this plan.

c. Encourage an appropriate mix of shared parking lots located in the fabric of mixed-use development. (Park once and walk to several stores).

d. Develop/redevelop street-facing façades.

e. Encourage commercial buildings to be located at a "zero lot line" abutting North Fourth Street, with parking to the rear or side.

f. Discourage off-premise billboards.

7. **Enhance code enforcement**
   a. Enforce zoning code requirements for heavy commercial uses that are supposed to be contained within buildings and other violations.

8. **Expedite development review permits for uses encouraged in the plan**
   a. Make residential development along North Fourth Street a use-by-right rather than a conditional use, subject to design standards.
   b. Promote zoning and building permit streamlining in a citywide effort, consistent with the City of Albuquerque/ Bernalillo Comprehensive Plan and the Planned Growth Strategy.
   c. Continue marginal-cost impact fees based on sub-areas, in which funds collected must be spent on infrastructure improvements within the sub-area, and rates are established based on the existing level of infrastructure service – resulting in a reduced rate for in-fill and redevelopment in developed areas of the city such as North Fourth Street

9. **Prioritize clean-up and redevelopment of contaminated sites.**
   a. Continue to identify contaminated sites in the North Fourth Street corridor and provide incentives or assistance for cleaning up such sites and redeveloping the properties.

