

**CITY OF ALBUQUERQUE
NINETEENTH COUNCIL**

COUNCIL BILL NO. R-10-73

ENACTMENT NO. R. 2010. 129

SPONSORED BY: Don Harris, Rey Garduño

RESOLUTION

**REPEAL OF THE 1983 SINGING ARROW NEIGHBORHOOD PLAN AND ADOPTION
OF THE EAST GATEWAY SECTOR DEVELOPMENT PLAN.**

**WHEREAS, the City Council, the governing body of the City of
Albuquerque, has the authority to adopt and amend plans for the physical
development of areas within the planning and platting jurisdiction of the City
authorized by Statute, Section 3-19-3, NMSA 1978, and by its home rule powers;
and**

**WHEREAS, the City of Albuquerque adopted the Singing Arrow
Neighborhood Plan in 1983 through Council Resolution R-237, Enactment
Number 29-1983 and has not updated the plan to reflect neighborhood current
conditions; and**

**WHEREAS, the City Council has the authority to adopt, amend or repeal
such a neighborhood plan; and**

**WHEREAS, on March 4, 2010 the Environmental Planning Commission, in
its advisory role on land use and planning matters, recommended that City
Council repeal the 1983 Singing Arrow Neighborhood Plan and adopt the East
Gateway Sector Development Plan; and**

**WHEREAS, the Environmental Planning Commission found approval of the
East Gateway Sector Development Plan consistent with applicable goals and
policies of the Comprehensive Plan, the Facility Plan for Arroyos, and the
Comprehensive City Zoning Code and R-270-1980.**

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

**Section 1. The 1983 SINGING ARROW NEIGHBORHOOD PLAN, COUNCIL
Resolution R-287, Enactment Number 29-1983 is repealed.**

1 **Section 2. The EAST GATEWAY SECTOR DEVELOPMENT PLAN is**
2 **hereby adopted subject to conditions of approval in Exhibit A:**

3 **A. The East Gateway Sector Development Plan attached hereto and made a**
4 **part hereof, is hereby adopted as a land use control pursuant to the**
5 **Comprehensive City Zoning Code.**

6 **B. The maps on pages 5-3 through 5-6 titled “Figure 5.b: East Gateway**
7 **Plan Zoning Map (Wyoming Boulevard – Eubank Boulevard), Figure 5.c: East**
8 **Gateway Plan Zoning Map (Eubank Boulevard – Juan Tabo Boulevard), Figure**
9 **5.d: East Gateway Plan Zoning Map (Juan Tabo Boulevard – Four Hills Road), and**
10 **Figure 5.e: East Gateway Plan Zoning Map (SU-1 for Major Public Open Space)”**
11 **and the text of Chapter 5 “The Plan – Land Regulations” are adopted as an**
12 **extension of the Zoning Code and its zone map.**

13 **Section 3. FINDINGS ADOPTED. The City Council adopts the following**
14 **Findings as recommended by the Environmental Planning Commission:**

15 **A. This planning project was initiated with the adoption of City Council Bill**
16 **R-06-18. The purpose of the resolution was to improve Central Avenue (Route 66)**
17 **and other portions of the East Gateway area through proposals developed in a**
18 **sector development plan and a metropolitan redevelopment plan. The resolution**
19 **also declared a moratorium on construction and led to the initiation of City**
20 **Council interim design regulations for most properties with nonresidential**
21 **zoning.**

22 **B. The Plan reflects the outcome of public discussions about area**
23 **weaknesses and strengths, community goals, possible projects, programs,**
24 **policies and regulations. A first draft was released for public comment July 2009.**
25 **This December 2009 EPC draft responds to public comments concerning the first**
26 **draft Plan.**

27 **C. The Plan area is approximately 4267 acres and includes the Tijeras Arroyo**
28 **and City-owned Major Public Open Space. Plan area boundaries include Interstate**
29 **Highway 40 on the north, properties abutting the west side of Wyoming**
30 **Boulevard on the west and municipal boundaries on the east and south. The**
31 **boundaries of the Sector Development Plan area were selected to include the**
32 **entire proposed East Gateway Metropolitan Redevelopment Plan area that**
33 **surrounds Central Avenue from Wyoming Boulevard on the west and past Four**

1 Hills Road on the east. East Gateway Metropolitan Redevelopment Plan area
2 boundaries abut Metropolitan Redevelopment Plan boundaries for the area to the
3 west.

