

# Los Duranes Neighborhood Plan: *"Our Past, Present, and Future"*



*A City of Albuquerque/  
Bernalillo County  
Sector Development Plan*

Floor Substitute R-11-279 April 2012

Red Line/Blue Line/Green Line

## About This Document

This RedLine/BlueLine/GreenLine Version of the Los Duranes Sector Development Plan (F/S R-11-279) is intended to replace the current version of the Plan that is attached to R-11-279. This proposed Floor Substitute contains changes in red, blue and green. **Red font** indicates changes recommended by the Environmental Planning Commission (EPC); **Blue font** represents language developed by Bernalillo County prior to approval by the Bernalillo County Commission, and is subject to change; **Green font** reflects changes recommended by Planning and Council Staff.

The sole purpose of this system of different colored fonts is to help the public and staff keep track of which changes were made and when. It is not necessary to differentiate between the different colors of changes but just to note that a change is being proposed.

This proposed Floor Substitute contains only minor clarifications and corrections to the Draft Plan. Changes to the Plan's Proposed Zoning Map (renamed "Zoning Established by the 2012 Los Duranes Sector Development Plan") that a) were recommended by the EPC, and b) are being proposed by staff will be presented as separate Floor Amendments in order to provide the City Council with an opportunity to consider the merits of each change.

# Acknowledgements

## CITY OF ALBUQUERQUE

Richard J. Berry, Mayor

### City Council

[Trudy Jones, President, District 8](#)

[Ken Sanchez, District 1](#)

[Dan Lewis, District 5](#)

Debbie O'Malley, [Vice President](#), District 2

Rey Garduño, District 6

Isaac Benton, District 3

Michael D. Cook, District 7

Brad Winter, District 4

[Don Harris, District 9](#)

### Environmental Planning Commission

[Hugh Floyd, Chairman, District 5](#)

[Ron O. Garcia, District 1](#)

[Doug Peterson, District 8](#)

[Jonathan Siegel, District 2](#)

[Maia Mullen, District 6](#)

[Moises A. Gonzalez, District 3](#)

[Laurie Moye, Vice Chair, District 7](#)

[Joe Yardumian, District 4](#)

[Michael Dickson, District 9](#)

Deborah Stover, Director, Planning Department

Andrew Garcia, Project Planner

Russell Brito, Manager, Urban Design & Development

Carol Toffaleti, Project Manager

[Kara Shair-Rosenfield, Policy Analyst/Planning, City Council Services](#)

[Andrew Webb, Policy Analyst/Planning, City Council Services](#)

[Steve Hawley, Planning Intern, City Council Services](#)

## BERNALILLO COUNTY

### Board of County Commissioners

Michelle Lujan Grisham, District 1

Art De La Cruz, [Chair](#), District 2

Maggie Hart Stebbins, Chair, District 3

Michael C. Weiner, [Vice Chair](#), District 4

Wayne A. Johnson, District 5

### County Planning Commission

Bernie S. Sanchez, Member

Linda Barbour, Chair

[Steven Becerra](#), Member

Mick McMahan, Member

George Castillo, Vice Chair

Tony Atencio, Member

Joe Chavez, Member

Tom Zdunek,

[County Manager](#)

## Acknowledgements

Sandy Fish, AICP, Director  
Zoning, Building, Planning and Environmental Health  
Catherine VerEecke, Program Planner

# Acknowledgements

## LOS DURANES SECTOR PLAN STEERING COMMITTEE

Stephen Archuleta  
C. David Day  
Jacqueline Fishman  
Eddie Lopez  
William Herring  
Richard Meadows  
J. Mericha  
Rosemary Morin  
Vera Olson  
Carolyn Stewart  
Jose Viramontes

## CONSULTANT TEAM



Community  
ByDesign  
621 Vassar Dr. NE  
Albuquerque, NM 87106  
505-508-3361

In association with:

Harwick Transportation Group      Southwest Planning & Marketing  
Resources Technology, Inc.      Common Bond Preservation  
TerraSystems Southwest

# Table of Contents

## I. Introduction

Executive Summary .....	1
Plan Organization .....	5
Related Plans, Policies, Codes and Programs .....	6
Community Participation.....	6

