

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

December 12, 2013

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

Project# 1009884
13EPC-40152 Master Development Plan/Site
Development Plan for Subdivision

LEGAL DESCRIPTION:

For all or a portion of Tract A, the Plat of Tract A of A.T. & S.F. Railway Co. Machine Shop, located on 2nd St between Cromwell and Hazeldine SW containing approximately 27.3 acres.
Staff Planner: Maryellen Hennessy

On December 12, 2013, the Environmental Planning Commission (EPC), voted that a RECOMMENDATION OF APPROVAL be forwarded to City Council for Project 1009884, 13EPC-40152, a request for a Master Development Plan/Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. 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.
2. The Rail Yards are zoned SU2-HLS (Historic Locomotive Shops) per the Barelás 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 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).

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3. This is a request for review and recommendation to the City Council for a Master Development Plan for the Albuquerque Rail Yards property. The Master Development Plan (MDP), as submitted contains a site development plan for subdivision with an accompanying Master Development Plan document. The MDP is the document that will guide redevelopment of the City-owned Albuquerque Rail Yards site. The Albuquerque Rail Yards are located within the Barelás neighborhood and adjacent to the South Broadway neighborhood.
4. 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.
5. 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).
6. 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.
7. The Albuquerque/Bernalillo County Comprehensive Plan, the Barelás Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. 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 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).
9. 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

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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).

10. 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.
11. 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.
12. The Barelas 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 Barelas 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.
13. 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.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including

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how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The amendments recommended by the Rail Yards Advisory Board shall be recommended by the Environmental Planning Commission to be adopted by the City Council in their entirety.
4. Keynote #12 on site plan shall delete the words “optional glass canopy”. Such canopy feature may be approved with future site plan for building permit, but is not an approved feature of this site plan.
5. Keynote #3 on the site plan shall delete the words “optional location for rebuilt smokestack.” Such smokestack feature may be approved with future site plan for building permit, but is not an approved feature of this site plan.
6. The recommendations of the Traffic Impact Study for an additional access point at the north parking area shall be resolved prior to DRB approval of the site plan for subdivision. The recommendations in the TIS will require further discussion and coordination between the City and the developer.
7. Final grading and drainage plans shall be prepared and approved by the appropriate authorities per Section 10.0 of the MDP document and per the Development Process Manual.
8. Sections 10.4 and 10.5 are replaced by amended sections 10.4 and 10.5 as distributed at the hearing and attached.
9. Sections 8.2, 8.3 8.4 and 8.9 as revised and included as Attachment 8 shall replace existing text in the document.
10. Section 7.8 on page 104 shall be further considered and potentially revised to ensure for consistent maintenance across the site in the case of multiple ownership.
11. Revise Section 9.0, Infrastructure, 9.1.4, Dry Utilities, 4th bullet as follows. Deleted language is shown with strike-through text and additional language is shown underlined:
PNM Availability: An existing ~~sub-station~~ substation is located at the northern end of the project across 2nd Street SW that has been estimated to provide 1.5 ~~meg-watts~~ megawatts. The assumption for the development is that the electricity demand will exceed 8 ~~meg-watts~~ megawatts; requiring the existing ~~sub-station~~ substation to be expanded, along with the construction of primary distribution lines to the proposed development. The project may also require a new 115kV transmission line to be extended to connect to the expanded substation. Additional analysis through PNM will be required to develop a final conceptual plan for this development.

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12. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

13. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB). The details of which will be identified in the development agreement between the City and the Master Developer.
14. Prior to DRB approval, additional information/clarification must be provided regarding existing, proposed, and future conditions.
15. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria. However, the City recognizes that due to the historic nature of the property and the previous heavy industrial use, that some flexibility is appropriate to these standards while maintaining a commitment to safety and access throughout the property.
16. The Master Developer will comply with the Recommendations itemized in the approved Railyard Re-development Traffic Impact Study that are attributable to the development. The details of which will be identified in the development agreement between the City and the Master Developer.
17. Remove the acoustic mounds from the Site Plan for Subdivision.
18. Replace the drawn locations of the cisterns and modify the Keyed Note to attain the desired effect.

PROTEST: It is not possible to appeal EPC Recommendations to City Council; Rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision, which is by **DECEMBER 27, 2013**.

Sincerely,

Suzanne Lubar
Planning Director

SL/MH/mc

cc: Samitaur Constructs, 3528 Hayden Avenue, Culver City CA 90232

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