

## Future Land Use Scenarios

### ***Trend Scenario: MTP 2025 Land Use***

The Metropolitan Transportation Plan (MTP) 2025 data set assumed a distribution of land use change and growth throughout the Albuquerque Metropolitan Area, as described in “2025 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico,” Mid-Region Council of Governments, 2001. The Council of Governments is in the process of updating the MTP at this time, extending it to year 2030.

The MTP 2025 land use, employment, housing units and population database for the North Fourth Street Corridor Study Area are treated as the “Trend” Scenario in the North Fourth Street Corridor Plan. Little change is forecasted to occur, compared to the 2004 existing land use.

### **North 4th Street Study Area Land Use Assumptions for 2025 MTP**

<u>Land Use Category</u>	<u>Acres</u>	<u>Portion of Total Area</u>
Single Family Residential	588.9	45.7%
Multi-Family Residential	46.5	3.6%
Retail/Mixed Commercial	283.4	22.0%
Office	28.2	2.2%
Industrial and Wholesale	246.7	19.1%
Institutions/Hospitals	0	0.0%
Schools	11.2	0.9%
Parks	8.2	0.6%
Irrigated Agriculture	0.3	0.0%
Drainages and Irrigation Ditches	37.2	2.9%
Urban Vacant	17.7	1.4%
Transportation Rights-of-Way	3.4	0.3%
Other	17.1	1.3%
<b>Total</b>	<b>1,288.8</b>	<b>100.0%</b>

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

The housing stock in the planning area was forecasted to increase by 348 units by year 2025. This represents an 11.5% increase over the 3,022 units estimated for year 2004.

**North 4th Street Study Area Housing Units by Housing Type: MTP 2025**

Housing Type	Number of Units	Portion of Total Housing Stock
Single Family	2,602	77.2%
Multi-Family	768	22.8%
<b>Total</b>	<b>3,370</b>	<b>100.0%</b>

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

Employment in the study area was forecasted to increase by 609 jobs, or 5.6% over the employment in 2004

**North 4th Street Study Area Employment By Land Use Category: MTP 2025**

Land Use Category	Employment	Portion of Employment
Retail and Mixed Commercial	6,165	53.9%
Office	2,427	21.2%
Industrial and Wholesale	2,187	19.1%
Schools	387	3.4%
Residential Areas	225	2.0%
Other	39	0.3%
<b>Total</b>	<b>11,430</b>	<b>100.0%</b>

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

Densities under the MTP 2025 scenario would change little from 2004 existing land use. Multi-family density would go down slightly.

<b>North 4th Street Study Area: MTP 2025 Densities</b>	
<u>Residential</u>	<u>Housing Units/Acre</u>
Single Family Residential	4.4
Multi-Family Residential	16.5
<u>Employment</u>	<u>Employees/Acre</u>
Retail and Mixed Commercial	21.8
Office	86.1
Industrial and Wholesale	8.9
Schools	20.1
Source: Mid-Region Council of Governments, Land Use Analysis Model output, 2005.	

**Preferred Alternative Land Use Pattern**

An alternative 2025 land use scenario was developed for the purpose of analyzing the hoped-for impacts of the proposed land use policies in this plan entitled “Small Nodes and Corridor Development.” This preferred alternative was intended to be moderately aggressive in redevelopment. The following table shows land use by acres for this scenario.

<b>North 4th Street Study Area Small Nodes and Corridor Development Scenario 2025</b>		
<b>Land Use Category</b>	<b>Acres</b>	<b>Portion of Total Area</b>
Single Family Residential	557.7	43.4%
Multi-Family Residential	71.8	5.6%
Retail/Mixed Commercial	260	20.2%
Office	41.8	3.3%
Industrial and Wholesale	220.4	17.1%
Institutions/Hospitals	5.8	0.5%
Schools	8.9	0.7%
Parks	9.8	0.8%
Irrigated Agriculture	0.1	0.0%
Drainages and Irrigation Ditches	40.5	3.2%
Urban Vacant	34.1	2.7%
Transportation Rights-of-Way	3.2	0.2%
Other	31.3	2.4%
<b>Total</b>	<b>1,285.4</b>	<b>100.0%</b>

Source: ARC, Inc. coding of land use change using Land Use Analysis Model, 2005.

Housing mix and densities in the preferred scenario change more dramatically from the 2004 land use pattern. Over 1,300 new housing units would be located in the planning area in addition to the 2004 housing stock. No significant change to the existing single family neighborhoods in the planning area are anticipated, except for some additional accessory units, already allowed by existing zoning.