## II. Neighborhood Context

Los Duranes History.....	9
Existing Land Use, Zoning & Development Patterns.....	16
County Area.....	16
City Area .....	17
Rio Grande Bosque and Acequias.....	24
Community Facilities and Parks.....	24
Architectural History & Building Fabric .....	28
Demographics.....	35
Neighborhood Housing .....	38
Transportation and Circulation.....	40
Utilities .....	50
Drainage .....	53

## III. Neighborhood Plan

Vision, Goals and Strategies .....	55
1. Families, Youth and Elders .....	55
2. Housing.....	56
3. Streets, Sidewalks, and Trails.....	57
4. Land Uses, Agriculture and Acequias .....	60
5. Community and Special Places .....	62
6. Neighborhood Safety and Crime Prevention.....	63
Capital Improvement Plan (CIP) Projects.....	65
Implementation Matrix .....	66

## IV. Regulations

Los Duranes Sector Development Plan Zoning and Development Regulations.....	79
General Provisions.....	82
LDSDP SU-2 Zone for City of Albuquerque Zoning Districts.....	83
SU-2/LD RA-1 .....	84
SU-2/LD RA-2 .....	85
SU-2/LD R-1 .....	87
SU-2/LD R-LT .....	90
SU-2/LD R-T .....	90
SU-2/LD R-2 .....	91
SU-2/LD Mixed Use District 1 (LD MUD-1).....	93
SU-2/LD Mixed Use District 2 (LD MUD-2).....	96
General Regulations .....	100
Acequia Protection .....	100

# Table of Contents

Private Commons Development.....	103
Electrical Utilities.....	106
SD-LD Bernalillo County Zoning Districts.....	107
<b>Streets</b> .....	<b>122</b>
<b>V. Appendix</b>	
Recommendations for the Rehabilitation of Older Structures.....	128
Public Comments from the February 2009 Neighborhood Workshop.....	132
FIGURE A AERIAL VIEW OF LOS DURANES.....	1
FIGURE B LDSP STUDY AREA MAP.....	3
FIGURE C LA VILLA DE ALBUQUERQUE.....	9
FIGURE D LAND USE TREND ANALYSIS 1935.....	12
FIGURE E LAND USE TREND ANALYSIS 1955.....	13
FIGURE F LAND USE TREND ANALYSIS 1975.....	14
FIGURE G LAND USE TREND ANALYSIS 1993.....	15
FIGURE H VIEW OF LOS DURANES LOOKING WEST TO THE RIO GRANDE.....	17
FIGURE I EXISTING LAND USE MAP 2008.....	20
FIGURE J EXISTING ZONING MAP 2008.....	21
FIGURE K PARCEL MAP 2009.....	22
FIGURE L FIGURE-GROUND DIAGRAM.....	23
FIGURE M ACEQUIAS & CULTURAL/ HISTORIC SITES.....	26
FIGURE N PARKS, OPEN SPACE AND BIKE ROUTES.....	27
FIGURE O TRANSPORTATION.....	47
FIGURE P ROADWAY WIDTHS.....	48
FIGURE Q PEDESTRIAN FACILITIES.....	49
FIGURE R ELECTRIC TRANSMISSION FACILITIES.....	52
FIGURE S ZONING ESTABLISHED BY THE 2012 LOS DURANES SECTOR DEVELOPMENT PLAN - GENERAL MAP.....	80
FIGURE T ZONING ESTABLISHED BY THE 2012 LOS DURANES SECTOR DEVELOPMENT PLAN - OFFICIAL..... MAP.....	81
FIGURE U SU-2/LD RA-1 & SU-2/LD RA-2, EXAMPLE LOT COVERAGE & SETBACKS.....	86
FIGURE V SU-2/LD RA-1, SU-2/LD RA-2 & SU-2/LD R-1, EXAMPLE FLAT ROOF, HEIGHT STANDARDS & SECOND FLOOR AREA MAXIMUM.....	88
FIGURE W SU-2/LD RA-1, SU-2/LD RA-2 & SU-2/LD R-1, EXAMPLE PITCH ROOF, HEIGHT STANDARDS & SECOND FLOOR AREA MAXIMUM.....	88
FIGURE X SU-2/LD R-1 & SU-2/LD R-2, EXAMPLE BUILDING FRONTAGE STANDARDS.....	89
FIGURE Y SU-2/LD R-1 & SU-2/LD R-2, EXAMPLE FRONT SETBACK STANDARDS.....	89
FIGURE Z COMMUNITY ACEQUIA SYSTEM MAP.....	101
FIGURE AA COMMUNITY ACEQUIA SYSTEM MAP (OFFICIAL B&W MAP).....	102
FIGURE BB EXAMPLE OF PCD ON 1 ACRE LOT WITH DETACHED UNITS.....	105
FIGURE CC EXAMPLE OF PCD ON 1 ACRE LOT WITH ATTACHED UNITS.....	105
FIGURE DD COUNTY ZONING – SECOND STORY HEIGHT AND STEP-BACK PROVISIONS.....	111
FIGURE EE CITY OF ALBUQUERQUE STREET STANDARDS.....	123
FIGURE FF BERNALILLO COUNTY STREET SECTIONS.....	125

