

City-Facilitated Sustainable Urban (Re)Development

New Approaches to Public-Private
Collaboration

ALBUQUERQUE, NEW MEXICO

PRESENTER: KARA SHAIR-ROSENFELD



Facilitating Sustainable and High-Quality (Re)Development

1. City as Enabler: Master Planning/Entitlements

- Volcano Heights Sector Development Plan

2. City as Leader/Partner: Evolving Public/Private Partnerships

- Albuquerque Rail Yards Redevelopment

3. City as Catalyzer: Incentives and Public Investment to Attract and Support Private Reinvestment

- Metropolitan Redevelopment Areas
- Complete Streets Projects

1. City as Enabler – Creating Entitlements to Achieve Development Goals

Volcano Heights Sector Development Plan

2004-2013

- **CHALLENGES**

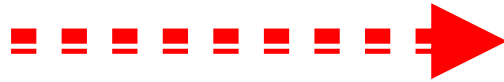
1. Multiple owners
2. Antiquated zoning and platting / Greenfield
3. No infrastructure
4. Sensitive natural context
5. Lack of precedents

- **SOLUTIONS**

1. Integrated land use and transportation “Master Plan” for 570 undeveloped acres
2. Mixed-use, high-density zoning with innovative bonus height system
3. Predictable yet flexible standards
4. Allows for phased development over time
5. Ongoing “partnership” between landowners and City

Volcano Heights Sector Development Plan

How do you turn this...



into this...



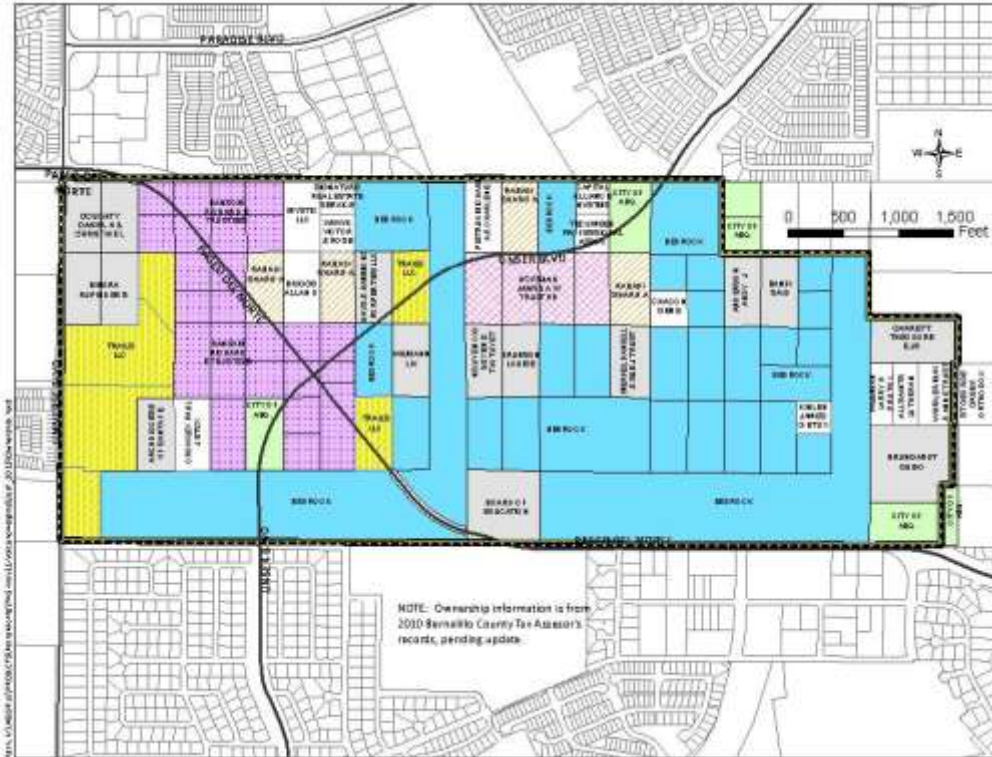
with lots of...



and very little...



