

**CITY COUNCIL
OF THE
CITY OF ALBUQUERQUE**

August 6, 2007

FLOOR AMENDMENT NO. _____ TO _____ R-07-185

AMENDMENT SPONSORED BY COUNCILLOR _____

The Nob Hill Highland Sector Development Plan attached to R-07-185 is amended as follows:

1. On pages 82, 84, and 86, delete the definition of "Façade"; and insert in lieu thereof: "Façade (also Frontage): The exterior wall of a building set parallel to a lot line bordering a public right-of-way or clearly visible from a public right-of way. An architectural element is not clearly visible if it is visible only through an opening in a street or an opening in a courtyard wall."
2. On pages 82 and 84 under "2. Architecture: Form & Elements", under the first bullet, after the sentence that begins "The ground stories facing Central Avenue shall be built to appear as shopfronts", insert the following:

"Regarding the ground stories facing intersecting side streets to a depth of 150' or to an alley or street, whichever occurs first, when the building or buildings facing Central at a minimum length along Central of 50' are redeveloped or rebuilt, the 40' along the side street from Central shall have at least one entrance and the remaining portion of the side street frontage shall be built to appear as shopfronts or residential facades and shall be consistent in design and materials as to the major facades facing Central. Where it is impractical, as determined by the Planning Director, to locate parking ingress and egress from the alley: (a) one ingress no more than 12' in width is allowed from the side street in situations where egress from the alley is practical; or (b) one ingress / egress location no more than 30' in width is allowed to the side street should option "a" be infeasible. Where storefronts or residences due to the adjacent sidewalk grades make pedestrian access infeasible, as determined by the Planning Director, this requirement may be waived. The side street facade shall have fenestration of 60% minimum of façade** with window sills no higher than 30 inches above the finished floor."
3. On pages 82 and 84, under "2. Architecture: Form & Elements", under the bullets regarding "Placement" and "Entrance", each time they occur, replace

the words “thirty feet (30’) on center” with the words “twenty-five feet (25’) on center”

4. On pages 82 and 84, under “2. Architecture: Form & Elements”, in bullet 3, add the following sentence after the first sentence: “All public alleys shall include pedestrian scale lighting and be maintained free of pedestrian and vehicular obstacles.”
5. On page 86 , under “2. Architecture: Form & Elements”, under the bullets regarding “Placement” and “Entrances”, each time they occur, replace the words “thirty feet (30’) on center” with the words “forty feet (40’) on center”
6. On page 86, under “2. Architecture: Form & Elements”, under the bullet regarding “Articulation”, delete the words “twenty five feet (25’)", and insert in lieu thereof: “forty feet (40’)".
7. On pages 83, 85, 87, 89, and 91, regarding the section “2. Frontage Types Allowed”; delete the word “Allowed” in the section heading and insert the following at the end of final sentence: “Not less than 50% of the building facades shall be accompanied by arcades, cantilevered shed roofs, or awnings.”