Table of Contents

TABLE 1 LOS DURANES DEMOGRAPHICS 2008 V. 2000 ..... 36

TABLE 2 LOS DURANES COMPARATIVE DEMOGRAPHICS 2008..... 37

TABLE 3 LOS DURANES HOUSING 2008 V. 2000..... 38

TABLE 4 LOS DURANES COMPARATIVE HOUSING 2008 ..... 39

TABLE 5 LOS DURANES BUILDING PERMITS NEW SINGLE FAMILY UNITS 1990 VS. 2008 ..... 40

TABLE 6 ROAD MILES BY WIDTH ..... 41

TABLE 7 VEHICLE CRASH SUMMARY DATA..... 43

TABLE 8 TRAFFIC CALMING DEVICES ..... 46



# I. Introduction



Figure A. Aerial View of Los Duranes

## Executive Summary

### Plan Purpose and Intent

The purpose of the Los Duranes Sector Development Plan (LSDSP) is to articulate the community's vision and goals for the future, document past and recent history, describe current conditions, trends and future forecasts and provide strategies for achieving the community's vision and goals. It implements the [Albuquerque/Bernalillo County](#) Comprehensive Plan as a Rank III Sector Development Plan and replaces the Los Duranes Sector Development Plan adopted in 1976.

Much has changed since 1976, and the neighborhood area has experienced many beneficial outcomes from new development and private and public initiatives. Located in the beautiful North Valley and five minutes from downtown Albuquerque and two minutes from Old Town, Los Duranes has become a very desirable and irreplaceable historic neighborhood. Faced with new challenges, the neighborhood recognized the need to preserve and enhance what is unique about the neighborhood's character and develop a vision for the future. This resulting plan is a tool to help manage change brought on by development pressures and implement the community vision and goals.

## I. Introduction

The planning process achieved a high level of neighborhood agreement and is expected to be used by the neighborhood, elected officials, public agencies, land owners, builders and developers as well as zoning officials and public works.

The Los Duranes Sector Development Plan is a Rank III Plan, and is intended to be implemented and enforced through policy, regulation, public and private initiatives and capital improvements funding. As a Rank III Plan it recommends strategies that include policies, parcel-specific zoning regulations, design standards and guidelines, streetscape recommendations, and capital project priorities. This plan is based on the community's visions, goals and strategies identified and developed through the community planning process and a comprehensive analysis of current conditions, future forecasts and best practices for livable neighborhoods.

The Los Duranes Sector Development Plan area covers land within the City of Albuquerque municipal limits as well as an unincorporated area in Bernalillo County. Both jurisdictions jointly participated in the planning and approval process and are responsible for implementing the goals and objectives through strategies, regulation and capital improvement funding. The Albuquerque Public School District, the Metropolitan Arroyo and Flood Control Authority, and the multi-county Middle Rio Grande Conservancy District Planning have related planning authority and participated in the development of this plan.