Land Use Findings and Recommendations

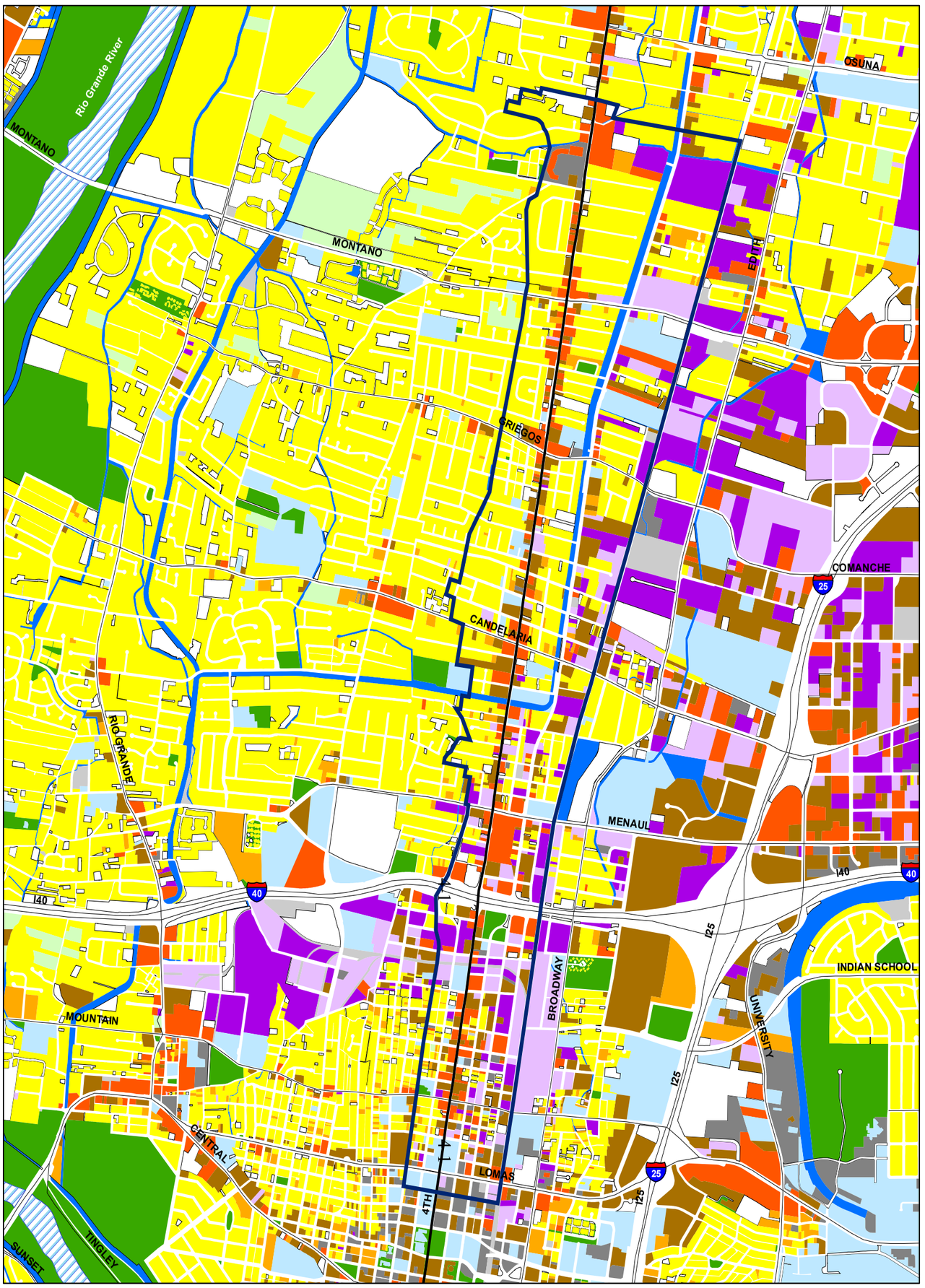
General Land Use Pattern

The North Fourth Street Corridor Study Area extends approximately 4-1/3 miles from just south of Lomas Boulevard NW to the edge of the city limits north of Solar Road NW. The study area reaches the BN&SF railroad tracks to the east (ranging from 1,000 feet - 3,000 feet) and encompasses two-three blocks to the west. The study area consists of approximately two square miles, with around 1,290 acres.

North Fourth Street is the main commercial street in the North Valley, extending north through the Village of Los Ranchos de Albuquerque, directly north of the City of Albuquerque. The commercial and industrial uses along North Fourth Street expand through most of the subareas south of Menaul, while north of Menaul, these uses line the street fairly closely, with single family neighborhoods abutting to the west and east North Second Street within the study area has a more industrial character than does North Fourth Street, accessing various warehouse and industrial properties to the east, and some to the west The Alameda Drain runs directly west of North Second Street, north from Mathew Street, creating a barrier behind which residential neighborhoods extend to North Fourth Street. In general, the residential neighborhoods in the study area consist of fairly small lot, older single family homes with a few multi-family buildings and non-residential uses. Commercial and industrial land uses vary a great deal throughout the corridor, arguably making this the most eclectic area within the metropolitan region.

North Fourth Street is known for its fast food restaurants and automobile related sales and services. There are some 40 establishments that are “automobile-related, including the sale of gas, auto sales, auto repair and auto parts in the planning area. There are some 20 restaurants on North Fourth Street in the planning area, many of which have drive-through windows. “Fast Food Row”, south of Montaño has 8 restaurants.

Major streets crossing the corridor include Lomas, Mountain, Interstate 40 (overpass), Menaul, Candelaria, Griegos and Montaño. The frequencies of the major street crossings vary from 1/3 of a mile to 2/3 of a mile. Commercial uses extend east and west at each of the major corners.



Legend

- Major Streets
- North 4th Street
- North 4th Street Corridor

Land Use

- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL RETAIL
- COMMERCIAL SERVICE
- WHOLESALE & WAREHOUSING
- INDUSTRIAL & MANUFACTURING
- DRAINAGE & FLOOD CONTROL
- AGRICULTURE
- PARKS & RECREATION
- PUBLIC & INSTITUTIONAL
- TRANSPORTATION & UTILITIES
- PARKING LOTS & STRUCTURES
- VACANT/OTHER

North 4th Street Area Land Use

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Methodology and Models for Land Use Analysis

The Land Use Analysis Model (LAM), maintained by the Mid Region Council of Governments contains a Geographic Information System (GIS) database of land use with attributes of housing units and employment for each polygon of coded land use. MRCOG uses Albuquerque Geographic Information System (AGIS) land use data as its base, and updates the housing and employment information from on-going inventorying of building permit and employment data. Architectural Research Consultants, Incorporated worked with the Mid Region Council of Governments and LAM to develop reports on existing land use patterns.

Existing Land Use

The largest single category of land use in the study area is single family residential, with 557 acres. Retail and mixed commercial uses occupy 261 acres, while industrial and wholesale have 253 acres. Commercial and industrial uses combined occupy 514 acres. Urban vacant land is less than 63 acres, a very small amount, however, underutilized land and structures constitute a much larger acreage, as indicated in section **3. Real Estate Market and Business Issues** of this plan.