Volcano Heights Sector Development Plan



Challenge 1: Multiple Owners



Challenge 2: Antiquated Platting/Zoning

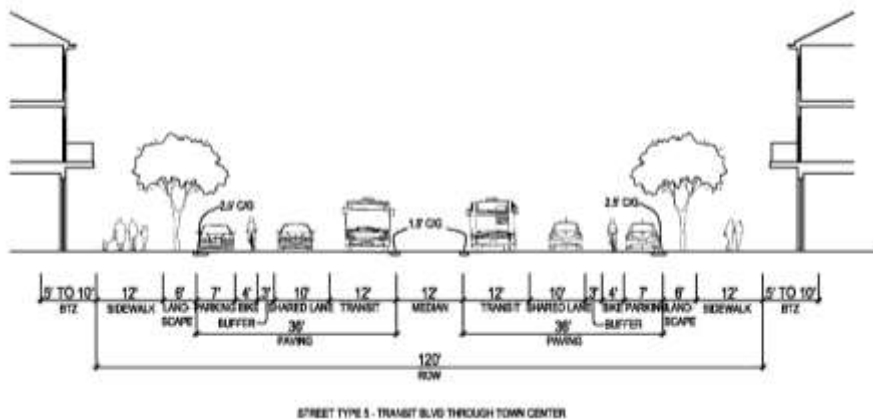
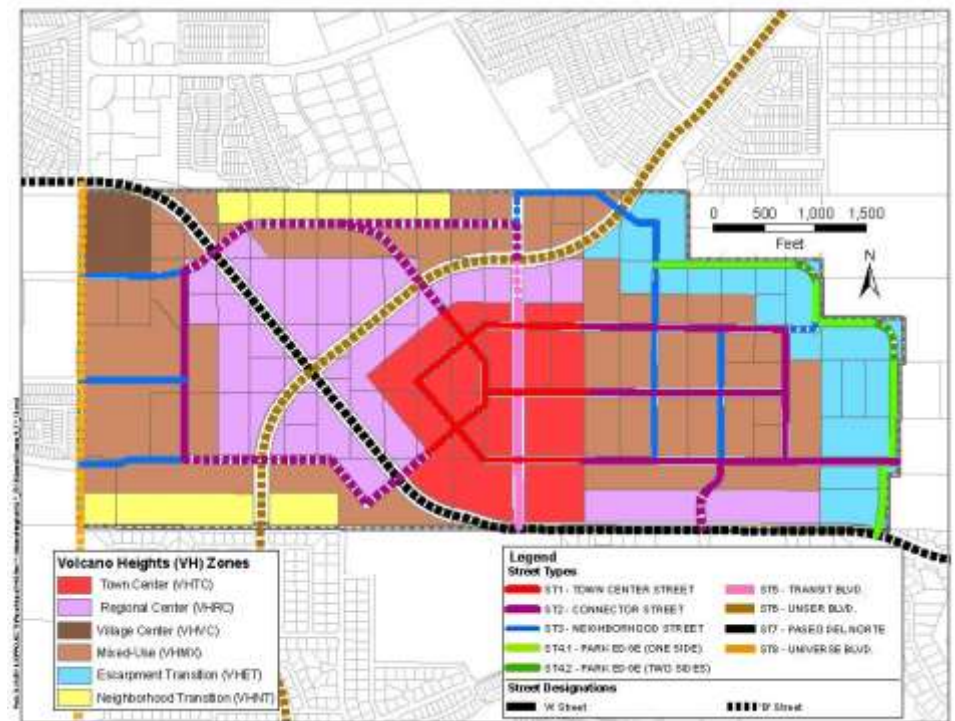


Challenge 3: Sensitive Natural Context

Volcano Heights Sector Development Plan

Solutions:

- 1) Mixed-use zoning
- 2) Complementary street cross sections
- 3) Predictable dev. standards
- 4) Flexibility to accommodate phasing over time
- 5) Incentives (e.g., innovative bonus height system)
- 6) Ongoing collaboration between owners and City