### **Plan Area Boundaries**

The Plan area covers the traditional neighborhood of Los Duranes located north of I-40 and east of the Rio Grande. The western portion, approximately one-third of the plan area, falls within Bernalillo County's planning and zoning jurisdiction. The remainder is within the City of Albuquerque's planning and zoning jurisdiction with the exception of two County islands along Los Anayas Road. The boundary is shown on Figure [B](#) LDSP Study Area Map, page [3](#), and defined as:

- *The southern boundary is Interstate 40 west of Rio Grande Boulevard.*
- *The Alameda Drain is the southeastern limits of the neighborhood, extending north to Indian School Road.*
- *The east side of Rio Grande Boulevard sets the plan area boundary between Indian School Road and Los Anayas Road, where the boundary jogs west.*
- *The northern boundary, though irregular, is defined by parcels fronting on Los Anayas Road.*
- *The western boundary follows the Albuquerque Drain south to I-40.*

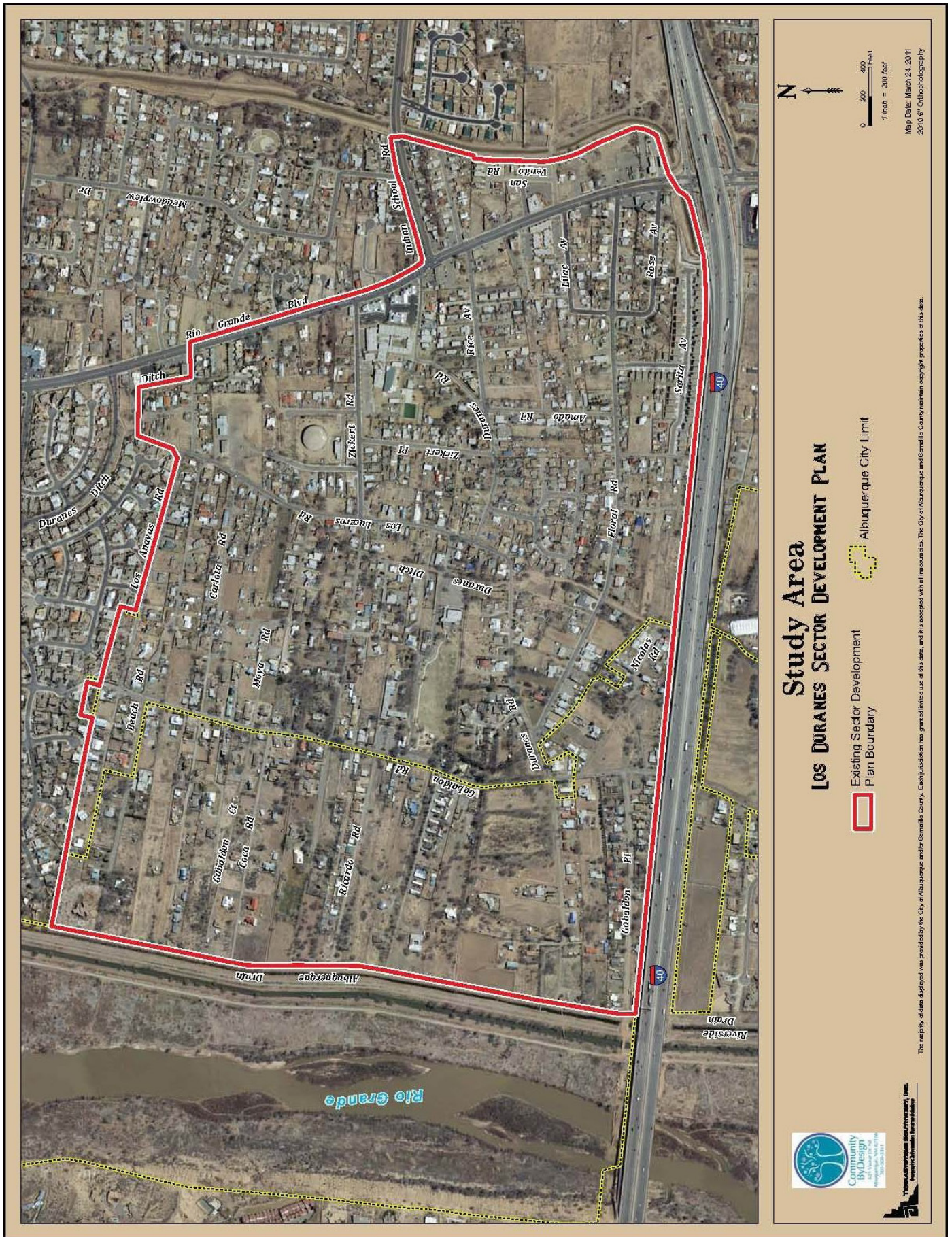


Figure B. LDSDP Study Area Map

# I. Introduction

## Key Implementation Measures

The LDSDP establishes new zoning and development regulations to implement strategies that support community goals for land use, agriculture and the acequia system. The intent is to continue the historic scale and pattern of development and encourage consolidated open space and agricultural land.