North 4th Street Study Area Existing Land Use: 2004

Land Use Category	Acres	Portion of Total Area
Single Family Residential	556.8	43.3%
Multi-Family Residential	35.8	2.8%
Retail/Mixed Commercial	261.1	20.3%
Office	21.5	1.7%
Industrial and Wholesale	253.1	19.7%
Institutions/Hospitals	0	0.0%
Schools	10.6	0.8%
Parks	8.3	0.6%
Irrigated Agriculture	0.1	0.0%
Drainages and Irrigation Ditches	40.9	3.2%
Urban Vacant	62.5	4.9%
Transportation Rights-of-Way	3.2	0.2%
Other	31.3	2.4%
Total	***1,285.2***	***100.0%***

Source: Mid-Region Council of Governments, Land Use Analysis Model output, 2005.

Residential densities are 4.3 housing units/acre for single-family and 18.2 housing units/acre for multi-family. The multi-family density is relatively low considering that typical three story multi-family buildings with mostly surface parking have over 24 units/acre. Employment densities vary greatly, with office at the high end with over 100 employees/acre and industrial and wholesale land uses at the low end with 8.8 employees/acre.

North 4th Street Study Area Existing Land Use Densities

Residential	Housing Units/Acre
Single Family Residential	4.3
Multi-Family Residential	18.2

Employment	Employees/ Acre
Retail and Mixed Commercial	21.8
Office	101.2
Industrial and Wholesale	8.8
Schools	18.8

Source: Mid-Region Council of Governments, Land Use Analysis Model output, 2005.

North Fourth Street Area Environmental Issues
A number of environmental issues exist along the North Fourth Street Corridor, including approximately 21 U.S. Environmental Protection Agency (EPA) Resource Conservation and Recovery Act sites, 33 active leaking underground storage sites, 16 underground storage tanks, 6 oil sites, and a groundwater plume site as identified in the map below. The underground storage tanks and oil sites are not necessarily problems, but the other sites may be hindrances to further development in the corridor and detrimental to the health of area residents without remediation efforts.

Oil Sites
The oil sites are facilities that accept used oil for recycling. This prevents possible contamination of ground and surface waters that might occur if people were to dump it into the sewer system or simply on or in the ground. There may be environmental issues (such as improper handling of the oil); however, regarding a specific site if other development was to be proposed for it.

Underground Storage Tanks
There are underground storage tanks in the corridor that are not leaking and not a problem at the present time. While these tanks may not be a present concern, before any new development could occur, steps would need to be taken to safely remove these tanks. Underground storage tanks are regulated and monitored by the state of New Mexico Environment Department.

Leaking Underground Storage Tanks
A number of leaking underground storage tanks are located in the North Fourth Street Corridor. These are located either partially or completely underground and are designed to store gasoline, other petroleum products, and chemicals. Leaking underground storage tanks are a threat to the underground water supply and Albuquerque's drinking water.

In the previous study conducted by ARC in 2002 there were 44 such sites being investigated, monitored, or cleaned up. That number has been reduced to 33, which indicates progress is being made in cleaning up these sites. The New Mexico Environment Department is responsible for oversight of the problem and cleanup of the sites.

Cleanup of a leaking underground storage tank is the responsibility of the owner/operator. They may apply for funding from the

Corrective Action Fund administered by the New Mexico Environment Department. Money for the fund is generated by a per load fee collected at the loading dock from wholesale distributors of petroleum products.

To qualify for funding, owners and operators of petroleum storage tanks must meet the following requirements:

- A leaking storage tank has been reported to and confirmed by a regulating agency
- The regulatory agency is requiring that the owner must take corrective action
- For all expenses except the minimum site assessment, the owner or operator must be in substantial compliance with the Petroleum Storage Tank Bureau (PSTB) of the state of New Mexico regulations.
- The owner is not a federal facility or not on Indian lands.

The owner or operator may have to pay a deductible of up to $10,000; however, it is on a sliding scale and there may be no deductible at all if the facility is small and meets certain requirements. All of the costs of corrective action beyond the minimum site assessment may be eligible for reimbursement including the secondary investigation, preparation of a remediation plan, monitoring, operation and maintenance of a remediation system.