**North 4th Street Study Area Housing Units by Housing Type: Small Nodes & Corridor Development 2025**

Housing Type	Number of Units	Portion of Total Housing Stock
Single Family	2,649	60.9%
Multi-Family	1,700	39.1%
<b>Total</b>	<b>4,349</b>	<b>100.0%</b>

Source: ARC, Inc. coding of land use change using Land Use Analysis Model, 2005.

**North 4th Street Study Area: Small Nodes and Corridor Scenario Densities**

Residential	Housing Units/Acre
Single Family Residential	4.7
Multi-Family Residential	23.7
Employment	Employees/Acre
Retail and Mixed Commercial	24.4
Office	70.8
Industrial and Wholesale	9.5
Schools	38.7

Source: ARC, Inc. coding of land use change using Land Use Analysis Model, 2005.

Employment would increase by 1,500 jobs above the 2004 level in the planning area through redevelopment of some commercial, office, industrial and wholesale properties and in-fill of urban vacant properties.

## **Land Use Recommendations**

There are many positive aspects to the land use pattern in the North Fourth Street corridor, including: successful businesses, selected blocks with small retail establishments facing the street, and an interesting mix of commercial types. Colorful unique businesses and some ethnic businesses catering to immigrant residents living nearby also help enliven North Fourth Street. There is a tremendous variety of retail, services and manufacturing/warehouse/shops along the street. Yet, while North Fourth Street is the principal commercial corridor in the North Valley many existing commercial uses may not meet needs of local residents.

There are a number of land use character issues that need to be addressed in the successful redevelopment and revitalization of North Fourth Street. Significant portions of the corridor are underutilized or have a high percentage of dilapidated buildings/grounds. Appearance issues include dilapidation, buildings with blank walls facing North Fourth Street, surface parking lots dominating streetscape, and little landscaping. Heavy commercial uses are unshielded from streetscape. Security fencing is visible from the street. Large scale signage, including billboards, do not relate to the pedestrian scale. Much of North Fourth Street is strip commercial development, with no mixes of use (with residential), abutted by single family residential, and little relationship to adjacent neighborhoods. Uses that relate to the surrounding area are a relatively small portion of the total non-residential corridor. Residents in surrounding neighborhoods must shop elsewhere in Albuquerque (Northeast Heights and West Side) to meet all of their daily needs. Many uses in the corridor appear to have city-wide or regional markets, with individual parking lots accessed directly from North Fourth Street (curb cuts), signage oriented to motorists, scale of building oriented to motorists.

Modest amounts of development/redevelopment activity has been occurring in the corridor in recent years, and yet there is a high potential for redevelopment and in-fill, consistent with objectives of the City Comprehensive Plan designation of North Fourth Street as a "major transit corridor" and the Planned Growth Strategy.

Future land use should result in more dwelling units, commercial development and density in the corridor within the next 15-20 years.

## **Future Land Use**

Future land use should be guided by the land use goals and policies. The land use pattern in the southern portion of the planning area (Character Zone 1) transitions from downtown densities and types of uses to a new mid-range mix of uses with a residential component along with retail, office and other commercial uses, using higher design standards than in current C-2 zoning along North Fourth Street. Residential conversions of warehouses and industrial buildings would continue to be allowed in the area south of Mountain Road in the Downtown 2010 manufacturing district and the MacClellan Park Sector plan area. Most of the areas between Second Street and the railroad tracks would continue as manufacturing and warehousing, but encouraged to revitalize for more intense activities. To the west, medium density residential and live/work would be allowed in an area between North Fourth Street and the predominantly single-family neighborhoods of downtown and Wells Park/Sawmill areas.

In Character Zone 2 south of Interstate 40, general commercial corridor uses, including highway-oriented services and hotels, would continue west of Coronado Park. The park is planned to be renovated, adding a skate park, making it a significant recreational area serving nearby neighborhoods. East of Coronado Park and North Second Street, industrial and warehousing would continue. To the north of Interstate 40, the general commercial mixed use area would allow for highway and automotive-related uses as well as new residential components. The Menaul intersection would be a node serving residents of the Near North Valley. The existing residential neighborhood east of North Second Street between Menaul and Claremont would be a permanent mixed single family and townhouse residential area, with industrial and manufacturing uses on several sides, yet in easy walking distance of North Fourth Street.