The LDSDP zoning and development regulations apply to all new development and are specific to the Los Duranes Plan Area (see City and County Sector Plan Zoning Map page). Due to the separate City and County zoning codes, provisions are organized under LDSDP SU-2 zoning districts for properties in the portion under the City's zoning jurisdiction and SD-LD zoning districts for properties under the County's zoning jurisdiction. Highlights include:

For both City and County portions:

- Setback standards to protect the Community Acequia System
- Design standards pertaining to scale and massing for residential development

For City portions:

- Provisions to encourage neighborhood-oriented commercial and office uses, and retail and residential mixed uses to create a transition zone between the rural residential character of the neighborhood and the more urban character and intensities of development that fronts Rio Grande Blvd.
- Provisions and design standards permitting the use of Private Commons Development (PCD) in the SU-2 zoning district on residential tracts with a minimum of one acre.
- [Street standards for new subdivisions and retention of existing cross-sections.](#)

For County portions:

- [Standards](#) for perimeter walls and fences.
- Provisions and zoning standards for clustered housing as a conditional use in the SD-LD A-1 and SD-LD R-1 zoning districts for tracts with a minimum of 2 acres.
- Provisions and zoning standards for secondary dwelling units as a conditional use for properties with [in](#) SD-LD A-1 and SD-LD R-1 zoning districts for tracts with a minimum of 1 acres.
- [Street design variance goals for new and existing streets.](#)

Several capital improvement projects were discussed as part of the community planning process. There was an emphasis on streetscape improvements, alternative traffic calming measures, transportation options for seniors and a neighborhood needs assessment to guide the community center /park master

# I. Introduction

plan and programming. The Plan recommends that the [Los Duranes](#) Neighborhood Association create an Implementation Task Force to organize committees by Plan Element to be responsible for coordinating the implementation of each of the strategies and activities. The Plan lists the most important projects and provides an implementation matrix listing strategies by Plan Element and identifying responsible organizations, [and potential](#) timeframe and funding sources.

## Plan Organization

The plan is divided into the following sections:

**Section I. Introduction** provides an overview of the plan purpose and intent, boundaries, key implementation measures, the policy context for adoption and the community planning process.

**Section II. Neighborhood Context** provides information and analysis on the history and current conditions and identifies issues and opportunities that are addressed in Section III.

**Section III. Neighborhood Plan**, presents visions, goals and implementation strategies under the following six plan elements:

- Families, Youth and Elders
- Housing
- Streets, Sidewalks and Trails
- Land uses, Agriculture and Acequias
- Community and Special Places
- Neighborhood Safety and Crime Prevention

This section also includes recommendations for public and private actions and programs, changes and revisions to City and County zoning codes and capital improvement projects under the following subsections:

- Zoning Regulations presents new zoning districts, design standards and guidelines intended to be enforced by the City and County.
- Capital Improvement Projects lists priority capital improvement projects.
- Streets [presents the City standards and County sections for new and existing streets.](#)
- Implementation Matrix integrates strategies, timing of implementation, and responsible entities.

**Section IV. Appendix** provides in-depth information and recommendations on rehabilitation of older structures and public comments from the February 2009 neighborhood workshop.

# I. Introduction

## Related Plans, Policies, Codes and Programs

As part of the LDSDP planning process, the following City, County and other agencies plans, policies, codes and programs were reviewed in order to understand the current policy and regulatory framework that guides development in the neighborhood and determine appropriate amendments to the framework. Additionally, as a part of the approval process it is necessary to show how sector plan recommendations will implement specific goals of higher ranking plans such as the Comprehensive Plan and the North Valley Area Plan.

