

CITY of ALBUQUERQUE

EIGHTEENTH COUNCIL

COUNCIL BILL NO. F/S R-08-119 ENACTMENT NO. _____

SPONSORED BY: Ken Sanchez

1 RESOLUTION

2 REQUIRING A STUDY TO OBTAIN DATA ON FACTORS RELATED TO RETAIL
3 DEVELOPMENT, REVIEW THE DATA AND PROVIDE RECOMMENDATIONS TO
4 PROMOTE A FAVORABLE ENVIRONMENT FOR RETAIL DEVELOPMENT;
5 PROVIDING FUNDING.

6 WHEREAS, sustainable development requires a balanced mix of land uses,
7 so that citizens' necessary daily travel is not excessive; and

8 WHEREAS, various areas of the City differ in the degree of retail
9 development available to their residents.

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

12 Section 1. The City Council Staff shall conduct a study that
13 develops data related to retail development in Albuquerque. The data
14 collection shall include the following information:

- 15 a. Proximity/accessibility to Activity Centers;
16 b. Proximity/accessibility to freeway interchanges;
17 c. Proximity/accessibility to major intersections;
18 d. Proximity/accessibility to major arterials;
19 e. Availability of water and sewer;
20 f. Development costs (including impact fees);
21 g. Number of building permits issued by type;
22 h. Square footage of building permits issued by type;
23 i. The year(s) surrounding housing was built;
24 j. Median income of surrounding housing;
25 k. Area crime statistics;
26 l. Residential growth 5 to 10 years prior to base year; and

1 m. Job growth 5 to 10 years prior to base year.

2 (A table identifying the sources of the data is presented in Exhibit A.)

3 Section 2. City Council Staff shall assemble a small local resource
4 group of commercial developers, representatives for large national retail
5 stores, two members of the community and four Councilors (or their
6 appointed representatives) – two with West side districts, two with East side
7 districts. This local resource group shall review the data developed by staff
8 and provide expertise on the barriers to retail development that exist in
9 various areas of the City, the threshold market requirements for retail
10 development to take place, and the general financial pro forma applied to retail
11 development decisions.

12 The local resource group shall also identify a national retail expert to
13 review, assess and advise the Council on methods to assure a favorable retail
14 development environment, by location, in the City. The expert is to examine
15 the data assembled, other data that he/she may require, and provide his/her
16 opinion on how to assure a favorable environment for retail development in
17 the City. Council staff shall then present recommendations to Councilors to
18 obtain direction for drafting legislation to implement those recommendations.

19 Section 3. FUNDING. Up to fifty thousand dollars (\$50,000) of the
20 funding in the City Council Projects activity fund is designated to carry out the
21 study called for in this resolution.
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