



# Albuquerque Rail Yards Master Plan Update

RAIL YARDS ADVISORY BOARD MEETING

JUNE 1, 2022



# Intent of the Update

- ▶ Update the Master Plan to ensure the document remains current and applicable
- ▶ Recognize that Samitaur is no longer the “Master Developer” and the contract has been terminated
- ▶ Remove Samitaur’s specific design concepts from the Plan (e.g. Acoustic Berms)
- ▶ Revisit the need to create multiple parcels – tied to Samitaur’s acquisition of the property over time
- ▶ Update to reflect the new Comprehensive Plan and Integrated Development Ordinance (IDO)
- ▶ Reflect the physical improvements that have been made to the property and buildings after the Master Plan was adopted
- ▶ Incorporate summaries of post-Master Plan studies

# Red-lining the Master Plan

Albuquerque Rail Yards Master Development Plan June 2014 2022 Update

The Mounds unify the site by use of a common visual language (earthwork, landscape) that does not belong to a 'style' of architecture that might conflict with the historic vocabulary of the buildings:

The Mounds are publicly accessible; they can be walked on, sat upon, hollowed out and inhabited for both public uses (e.g. retail) and infrastructural uses (e.g. screening of mechanical equipment):

The Mounds are positioned just inside the east and west property lines of the site, and run essentially north/south, ascending on the west from the sidewalk perimeter and on the east from the retaining wall adjacent to the active rail lines to the Mounds' apex, then down to tree-lined pedestrian walks (Meandering Walk) running north/south at grade, roughly paralleling the Mounds:

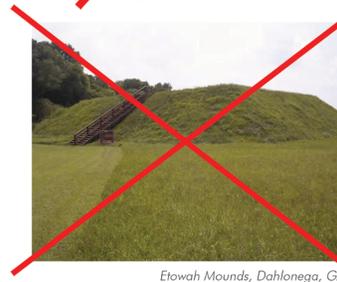
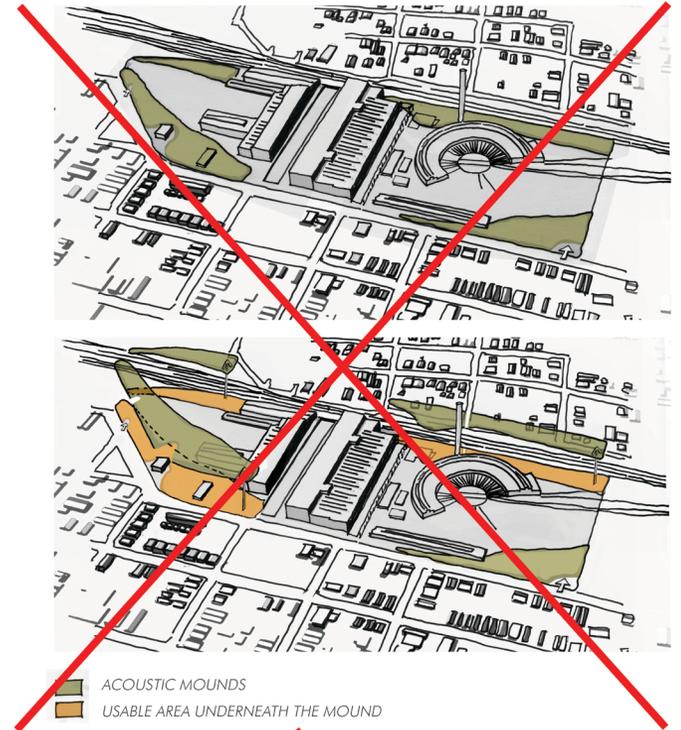
By virtue of their shape and positioning, the Mounds organize the nearly half mile long frontage of the Rail Yards site by providing directed points of entry and egress:

## 10.3.5 Connectors

*Concept: The Rail Yards should be stitched into the fabric of the community.*

Primary points of access are located by extending the existing city street grid onto the project site. At each location where east/west running streets terminate along the project north/south boundary, a Connector is created. The Connector takes many forms depending on the specific site condition, as follows:

