

Executive Summary

The Mountain View Sector Development Plan covers approximately 8,400 acres just outside the southwest limits of the City of Albuquerque in an unincorporated portion of Bernalillo County. The approximate boundaries are Woodward to the north, the Rio Grande to the west, and I-25 to the south and east.

The area is a mix of industrial, rural residential and agricultural parcels. It contains some of the heaviest industrial uses in the county, including bulk fuel storage terminals, storage drums of organic chlorinated solvents, and heavy manufacturing. Leaks from various storage facilities and improper disposal of the by-products of wood treatment and auto dismantling have, over the years, allowed petroleum, creosote, arsenic, lead, mercury, anti-freeze, solvents and other hazardous substances to contaminate the surface and ground water. In addition, nitrates from former agricultural operations as well as septic tanks have penetrated the shallow aquifer and deeper groundwater. Emissions from other industrial operations have polluted the air. Clean-up of this contamination is being monitored by the NM Environment Department and the US Environmental Protection Agency.

Nearly 44 percent of the acres in Mountain View are zoned for industrial use, with about 20 percent zoned M-1 and 24 percent zoned M-2. Another 45 percent of the acreage is zoned A-1, for agricultural use, which also allows one single-family dwelling per acre. The remaining nearly 7 percent of land use is split among low density residential, including mobile homes, and commercial. Most of the industrial use is located east of 2nd Street, while most agricultural and residential use is found to the west, along the Rio Grande. There are several residential areas situated between 2nd Street and Broadway, adjacent to industrial uses with little buffer.

Vision

More than half the 4,282 residents of Mountain View are Hispanic or Latino while 15 percent are non-Hispanic White. Their overall vision for the area (detailed on page 17-18) is for Mountain View to become a safe and healthy place to live, work and play. They want environmental standards to be tightened for new industries and better monitored and enforced, with continuing cleanup. They would like residences to be buffered from industrial uses and water and sewer service extended to the entire area. While Mountain View would remain an employment center for the County, it would attract clean industry and move the heavier industry east of 2nd Street nearer Broadway Boulevard. The Railrunner station at Rio Bravo would become a town center with a plaza, retail, office and light industrial, surrounded by higher density housing to support the center. 2nd Street would become a safe, attractive residential/pedestrian corridor with a paved trail, street furniture, landscaping and lighting while truck traffic would be diverted to an improved Broadway Boulevard. Agricultural open space would be preserved through a combination of public and private initiatives, more parks would be created and the trail and bikeway network would be expanded.



The Plan

New policies and regulations ensure that Mountain View remains an employment center for the County, but with a new emphasis on industry that does not pollute the air or contaminate the water. The area retains its rural character, particularly west of 2nd Street, through low density housing near the river and preservation of agriculture and open space by a combination of public and private initiatives. Heavier industry moves east of Broadway Boulevard, which is improved to become the commercial truck corridor. The area west of Broadway begins to transition to lighter industrial and commercial uses. This channels the truck traffic away from residential streets and creates the opportunity for 2nd Street to become a more inviting pedestrian and bicycle pathway, with better lighting, street furniture and landscaping. Over time, existing heavy industry is encouraged to convert to lighter industrial, particularly near residential areas. Industrial land in close proximity to residential zones is rezoned to commercial/light industrial to buffer residents from heavy industrial uses and encourage “clean industry” and commercial operations to mix with higher density housing.

Economic development efforts would focus more on nurturing small, local businesses and attracting neighborhood-serving retail. Higher density residential on the west side of 2nd Street, north of Rio Bravo, is permitted to support expansion of the new commuter rail station into a town center with retail, office, and residential mixed uses, as well as a greenway, plaza or park. Open space land to secure access to the Bosque is purchased by the County. More parks are created and the trails and bikeways network is expanded.

The plan creates four new Sector Development Zones unique to Mountain View:

- 1) **Mountain View Commercial- Light Industrial Zone (SD/MV C-LI)** applies to parcels currently zoned for industrial uses (M-1 and M-2) whose property lines are within 1,000 feet of land zoned for agriculture or residential uses. It will ensure that heavier industrial uses are physically separated from residential homes. This zone is based on the existing County Commercial-Light Industrial Zone but makes conditional, rather than permissive, industrial uses that have the potential to cause contamination and pollution based on the historical data compiled by government environmental agencies. This would ensure consideration of public input on industrial applications and an opportunity for the County to require mitigation measures.
- 2) **Mountain View Industrial Zone (SD/MV I)** is based on the existing County M-1 Zone. It disallows the heaviest industrial uses and is applied to the remainder of existing industrially-zoned land (M-1 and M-2) in Mountain View.
- 3) **Mountain View Residential Townhouse Zone (SD/MV RT)** would permit up to 12-15 townhouses per acre north of Rio Bravo Blvd. along the west side of 2nd Street up to the Barr Canal.



- 4) **Mountain View Transit-Oriented Development Zone (SD/MV TOD)** would apply to land within approximately one-quarter mile radius of the new Railrunner station at 2nd Street and Rio Bravo. As the Mid-Region Council of Governments has let a contract to design transit-oriented developments around all of the new rail stations, the sector plan does not create zoning but instead recommends a number of principles to follow in developing regulations for this zone.

The plan tightens environmental requirements for industries through zoning and better enforcement. Industries seeking to locate in the area must prove they have obtained all required environmental permits and that their industrial practices will not be harmful to the community's health or the environment when considered as part of the total pollution load for the community. The plan continues to support the effort to extend water and sewer services to the area. It also calls for better monitoring of groundwater and air pollution. New advisory groups would be established to monitor implementation of the plan. The plan also recommends policies and capital improvements.