4 D. East Gateway is the first Albuquerque community encountered from the
5 east via Interstate 40 and Route 66. The area was coined the East Gateway
6 Community Planning Area through a planning process conducted in the mid
7 1990s. It is home to Sandia Science and Technology Park and is the entrance to
8 Sandia National Laboratories, Kirtland Air Force Base and the National Museum
9 of Nuclear Science and History.

10 E. This Plan includes the Singing Arrow Neighborhood and replaces the
11 Singing Arrow Neighborhood Plan adopted in 1983.

12 F. The lack of a cohesive vision for Central Avenue and major connecting
13 streets, coupled with changes in market trends and the national economic
14 downturn all combined to create a public environment unreceptive to local
15 residents and employees. Central Avenue and intersecting major streets became
16 single purpose traffic corridors rather than community destinations. The East
17 Gateway Sector Development Plan recommends public improvements throughout
18 the East Gateway area, but emphasizes policies, regulations and projects to
19 improve area function and appearance along Central Avenue and Wyoming,
20 Eubank and Juan Tabo Boulevards.

21 G. Proposed Sector Development Plan zoning will enable more housing
22 and jobs on East Gateway's major arterial streets.

23 H. The Plan's policies, regulations, and recommended projects and
24 programs address each of the following East Gateway Plan goals: 1) Create a
25 safe, well-maintained, attractive community. 2) Enable the continued existence
26 and new development of thriving businesses to provide jobs and local services.
27 3) Design and build streets and trails that offer multiple efficient, safe
28 transportation choices: driving, cycling, walking, public transit. 4) Transform
29 Central Avenue into a vibrant place that functions as a community destination. 5)
30 Provide accessible parks, Major Public Open Space, and community programs to
31 serve the entire East Gateway community. 6) Support existing stable, thriving
32 residential neighborhoods and transform others. 7) Ensure well maintained safe

1 housing for low-income households. 8) Enable multi-family housing development
2 close to public services, transit and shopping.

3 I. The East Gateway Sector Development Plan has 10 chapters and 4
4 appendices. Chapters 1 – 4 discuss plan purpose, what the plan does not
5 include, the planning process, community goals, area history, and area character
6 and conditions. Chapters 5 –10 contain plan proposals: land regulations;
7 transportation projects; parks and major public open space projects; public
8 building, street light and alternative energy demonstration projects; program and
9 policy proposals; and plan implementation charts.

10 J. General Design Regulations in Chapter 5 apply in varying degrees to all
11 properties within mapped General Design Regulations boundaries. Almost all the
12 general design regulations apply to properties within the SU-2/EG-CAC
13 (Community Activity Center) and SU-2/EG-NAC (Neighborhood Activity Center)
14 zones. These properties are within highly visible transit hubs at major street
15 intersections. Most general design regulations apply to properties within the SU-
16 2/EG-C (Corridor) zone and to properties abutting major north/south streets.
17 These properties line the Central Avenue and Wyoming, Eubank and Juan Tabo
18 Boulevard corridors. Very few regulations apply to properties with the SU-2/EG-
19 C-2 (Community Commercial) zone and even fewer apply to other properties
20 within the mapped General Design Regulations boundary.

21 K. New land regulations are not applied to existing residential
22 neighborhoods.

23 L. The four East Gateway SU-2 zoning districts established by the Plan and
24 the Building, Lot and General Design Regulations associated with them are
25 tailored to address East Gateway goals and existing character.

