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CITY of ALBUQUERQUE SIXTEENTH COUNCIL

COUNCIL BILL NO. R-04-189 ENACTMENT NO. SPONSORED BY: Martin Heinrich 1 RESOLUTION 2 AUTHORIZING A COMMUNITY BASED UPDATE OF THE NOB HILL SECTOR 3 PLAN TO PURSUE CONSISTENCY BETWEEN THE SECTOR PLAN AND THE METROPOLITAN REDEVELOPMENT AREA PLAN FOR CENTRAL-HIGHLAND 4 UPPER NOB HILL AND APPROPRIATING FUNDS TO THE PLANNING 5 6 DEPARTMENT. 7 WHEREAS, since the adoption of the Nob Hill Sector Plan in 1987 a number 8 of issues and concerns have either developed or changed; and 9 WHEREAS, the Monte Vista Addition Historic District has been designated 10 on the National Register of Historic Places since the Nob Hill Sector Plan's 11 adoption; and 12 WHEREAS, the Centers and Corridors Plan designates the Central Corridor 13 as a Major Transit Corridor and Nob Hill and Highland as Community Activity -Bracketed/Strikethrough Material-] 14 Centers, all of which are being considered for rapid transit and higher 15 densities raising considerations of scale and transition; and 16 WHEREAS, design regulations are needed to ensure the protection of the 17 unique character of the Nob Hill District and of transitional residential areas as 18 higher densities are implemented; and 19 WHEREAS, the Metropolitan Redevelopment Area Plan for Central-20 Highland Upper Nob Hill has been compiled and is being prepared for 21 legislative adoption; and 22 WHEREAS, the two plans encompass an overlapping area between Carlisle 23 and Washington in addition to other adjacent areas; and since the areas are 24 contiguous they should be addressed in a coordinated manner to provide for a 25 smooth flow and transition from one to the next; and

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- 1 WHEREAS, three segments of the area along Central Avenue (Girard to
- 2 Carlisle, Carlisle to Washington, Washington to San Mateo), as well as the
- 3 Lead/Coal Corridor, differ significantly in character, are encompassed by the
- 4 two plans, and therefore should be addressed specifically on their own as part
- 5 of the larger plan; and
- 6 WHEREAS, the Albuquerque Comprehensive Zoning Code requires Sector
- 7 Development Plans to be updated; and
- 8 WHEREAS, the recommendations in the MRA Plan with regard to zoning
- 9 and design can not be adopted without being included in a Sector Plan.
- 10 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
- 11 ALBUQUERQUE,
- 12 Section 1. That the City intends that the Nob Hill Sector Plan and the
- 13 Metropolitan Redevelopment Area Plan for Central-Highland Upper Nob Hill be
- 14 consistent and developed in support of each other. In order for that to occur,
- 15 the Nob Hill Sector Plan shall be updated, with consideration given to
- 16 expanding the boundaries to include the area between Washington and San
- 17 Mateo as contained in the Metropolitan Redevelopment Area Plan, and using
- 18 the MRA plan as a reference. It is also the City's intent that the Sector Plan be
- 19 updated with the involvement and participation of affected area residents,
- 20 property owners, business and civic associations including but not limited to
 - impacted Neighborhood Associations and the Nob Hill/Highland Renaissance
- 22 Corporation.
- 23 Section 2. That the scope of services for the updated Nob Hill Sector Plan
- 24 shall include the following:
 - A. Consideration for expanding the boundaries,
- 26 B. An inventory of parcels on blocks lining Central Avenue and including
 - areas of transition from commercial to residential uses, generally defined as
 - between Copper Avenue, Campus Blvd. and Silver Avenue to define the
- 29 unique historic and physical characteristics.
 - 30 C. Pedestrian improvements,
- 31 D. Streetscapes,
- 32 E. Traffic calming,
- 33 F. Public Safety,

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- 1 G. Transit Issues,
- 2 H. Community Education,
- 3 I. Economic development,
- 4 J. Housing diversity,
- 5 K. Human Services,
- 6 L. Historic preservation,
- 7 M. Zoning, design standards and guidelines for each area along the Central
- 8 Avenue Corridor as well as for the sector plan area,
- 9 N. Creation and application of a new CCR-2 zone and overlay zone 10 addressing design issues.
- 11 Section 3. That City policy guidance articulated within with the Planned
- 12 Growth Strategy bill (R-02-111, Enactment 112-2002), stipulating that
- 13 Community Oriented Policing, Informal Helping Networks, Neighborhood
- 14 Economic Development, Community Education, Community Identity and
- 15 Neighborhood Planning are the priority strategic approaches, will be observed
- in the Nob Hill Sector Plan Update.
 - Section 4. That the process shall involve and make use of broad-based community resources, residents, businesses and other key stakeholders and volunteers to ensure on-going full participation, and sense of ownership of the Nob Hill Sector Plan Update on the part of the Nob Hill and Highland communities.
 - Section 5. That funds in the amount of \$100,000 are hereby appropriated from the Unreserved Fund Balance of the General Fund to the Community Revitalization Program Strategy in the Planning Department to contract for services to work with the community in coordinating a community-based process to produce an Update of the Nob Hill Sector Plan, and for partial implementation of the Plan. The contract for development of the updated Sector Plan shall be jointly managed by the Albuquerque Metropolitan Redevelopment Agency of the Planning Department and the Office of Council Services.

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