EPA Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) grants EPA and authorized states (New Mexico is an authorized state) the authority to regulate hazardous waste management facilities that treat, store, or dispose of hazardous waste. Although EPA guidelines are designed to prevent toxic releases at RCRA facilities, accidents or other activities have sometimes released pollutants into soil, ground water, surface water and air.

The RCRA Corrective Action Program, run by EPA and authorized states (New Mexico included), compels responsible parties to address the investigation and cleanup of hazardous releases themselves. RCRA Corrective Action differs from Superfund in that Corrective Action sites generally have viable operators and on-going operations. By the year 2020, the work of implementing final remedies at all facilities requiring Corrective Action should be completed. If these actions are implemented, this will be a benefit for those living and doing business within the corridor.

Groundwater Plume

A groundwater plume is a volume of contaminated groundwater in an aquifer that extends downward and outward from a specific source of contamination. The shape and movement of the mass of the contaminated water is affected by the local geology, materials present in the plume and the flow characteristics of the area's groundwater. In some locations, where the conditions are particularly favorable to their formation, plumes miles long have formed in aquifers.

One plume stretches north to south from Aspen Street NW to Haines Street NW and east to west from 1st Street to 12th Street, and is approximately 5/6 of a mile long and 300-400 feet wide at its widest point. The chlorinated solvents, found in testing the ground water beneath the plume, are at extremely unsafe levels, especially in the area near Aspen and 12th Street where the source of the contamination is located. The depth of contamination is unknown at this time. Contamination around Fourth Street is approximately 1,200 parts/billion TCE (Trichloroethylene is a colorless liquid solvent. Drinking or breathing high levels of trichloroethylene may cause nervous system effects, liver and lung damage, abnormal heartbeat, coma, and possibly death) and considerably higher as one heads west towards the source of contamination.

Superfund (EPA) studied the plume between 1995 and 2002. They were unable to find any target paths to sites such as contaminated city wells or vapor levels at the surface that are impacting human safety in buildings.. The site did not rate a high enough score for EPA funding in Region 6. It still doesn't rank high enough for consideration as no city wells are threatened by the contaminated plume at this time.

It is believed that a dry cleaning supply company is the most likely source of the chlorinated solvents. At the time of this writing, the Groundwater Quality Bureau of the New Mexico Environment Department is working on an abatement plan with the company. The first phase is currently underway, which consists of finding out more information regarding the plume itself. Currently, only the breadth of the plume is known, and they have just begun to try to determine its depth. Contamination may have occurred where the old city well and the plume intersect. Chlorinated solvents are heavier than water and move downward into other pockets of water. The bureau expects it to be drawn downward in response

to well pressure that can pull the solvents down. Once the extent of the plume is known, the second phase of the abatement process, remediation, can begin. The next step is to try to contain the "hot zone," and then natural degradation can then start to occur. There are a number of strategies and methods that can be used, all of which cost millions of dollars.