26 1. SU-2/EG-CAC (East Gateway Community Activity Center) zone is
27 applied to a Comprehensive Plan designated Community Activity Center on
28 the southwest corner of Tramway Boulevard and Central Avenue. The
29 intent is to enable future mixed-use development. Community Activity
30 Centers are usually between 30 and 60 acres. They can be larger.

31 2. SU-2/EG-NAC (East Gateway Neighborhood Activity Center) zone is
32 applied to properties at the Juan Tabo Boulevard/Central Avenue
33 intersection and at the Wyoming Boulevard/ Zuni Road/ Central Avenue

1 intersection. The intent is to enable future development of two
2 Neighborhood Activity Centers as they are defined in the Comprehensive
3 Plan. Buildings in Neighborhood Activity Centers are generally smaller in
4 scale than Community Activity Centers. They should be easily accessible
5 destinations for nearby residents and others, making it possible for nearby
6 residents and transit riders to access local services within a one-quarter to
7 half-mile walk.

8 3. SU-2/EG-C (East Gateway Corridor) zone is applied to most Plan area
9 properties adjacent to Central Avenue or the east side of Eubank Boulevard
10 from Central Avenue south beyond Southern Avenue. The intent is to
11 enable future development of non-residential and residential uses that
12 support a multi-modal environment and encourage legitimate activity along
13 the street between community and neighborhood activity centers. The
14 Corridor Zone allows existing businesses to continue. It also allows
15 residential and manufacturing uses not allowed in these locations before
16 the adoption of the Plan.

17 4. SU-2/EG-C-2 (East Gateway Community Commercial) zone is applied
18 to Plan area properties that are located away from major arterial streets,
19 but have pre-existing C-2 or SU-1 for community commercial zoning. This
20 zoning district excludes some C-2 uses that are incompatible within
21 residential neighborhoods. It allows existing mobile home parks that were
22 legal nonconforming uses in the C-2 zone to become conditional uses. It
23 also allows additional uses to provide a better transition between
24 properties lining East Gateway major streets and residential
25 neighborhoods.

26 **M. The East Gateway Sector Development Plan furthers applicable goals
27 and policies of the Comprehensive Plan:**

28 1. II.B.1 Open Space Network – Policies a and f: Recommended
29 projects in Plan Chapter 7 to acquire land to create a continuous Major
30 Public Open Space corridor in the Tijeras Arroyo; to enhance, restore, and
31 protect Tijeras Arroyo habitat; and to shift undeveloped Four Hills Ravine
32 parkland to the Major Public Open Space inventory and recommended
33 projects in Plan Chapter 6 to improve trail connections to the Tijeras

1 **Arroyo from Four Hills Road and Juan Tabo Boulevard foster Open Space**
2 **land acquisition and Open Space trail development.**

3 **2. II.B.1 Open Space Network – Policy g: Recommended projects in**
4 **Plan Chapter 7 to expand Sandia Vista Park, to develop the archeological**
5 **site at Singing Arrow Park as part of the park, to continue Manzano Mesa**
6 **Park development, to acquire a well site to create a Four Hills Subdivision**
7 **Park, and to acquire land to develop a park near Central Avenue for nearby**
8 **low-income neighborhoods will contribute to the system of neighborhood**
9 **parks and community open areas.**

10 **3. II.B.5 Developing and Established Urban Areas:**

11 **Policies d and h: The four new zoning categories allowing a variety**
12 **of multi-family housing types and mixed use buildings and sites in**
13 **designated activity centers and on other properties abutting arterial streets**
14 **established in Sector Plan Chapter 5 are located near transit service and**
15 **outside existing neighborhoods.**

16 **Policies i and j: The four new zoning categories allowing**
17 **employment and services uses in activity centers and on other properties**
18 **abutting arterial street rights of way complement established**
19 **neighborhoods. Regulations in the four zones control adverse effects on**
20 **the environment. All new commercial development is permitted where**
21 **existing commercially zoned areas exist.**