Character Zone 3 would be a mid-range mixed use area with redevelopment potential on several key blocks. The number of lanes would be reduced on North Fourth Street in this character zone, resulting in slower traffic and more streetscape amenities for pedestrians. The Alameda Drain would become a major pedestrian and bicycling trail, linking St. Therese's Church and the Garfield School and Park on the recreational and mixed mode transportation to an especially pedestrian-friendly stretch of North Fourth Street. The nearby residential neighborhoods would hopefully be better served by revitalized businesses. New

residences would be developed to help increase the vitality in this mid-corridor area.

Griegos Road and the area north to Hendrix Street in Character Zone 4 would be a general mixed use area, anchored by the North Fourth Arts Center. Auto-oriented uses such as fast-food restaurants, gas stations, auto supplies and auto sales constitute much of the retail uses on the corridor. Neighborhood groceries and other more pedestrian-oriented uses, as well as attached family housing, would be encouraged to become part of the land use pattern in this area. Reductions in the unused curb cuts would improve the walkability of this area.

The North Fourth Street/Montaño intersection in Character Zone 5 would be a mid density mixed use node. Character Zone 6 to the north would allow mid density mixed use on the west side of North Fourth Street between Montaño and Guadalupe Plaza. Guadalupe Plaza would be another mid density mixed use node, allowing a wider range of uses and somewhat higher intensity of use than currently in the shopping center.

The matrix on the following page describes each land use category. The future land use map on the following page shows the location of each category, with annotations explaining aspects of the desired future land use character.

(Note: Colors in the table approximate, but are not quite the same as the colors on the Future Land Use Map.)



### North Fourth Street Redevelopment Plan Future Land Use Categories

Category	Concepts and Features	Density	
		Housing Units (HU)/Acre	Height Allowed or FAR
<b>High Range Mixed Use</b>	In Character Zone 1, Downtown 2010 form-based zones in the southern area of the study area, and adjacent new high-range corridor mixed use zoning for the blocks fronting on N. 4th St. north of Marble St. to Sumner St., encouraging redevelopment..	40-50 HU/Ac	4-8 stories
	Highest density and intensity in the corridor.		
	Highest levels of service in the corridor (transit, walking, public parking).		
<b>Mid Range Mixed Use</b>	Reinforcing much of the existing fabric and set of uses, and transforming of strip commercial into small scale retail, service and manufacturing shops	30-40 HU/Ac	3-4 stories
	C-2 uses, with exceptions not allowing auto-intensive uses, and R-3 moderate density residential development (multi-story multi-family, townhouses and live/work)		
	Subarea breakouts: (1) new district in much of Character Zone 1, transitioned from the high range mixed use district, (2) new district in the Character Zone 3 to replace C-3 heavy commercial zone district and C-2 commercial zoning district, and (3) Used in nodes of corridor where pedestrian-oriented development desired at Montano, Character Zone 5, and Guadalupe Plaza and the west side of N. 4th in Character Zone 6.		
	Emphasis on reducing curb-cuts, walkability, connections to side streets, and alleys if feasible.		
<b>Commercial Corridor</b>	Automobile service, sales, mixed commercial in Character Zone 2. Encourage some lodging (likely motels) and businesses oriented to freeway. Retain C-2 Community Commercial Zoning.	Continue allowing 20-30 HU/Ac multi-family as conditional use	2-3 stories
	Encourage consolidation of drive-through services		
	Still require pedestrian accessibility (but less emphasis on walkability) and transit features as part of continuity of the street		
<b>General Mixed Use</b>	Non-residential uses as broad as C-2 with R-3 residential a use-by-right in Character Zones 2 and 4.	20-30 HU/Ac multi-family as a use by right	2-3 stories
	Emphasis on reducing curb-cuts, walkability, connections to side streets, and alleys if feasible.		
<b>Medium Density Residential</b>	Primarily residential areas in the corridor, allowing small lot residential, duplexes, triplexes and townhomes. Allow live/work in Sawmill/Wells Park, Character Zone 1.	10-14 HU/Ac	2-3 stories
		Most of existing and likely infill would be 6-10 HU/Ac	
<b>Low Density Residential</b>	Large lot, allowing single family, duplexes and accessory units	5 HU/Ac	2-3 stories
<b>Manufacturing</b>	Continue manufacturing and warehousing, encouraging re-uses of underutilized properties/buildings.		2:1 Floor Area Ratio
	Allow existing non-conforming single family, but not encourage more.		
	Allow townhouses as conditional use in the Downtown 2010 portion of Character Zone 1.		

## North Fourth Street Study: Rank III Corridor Plan

Review Draft - 6/06