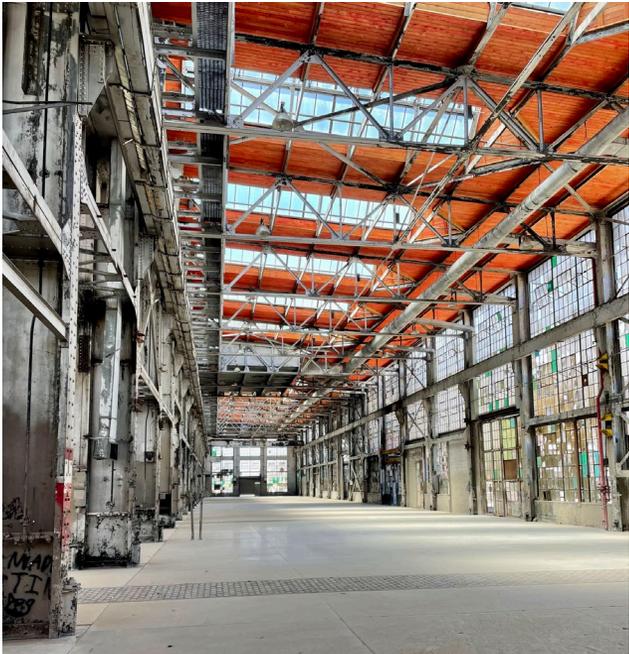
The Perpendicular Walk is the primary east-west Connector that extends Santa Fe Avenue onto and through the Rail Yards site, adjacent to the historic Transfer Table, and on into the South Broadway neighborhood via a proposed pedestrian bridge over the active rail lines. Conversely, the Santa Fe extension also provides a pedestrian connection west, from South Broadway through the site to historic Route 66 along 4th street in the Barelás neighborhood. The Perpendicular Walk provides an operational synopsis of the area's history; trains, rail yards, cars, diverse sociologies; unified along a single axis. It is the conceptual heart of the project.



Etowah Mounds, Dahlonega, GA



Lascaux Caves, Dordogne Valley, France



# Site Photos

# Land Use Policies

- ▶ **Goal 4.1 - The Rail Yards will become a model for mixed-use development.**

The Rail Yards is looked to as a model for reclaiming historic properties, stimulating significant job growth and economic development, accommodating commercial and residential tenants, providing needed services and venues to surrounding neighborhoods and the entire city, and creating a “Live/Work/Learn/Trade/Play” environment.

## Discussion Items

# Current Land Use Approach

- Master Plan delineates 10 parcels and assigns specific land uses by parcel
- The parcels were based on Samitaur's anticipated development schedule

Discussion  
Items

# Current Land Use Approach

Parcel ID #	Parcel Area (sf)	Proposed Floor Area Ratio (FAR)	Existing Historic Resources to be Preserved	Existing Floor Area (sf)	Approved Uses	Height Limits (ft)	Street Facing Setbacks (ft)	Parking (min. stall qty)
1	342,143	0.65	Turntable, Babbit Shop, Welding Shop, South Washroom	20,829	Cultural Facilities; e.g. Museum, Performing Arts and Railroad-related facilities. Parking	67	N/A	551
2	77,264	1.00	Platform	N/A	Work-Force Housing	45	10	90
3	63,582	0.50	Storehouse	18,900	Cultural Facilities; e.g. Museum. Live Work	45	10	N/A
4	68,080	0.10	Bridge Crane	N/A	Public Commons Area; Accessory Retail, Education, Public Art Venue, Railroad-related Facilities	45	10	N/A
5	142,747	1.50	Machine Shop	165,000	Business/Professional Uses; Office, Light Manufacturing, Training/Education, Accessory Cultural Uses, Railroad-related Facilities	67	N/A	N/A
6	79,893	N/A	Transfer Table	N/A	Public Commons Area	67	10	N/A
7	30,298	1.50	Blacksmith Shop	24,867	Business/Professional Uses; Office; Light Manufacturing; Training/Education; Cultural Facilities; Retail	67	N/A	N/A
8	89,989	1.50	Boiler Shop, Tank Shop, Flue Shop	85,542	Business/Professional Uses; Office, Light Manufacturing, Training/Education	67	N/A	N/A
9	98,216	0.25	Firehouse, Waste & Paint Rooms	5,520	Public Commons Area/Commercial; Retail, Restaurant, Service, Housing	30	10	N/A
10	197,390	0.65	N/A	N/A	Business/Professional Uses; Office, Light Manufacturing, Training/Education. Parking	30	10	355
TOTALS	1,189,602	0.74		320,658				996

27.31 acres

Figure 5: Development Standards Matrix

# Discussion Items

# Future Land Use Options

- Keep the parcels and assigned land uses in place?
- Assign land uses by area – north, central, and south?
- Allow all land uses anywhere except for certain uses allowed in limited locations (e.g. parking)?
- Allow all land uses anywhere on the site?

## Discussion Items

# Housing

- Minimum number of dwelling units is 30  
– should there be a maximum number?
- Should there be specific locations for housing?
- Are there any areas where housing shouldn't go?

## Discussion Items

# Turntable & South Area

- How should the turntable function?
- Should the connection to the main line stay in place?
- What land uses should go around the turntable and within the south area?

## Discussion Items

# Interim Land Uses

- Filming, art installations, Rail Yards Market, festivals?
- How long should interim uses be allowed?
- Should there be any restrictions?

Discussion  
Items