22 **Policies l and o: The Sector Plan’s approach sets clearly**
23 **understandable parameters for design while allowing a wide variety of**
24 **innovative finished products. Although public redevelopment projects will**
25 **be proposed in an East Gateway Metropolitan Redevelopment Plan, some**
26 **public improvements concerning lighting and other public infrastructure**
27 **are recommended in Sector Plan Chapters 8 and 10.**

28 **4. II.B. 7 Activity Centers – Policies a, d, g, i, and j: The Sector Plan**
29 **recognizes and zones the Comprehensive Plan designated Community**
30 **Activity Center at Tramway and Central and provides special zoning that**
31 **includes multi-unit housing and commercial uses for that center and for**
32 **two Sector Plan designated Neighborhood Activity Centers – one at Central**
33 **and Juan Tabo and another at Central and Wyoming. The Market Study**

1 conducted by RCLCO for the Sector Plan supports the development of
2 these three centers.

3 5. II. C.1 Air Quality – Policies b and d: Sector Plan Chapter 5's
4 pedestrian oriented design, land use mixtures and public right of way
5 design capitalize on Central Avenue bus service, walking, and cycling to
6 protect air quality. Sector Plan Chapter 6 bicycle network improvement
7 projects, transit transfer center recommendations, and traffic calming
8 recommendations will improve walking and cycling efficiency and safety,
9 making alternative travel modes a rational choice. Chapter 6 recommended
10 street intersection improvements should improve vehicular movement
11 while providing safe crossings for people on-foot or bicycle.

12 6. II.C.6 Archaeological Resources – Policies b and c: Sector Plan
13 Chapter 3's recognition of both historic and archeological East Gateway
14 sites and Chapter 7's recommended project to recognize and incorporate
15 the Singing Arrow Park archeological site into Singing Arrow Park will
16 stabilize the site and promote public understanding and appreciation of the
17 area's past.

18 7. II.C.8 Developed Landscape – Policies b, c and d: Sector Plan
19 Chapter 5's design regulations for public and private buildings and the
20 public right of way and water harvesting requirements in the General
21 Design Regulations will assist in maintaining and improving the natural
22 and developed landscapes' quality.

23 8. II.C. 9 Community Identity and Urban Design – Policies b, c, d, and e:
24 Sector Plan Chapters 5, 6, and 7 establish regulations and recommend
25 polices, programs, and projects that acknowledge the local natural
26 environment, built environment and history. Chapter 5's activity center
27 designation and zoning enable urban development that capitalizes on
28 transit access, but is not as intense as might be appropriate in another part
29 of the City. Neon signs and public art are allowed to acknowledge Central
30 Avenue's Route 66 past.

31 Although the Sector Plan avoids complete redesign of Central
32 Avenue public right of way because the community could not come to
33 consensus about reducing travel lanes to capture right of way that could

1 be used to improve safety and efficiency for walking, cycling and using
2 transit, other recommended projects in Chapter 6 will improve the street
3 and Chapter 5's regulations will improve the pedestrian environment.

4 9. II.D. 3 Energy Management – Policy b: Plan Chapter 8 recommends
5 studying the feasibility of either a wind or solar power demonstration
6 project on public land at the eastern gateway to the City and the East
7 Gateway plan area to reinforce Albuquerque's movement toward being a
8 green City and to underscore the technological nature of the East Gateway
9 area.

10 10.II.D.4 Transportation and Transit – Policies a, b, c, d, g, h, o, p and q:
11 Plan Chapter 5 establishes zoning that enables the development of
12 corridors that provide a balanced circulations system through efficient
13 placement of employment, housing and services and Chapter 6
14 recommends project to support efficient and safe travel by walking, cycling
15 and using public transit.

16 11.II.D.5 Housing – Policies a and d: Plan Chapter 5's zoning enables
17 the development of affordable housing. Plan Chapter 9 recommends
18 proactive housing, building and zoning code enforcement of existing rental
19 housing.