2. City as Leader and Partner

Albuquerque Rail Yards: An evolving public/private partnership in the post-Recession era

- 2007-Present
- 27.3-acre Industrial Site (Historic Locomotive Shops)
- 300,000 square feet under roof
- Between historic neighborhoods
- Numerous past failed attempts at redevelopment by private owners
- City's Vision: Live/Work/Learn/Play/Trade

Albuquerque Rail Yards



Albuquerque Rail Yards

Historic Neighborhoods as Partners



Albuquerque Rail Yards

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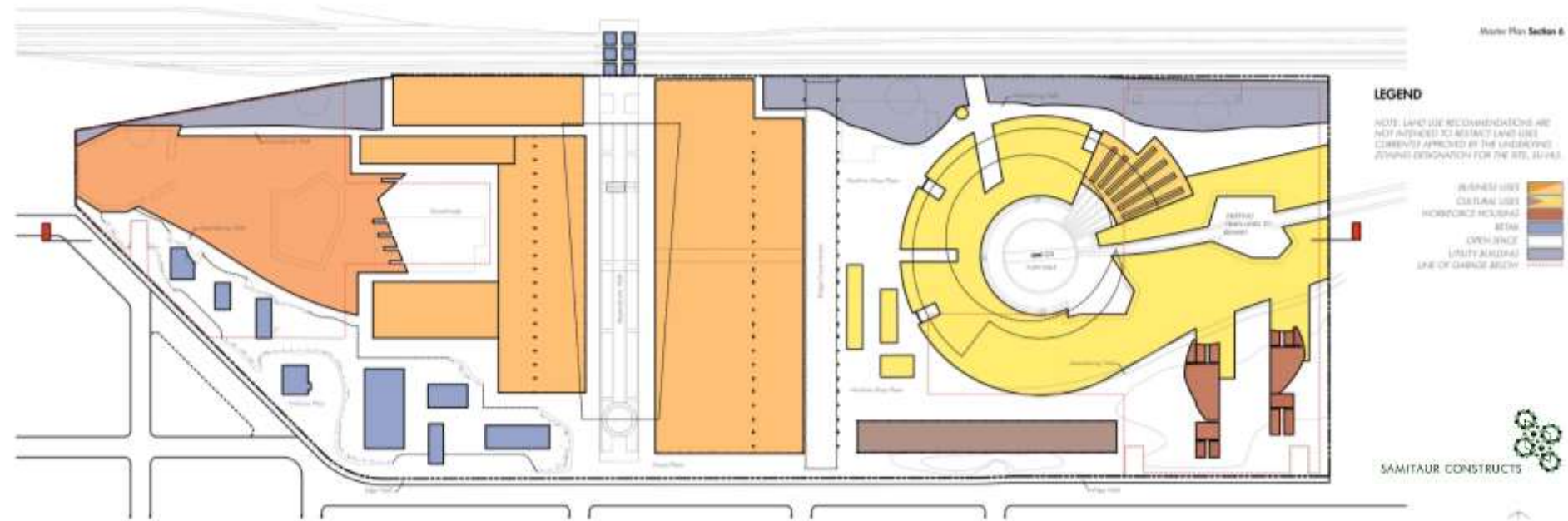


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Albuquerque Rail Yards

Private Development Partner: Samitaur Constructs



Project Requirements:

- 1) Workforce Housing
- 2) Historic Preservation
- 3) Transportation Museum
- 4) Community Benefits

Master Plan Site Organization:

- Employment Uses/Retail – north end of site
- Cultural/Public facilities/Housing – south end of site