Plans adopted by both [the](#) City of Albuquerque and Bernalillo County:

- Albuquerque/Bernalillo County Comprehensive Plan (2003 as Amended) - Rank I
- North Valley Area Plan 1993 - Rank II
- Trails and Bikeways Facility Plan 1993 - Rank II
- Major Public Open Space Facility Plan 1999 - Rank II
- Rio Grande Blvd Corridor Plan 1989 - Rank III

Plans and Codes adopted by the City of Albuquerque:

- Los Duranes Sector Development Plan 1976, amended 1981 - Rank III
- City of Albuquerque, New Mexico Code of Ordinances:
  - o Chapter 14: Zoning, Planning and Building
    - Article 9: Workforce Housing,
    - Article 12: Landmarks and Urban Conservation,
    - Article 16: Zoning Code

Codes adopted by Bernalillo County:

- Bernalillo County, New Mexico, Code of Ordinances:
  - o Chapter 74: Bernalillo County Subdivision and Land Development Standards Ordinance
  - o Appendix A: Comprehensive Zoning Ordinance of Bernalillo County

Plans and Programs adopted by Mid-Region Metropolitan Transportation Board:

- 2030 Metropolitan Transportation Plan for the Albuquerque Metropolitan Planning Area 2007
- Transportation Improvement Program (TIP): Policies and Procedures for the Albuquerque Metropolitan Planning Area. Approved October 23, 2008. Revisions approved October 15, 2010

## Community Participation

The LDSDP is the result of a partnership between the City of Albuquerque and Bernalillo County working collaboratively with the Los Duranes neighborhood. Neighborhood residents, representatives of

## I. Introduction

community organizations, local business owners and other stakeholders in Los Duranes all contributed to the planning process. Input from the public, an essential element in the process, was gathered through community-wide Neighborhood Workshops and Steering Committee Meetings.

The Steering Committee was a principal means for citizen input into this planning effort. It was composed of Los Duranes residents and business-owners, representatives of local organizations such as the Los Duranes Neighborhood Association, and other community stakeholders. The monthly and bi-monthly Steering Committee meetings were open to any interested stakeholder.

In addition to the Steering Committee meetings, three Community Meetings were offered for community input and feedback. The first, a Neighborhood Workshop, was held on February 21, 2009 at the Los Duranes Neighborhood Center. Organized as an open house, over 100 participants circulated through five stations identifying their issues, opportunities and aspirations for Los Duranes as it related to each of the five identified plan elements. Based on the community input, the Steering Committee developed visions and goals to guide the Plan. A second community wide workshop was held on September 26, 2009, which included facilitated group discussions to review visions and goals under each plan element. Based on input from the group discussions, the Steering Committee refined the visions and goals for each Plan element and began work on strategies to achieve the goals. A third community workshop was held on May 22, 2010 to present the Plan's strategies and development regulations for achieving the vision and goals.



Duranes Elementary School Choir sang for the participants at the first Neighborhood Workshop.



Important history is shared between generations.

## I. Introduction



Over 100 neighbors talked about their issues and hopes for the neighborhood at the first workshop.



At the second workshop, neighbors worked in small groups to create a common vision and determine goals for the neighborhood plan.



The third community workshop presented the draft plan with the strategies and proposed zoning regulations.



## II. Neighborhood Context

The Neighborhood Context section presents issues and opportunities with analysis and information on the past and present conditions of the area. [More in-depth background material and eCommunity comments](#) can be found in the appendix.