20 12.II.D.6 Economic Development – Policy a: Plan Chapter 5's wide
21 range of permissive uses should enable the development of new
22 employment opportunities to accommodate a wide range of occupational
23 skills and salary levels.

24 13.II.D.7 Education – Policies c and e: Plan Chapter 8 recommends a
25 new library be located near good public transit and recommends that the
26 Singing Arrow community Center be enlarged to better serve the
27 community with classes and programs for local children and adults.

28 N. The East Gateway Sector Development Plan furthers the intent of the
29 Rank 2 Facility Plan for Arroyos:

30 The Facility Plan for Arroyos designates the Tijeras Arroyo a Major Open
31 Space Arroyo. East Gateway Sector Development Plan recommendations
32 for the Tijeras Arroyo are consistent with that designation in that they
33 include continued City land acquisition to form a continuous corridor of

1 Major Public Open Space, resource protection, and zone changes of City
2 owned Open Space properties to SU-1 for Major Public Open Space.

3 O. The East Gateway Sector Development Plan furthers the intent of the
4 Comprehensive Zoning Code:

5 City Comprehensive Zoning Code Section 14-16-2-23 SU-2 Special
6 Neighborhood Zone allows a mixture of uses controlled by a Sector
7 Development Plan that specifies new development and redevelopment that
8 is appropriate to a given neighborhood, when other zones are inadequate
9 to address special needs.

10 East Gateway Sector Development Plan Chapter 5 proposes a wide
11 variety of land uses in four proposed SU-2 zones, building and site design
12 regulations associated with the new zones, and General Design
13 Regulations for both SU-2 zoned property and other properties located
14 within a proposed General Design Regulations boundary. All zoning
15 proposals are intended to spur positive development for the area and
16 enable employment, shopping, services and multi-unit housing near Rapid
17 Ride stops and other transit routes on Central Avenue and intersecting
18 arterial streets.

19 P. The East Gateway Sector Development Plan proposes new zoning as
20 indicated on the East Gateway Plan Zoning Maps on pages 5-3 through 5-6 of the
21 Plan. The proposed zoning is justified per Resolution 270-1980 as follows:

22 1. The zone changes proposed by the East Gateway Sector
23 Development Plan further the health, safety and welfare of the City by
24 enabling the transformation of Central Avenue and other East Gateway
25 arterial streets that contain many properties suffering from disinvestment
26 and deterioration.

27 2. Proposed Sector Plan Land Uses and Zoning will provide area
28 stability by introducing land uses and design regulations that enable East
29 Gateway to become a more complete community – one with conveniently
30 located housing, employment, shopping, services and recreation served by
31 multi-modal transportation.

32 3. The proposed Sector Plan furthers applicable goals and policies of
33 the Comprehensive Plan and promotes a better-served community. The

1 proposed zoning and recommended policies and projects in the Sector
2 Plan further Comprehensive Plan policies concerning Open Space
3 Networks, Developing and Established Urban Areas, Activity Centers, Air
4 Quality, Archaeological Resources, Developed Landscape, Community
5 Identity and Urban Design, Energy Management, Transportation and
6 Transit, Housing, Economic Development, and Education detailed on pages
7 8 – 17 of the January 14, 2010 Staff Report.

8 4. The four proposed SU-2 zones are more advantageous to the
9 community because they are tailored to enable employment, additional
10 multi-unit housing, and neighborhood and community services. The site
11 and building design regulations and General Design Regulations are
12 intended to enable quality innovative design, compatibility between
13 residential and non-residential uses, and access to a balanced circulation
14 system with safe and convenient bicycle and pedestrian connections. Two
15 proposed zone changes are also more advantageous to the community
16 because they are a better fit for the properties: One is from C-3 to R-2 for a
17 landlocked piece of land between Interstate 40 and a neighborhood park
18 and another is from A-1 to SU-1 for Major Public Open Space for City
19 owned parcels of City Major Public Open Space.