3. City as Catalyzer

Supporting Private Redevelopment through Strategic Public Investments

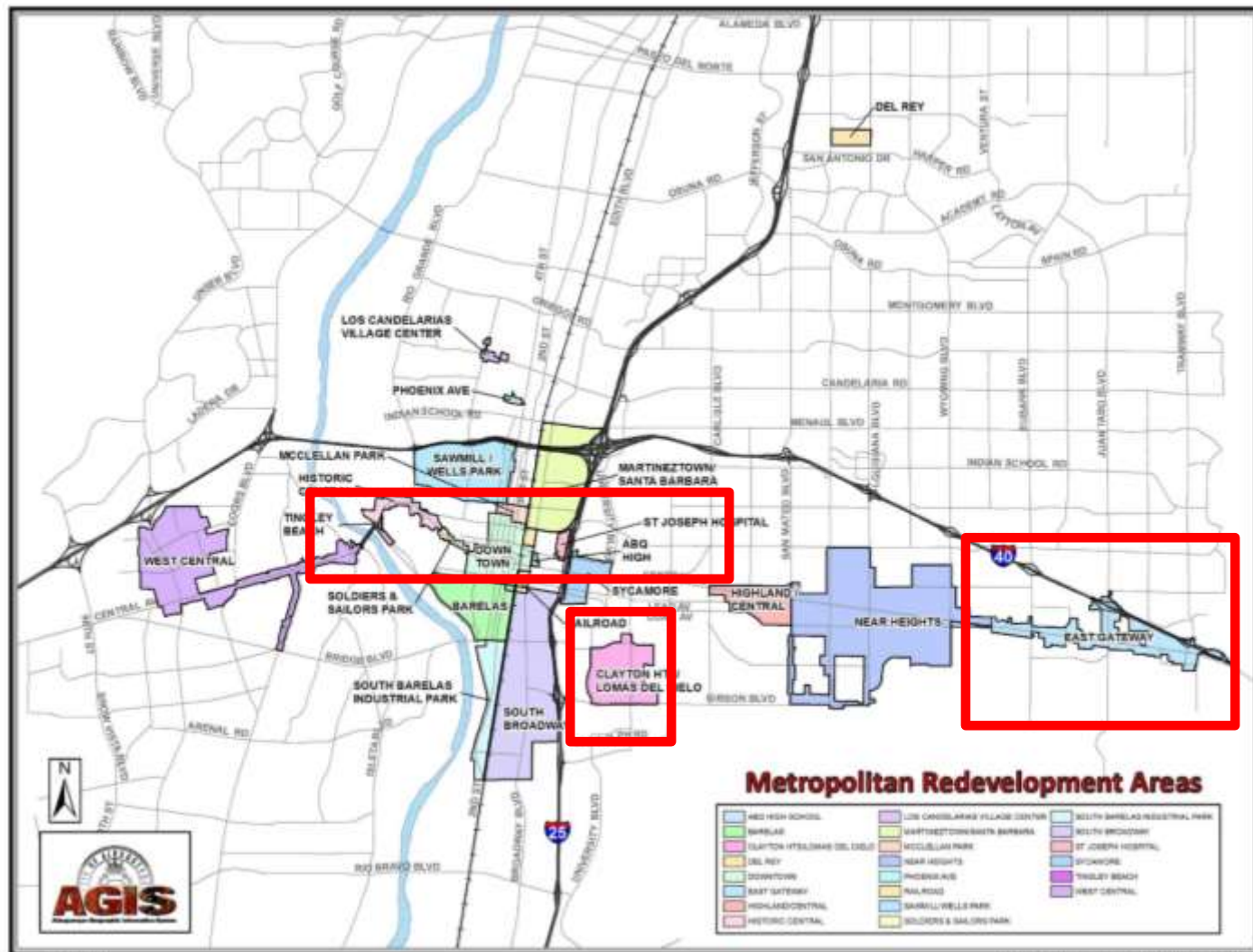
Metropolitan Redevelopment Areas

- Planning
- Catalytic Project Support
- Strategic Infrastructure Investments
- Financing Incentives
- Partnerships

