

Albuquerque Rail Yards Master Development Plan, 2014

Principles and Goals

Guiding Principle #1: Jobs Generation, Economic Development & Economic Viability

The Rail Yards, once an economic pillar for the community, is envisioned to become a hub of economic activity again. The Master Plan provides a framework for renewed economic and business success for the Project Area and is sufficiently flexible to accommodate a variety of potential future economic uses and opportunities. The Plan also provides opportunities to generate quality, living-wage and high-wage jobs and programs that will link those jobs with community residents.

The Master Plan recognizes that the success of the Project Area is directly related to the financial feasibility of the overall mix of uses that is ultimately developed. Implementation of the Master Plan should prioritize uses that are financially self-sustaining and, preferably, revenue-generating and minimize the City's exposure to and obligation for direct costs and subsidies.

Goal 1.1 -The Rail Yards will again become a major employment center.

Goal 1.2 -The Rail Yards site will support a mix of employment opportunities.

Goal 1.3 - Economically viable development at the Rail Yards will create new revenue for the City and the State.

Guiding Principle #2: Housing

Integrating housing into the Rail Yards redevelopment of the site is important for three reasons:

1. To ensure the availability of affordable housing in the community;
2. To minimize possible displacement of people as a result of redevelopment; and
3. To create a true mixed-use environment and a constant presence on the site, which will increase the overall vibrancy and safety of the site.

The Master Plan supports construction of the required Workforce Housing and includes opportunities for additional affordable and market rate housing. The development of housing at the Rail Yards will be coordinated with the City's ongoing efforts to rehabilitate existing housing in the surrounding neighborhoods.

Goal 2.1 - A mix of housing types will be available at the Rail Yards.

Goal 2.2 - Housing at the Rail Yards will be a part of an integrated housing redevelopment and rehabilitation strategy for the larger community.

Guiding Principle #3: Community Connectivity

The Master Plan complements all adopted plans for surrounding areas, including the Barelás, South Broadway and San José neighborhoods. The Plan supports current and planned economic activity in the Downtown area and encourages connections with existing attractions in the area—such as the Albuquerque Zoo and BioPark, Tingley Beach, Rio Grande State Park, the National Hispanic Cultural Center, the South Broadway Cultural Center, Old Town and its museums, Downtown Albuquerque and its amenities, the Alvarado Transportation Center, the Historic 4th Street Corridor, local sports venues, the Albuquerque Sunport, and others. The Plan reinforces the City’s transit goals and objectives, and supports pedestrian, bicycle, auto and public transportation to and from the site.

Goal 3.1 - The public will feel welcome at the Rail Yards.

Goal 3.2 - The Rail Yards will become part of a well-connected network of attractive community and regional facilities that doesn’t require an automobile for access.

Goal 3.3 - There will be safe, well designed physical connections between the Rail Yards site and adjacent neighborhoods.

Guiding Principle #4: Land Uses

The Master Plan encourages new development on the Rail Yards site that balances new economic and design approaches with protection of the integrity and history of the Rail Yards and the surrounding residential communities. The Plan complements the goals in other adopted plans that cover or affect the Rail Yards site.

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

Goal 4.2 - Rail Yards redevelopment will catalyze redevelopment opportunities in surrounding areas.

Goal 4.3 - The Master Plan will respect and maintain consistency with the goals in other adopted Plans

Guiding Principle #5: Architecture and Historic Rehabilitation

The Master Plan recognizes the significant value of the existing Rail Yards historic resources, i.e. buildings and structures, to a local, state and national audience. The fundamental approach to site development will be to maintain the “integrity” of the site as a whole, with individual structures being rehabilitated and adaptively re-used for modern and functional purposes, in consultation with the New Mexico SHPO.

Goal 5.1 – The Rail Yards site will be developed as a unified whole with an integrated “sense of place” and unified vision.

Goal 5.2 – Historic resources at the Rail Yards will be rehabilitated and adaptively reused.

Goal 5.3 – Infill development will complement existing structures.

Goal 5.4 – The Rail Yards site will become a model for sustainable redevelopment.

Guiding Principle #6: Art and Culture

The Master Plan encourages opportunities for promoting the art, history and culture of the site, the community and the region. The Plan sets aside space for a museum that celebrates the history of transportation, particularly rail transportation. Commercial and residential tenants, local community members, and visitors from near and far will be attracted by heightened aesthetics, comfortable, quality amenities, and a unique cultural vibrancy.

Goal 6.1 - The Rail Yards will be home to a quality museum

Goal 6.2 - The Rail Yards will foster a vibrant site of on-site cultural events and facilities.