20 5. The Plan does not propose zone changes for residentially zoned
21 properties in residential neighborhoods and does not propose zone
22 changes for heavy commercial and industrial zoned properties. The Plan's
23 General Design Regulations apply to some of these properties in varying
24 degrees. Properties abutting major streets are required to comply with the
25 most regulations.

26 6. None of the Plan's zone changes require major capital expenditures.

27 7. The cost of land is not discussed in the Plan.

28 8. Most of the proposed zone changes and general design regulations
29 apply to East Gateway arterial streets. Proposed zoning allows a variety of
30 uses that can maximize proximity to transit service.

31 9. No spot zones are proposed. Community and Neighborhood Activity
32 Zones are proposed for key street intersection locations that involve more
33 than one property each.

1 **10. The proposed Corridor Zone could be interpreted as a strip zone**
2 **since it applies to properties abutting major arterial streets, but its variety**
3 **of permissive uses will enable diverse land uses – residential, commercial**
4 **and employment.**

5 **Section 4. CONDITIONS OF APPROVAL ADOPTED. The City Council**
6 **adopts the conditions of approval as recommended by the Environmental**
7 **Planning Commission attached in Exhibit A.**

8 **Section 5. EFFECTIVE DATE. This resolution shall take effect five days**
9 **after publication by title and general summary.**

10 **Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,**
11 **clause, word or phrase of this resolution is for any reason held to be invalid or**
12 **unenforceable by any court of competent jurisdiction, such decision shall not**
13 **affect the validity of the remaining provisions of this resolution. The Council**
14 **hereby declares that it would have passed this resolution and each section,**
15 **paragraph, sentence, clause, word or phrase thereof irrespective of any**
16 **provisions being declared unconstitutional or otherwise invalid.**

1 PASSED AND ADOPTED THIS 4th DAY OF October, 2010
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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4 Excused: O'Malley

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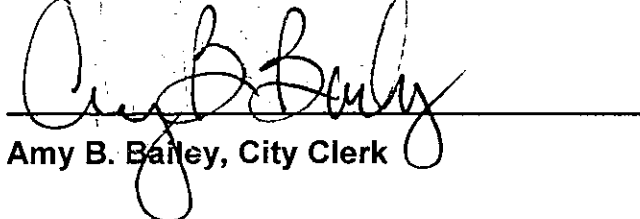
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8 Ken Sanchez, President
9 City Council

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12 APPROVED THIS _____ DAY OF _____, 2010

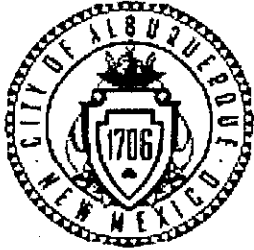
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16 Bill No. R-10-73

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18 _____
19 Richard J. Berry, Mayor
20 City of Albuquerque

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25 ATTEST:

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27 _____
28 Amy B. Bailey, City Clerk

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Office of the City Clerk
P.O. Box 1293
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Phone (505) 768-3030 Fax (505) 768-2845
www.cabq.gov/clerk

Richard J. Berry, Mayor

Amy B. Bailey, City Clerk

November 2, 2010

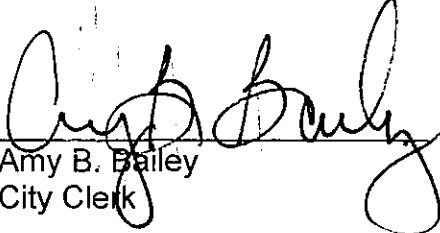
To: City Council

From: Amy B. Bailey, City Clerk

Subject: Bill No. R-10-73 Enactment No. R-2010-129

I hereby certify that on October 28, 2010, the Office of the City Clerk received Bill No. R-10-73 as signed by the president of the City Council, Ken Sanchez. Enactment No. R-2010-129 was passed at the October 4, 2010 City Council meeting. Mayor Berry did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-10-73.

Sincerely,


Amy B. Bailey
City Clerk