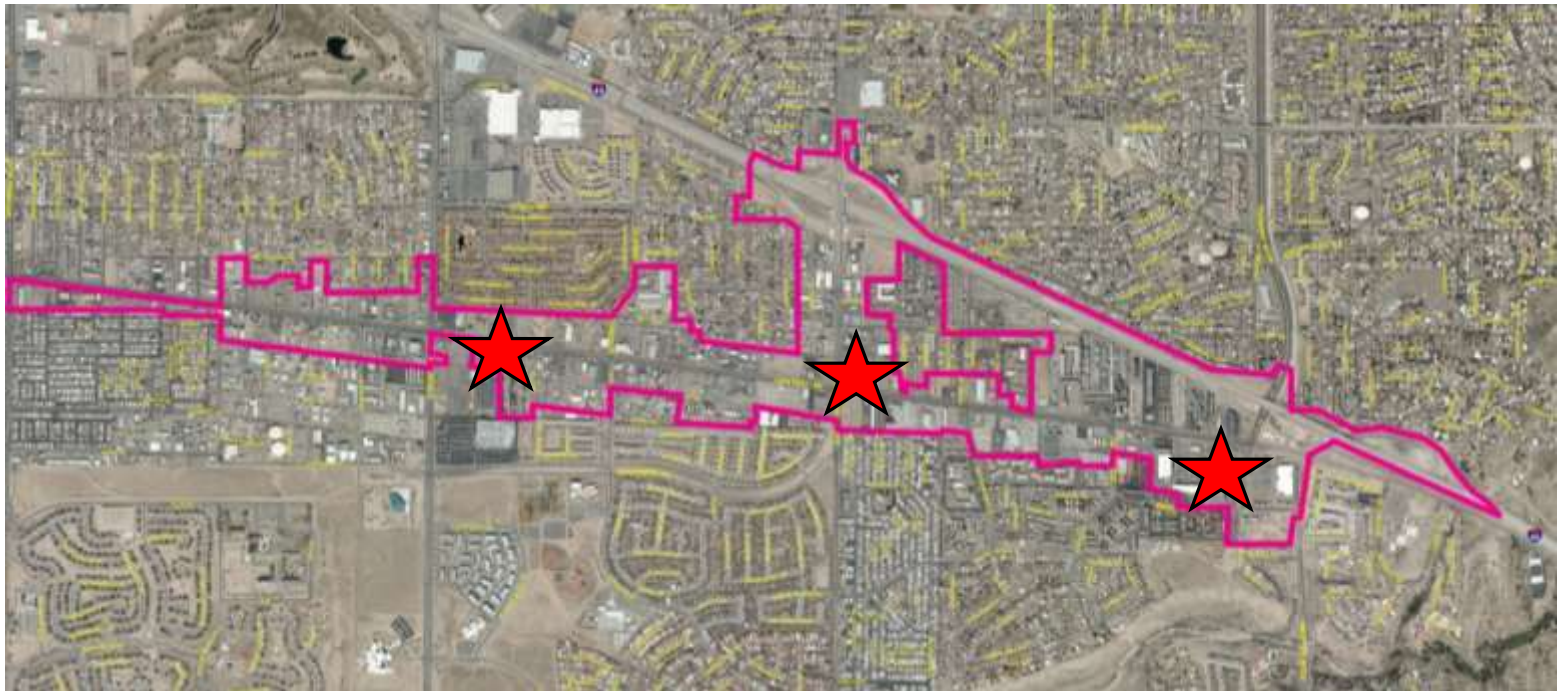
Complete Streets

- Retrofitting and Reinventing Historic Route 66
- Supporting Private Economic Development and Investment through Redesign and Reconstruction of Major Corridors

City Metropolitan Redevelopment Areas



East Gateway Metropolitan Redevelopment Area



Opportunities

- Eastern terminus of Historic Route 66 in Albuquerque
- Proximity to major employers
- Diverse housing options

Strategies

- Understand unique market potential
- Engage private partner(s)
- Make strategic public investments

East Gateway Metropolitan Redevelopment Area



Question: Can the City play a role in helping to reposition a well-located 1970s strip shopping center and anchor the reinvention of the Mother Road (Central Ave./Route 66) as a model multi-modal urban corridor?