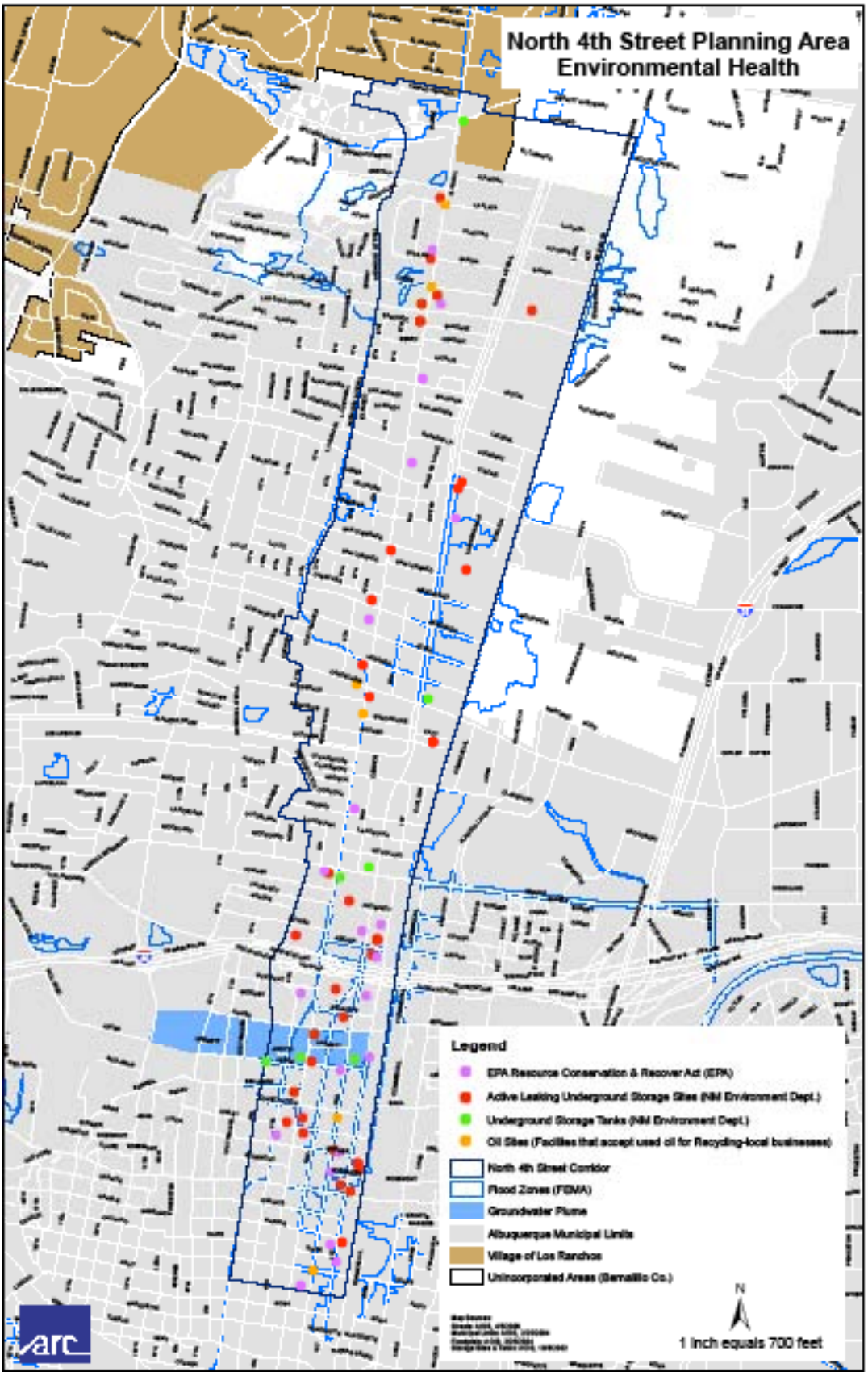
It will be at least one year before any clean-up activity can begin. An aggressive effort would then take 5-6 years to clean up the plume using state-of-the-art technology. This would be at a cost of approximately $5,000,000. How fast it can happen will depend upon the resources available.

The plume should have minimal impact on any development. The main concern would be anyone drilling new wells and drawing up water and drawing down contamination into the groundwater. Seventh Street to the west is the main area of concern. It is approximately 40 feet to groundwater in that area.

Buildings in the area have been checked for vapors and they are not a problem. There is deep soil above the water table, and there is little movement of vapors up through them. Even buildings near the source are below dangerous levels. As a result of these investigations, the groundwater plume should not be a hindrance to new construction and development in the Fourth Street area.

Brownfields

A brownfield is defined as an abandoned or underutilized property that is not being redeveloped because of fears that it may be contaminated with hazardous substances. Several of the sites along the North Fourth Street corridor may be considered brownfield sites. There may be possible funding for cleanup efforts in the forms of tax incentives or grants from the federal government. There are no state level brownfields incentives. There are federal level (EPA) grants for brownfields clean up activities. These are open to both municipalities and private developers, but are very competitive. The state does have a Brownfields Clean up Revolving Loan Fund in New Mexico. It can make low or no interest loans for clean up, although this would not work for ground water clean up and works better for dig and haul or other similar clean up activities.


North 4th Street Planning Area
Environmental Health
Legend
EPA Resource Conservation & Recover Act (EPA)
Active Leaking Underground Storage Sites (NM Environment Dept.)
Underground Storage Tanks (NM Environment Dept.)
Oil Sites (Facilities that accept used oil for Recycling-local businesses)
North 4th Street Corridor
Flood Zones (FEMA)
Groundwater Plume
Albuquerque Municipal Limits
Village of Los Ranchos
Unincorporated Areas (Bernalillo Co.)
N
1 inch equals 700 feet
arc