Answer: We'll see...

Central Avenue – Reinventing Historic Route 66

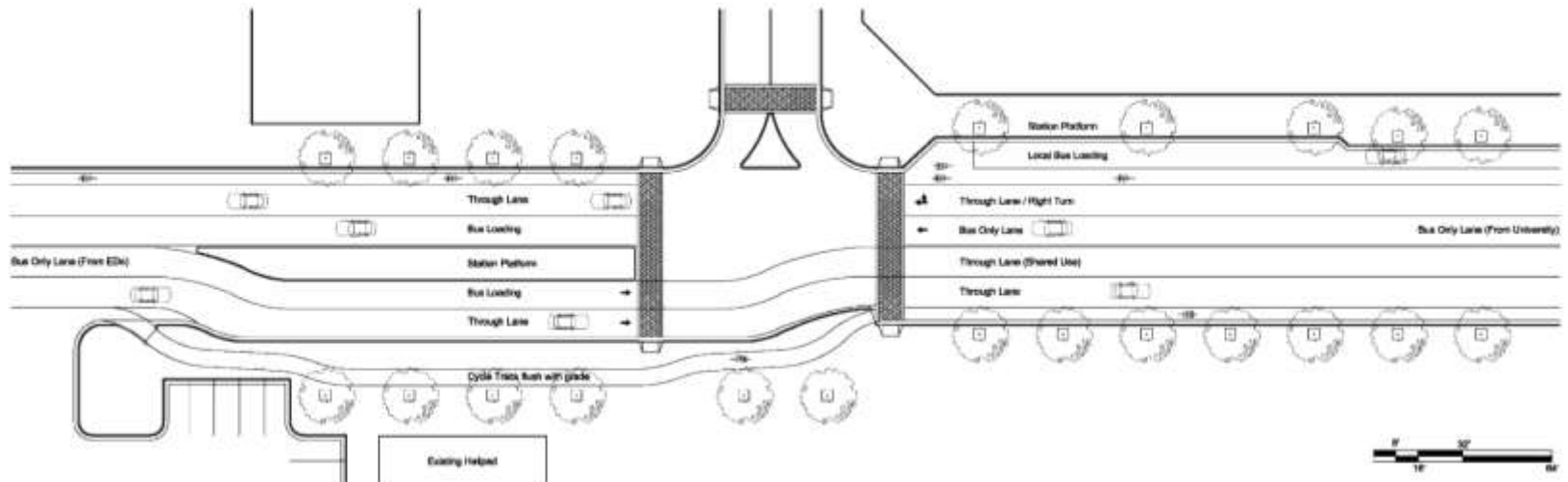
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Central Avenue – Reinventing Historic Route 66

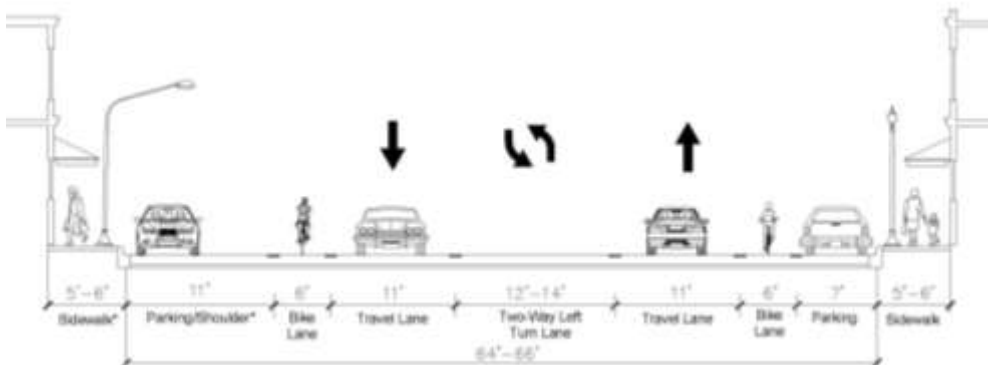
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Thank you!