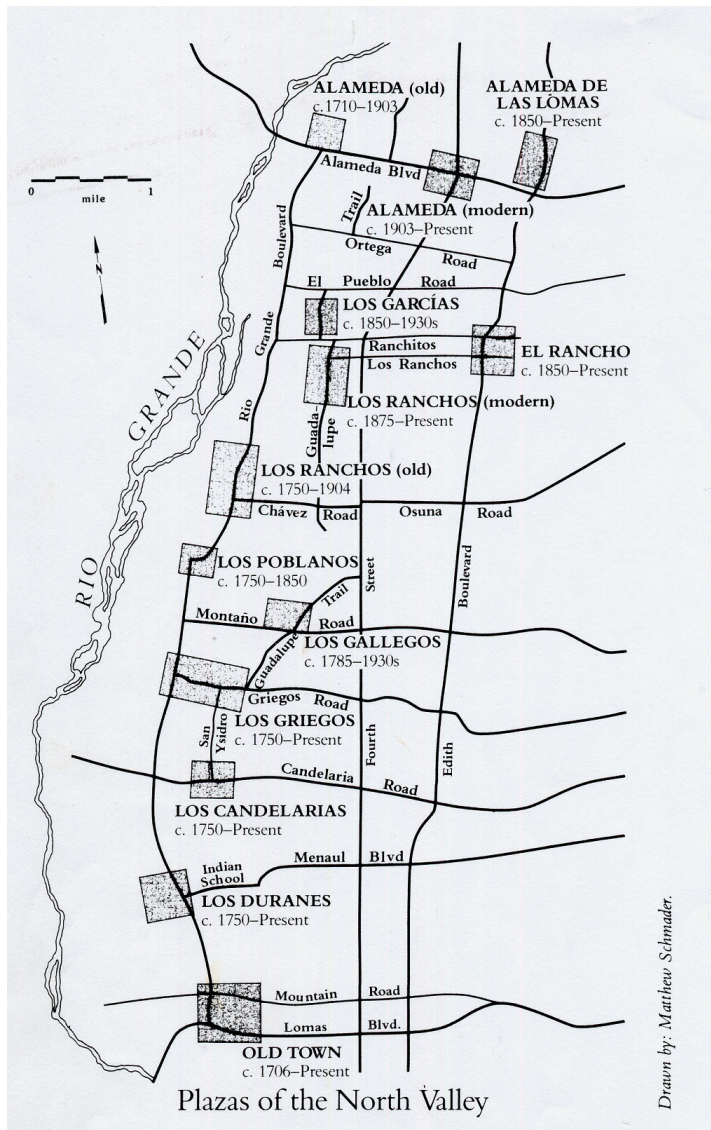
### Los Duranes History

Puebloan people were farming the middle Rio Grande valley as early as 1200 – 1300 A.D. Beginning in the 1600's Spanish Colonists arrived in the valley, establishing farms and ranches in the Rio Abajo, but these early colonists were driven away with the Pueblo Revolt in 1680. The Spanish Colonists returned however, and in 1706, established a more permanent settlement, *La Villa de Albuquerque*. The *Villa* was the administrative and trading center for this portion of the Rio Grande valley.

*La Villa de Albuquerque* not only included the original settlement in what is today called “Old Town”, but also a string of outlying farms and ranches extending north. It is estimated that by the 1750's these

outlying agricultural settlements had developed distinct identities of their own. The closest to the Old Town area itself was *Los Duranes*, founded by the Duran family. The Spanish census in 1790 listed one hundred twenty people in twenty-seven families residing in the plaza of *Los Duranes*, 27 families.

The early census also indicated that *Los Duranes* was not a wealthy community. These early settlers were subsistence farmers who fed themselves and their families through their agricultural activities and often bartered or traded for other necessities. Eventually, an *acequia* was built to aid in the irrigation of the crops and the community established a traditional communal organization for maintenance of the ditches. Land ownership and settlement patterns were typical of other early Hispanic agricultural communities. Land was divided in long narrow strips called *linea* or long lots, which provided access to the sources of water for irrigation of the farmlands. This



Drawn by: Matthew Schmader.

Figure C: La Villa de Albuquerque

## II. Neighborhood Context

traditional pattern of land ownership and the visual imprint of this early agricultural landscape are still visible in Los Duranes today. The Los Duranes ditch still snakes north and south through the community. Fields, gardens, the occasional historic farmhouse and wandering narrow roads remain as evidence of this history.

The arrival of the railroad to the American Territory in 1880 brought with it changes in architectural fashion and building materials. These new influences were readily incorporated in the vernacular adobe building traditions throughout the greater Albuquerque area. By the turn of the twentieth century, pitched roofed buildings became as common as the flat roofed adobe buildings that had dominated the built landscape. The railroad also led to the establishment of the American Lumber Company sawmill in 1903, located in the today's Sawmill neighborhood, south and east of the Los Duranes community. The mill was within easy walking distance and provided residents new employment opportunities.

The establishment of the Middle Rio Grande Conservancy District (MRGCD) and the draining of the Rio Grande floodplain had a significant impact on the landscape. The construction of dams, irrigation canals, drains and levees throughout the valley beginning in the 1930's allowed for the reclamation of large tracts of land in Los Duranes that were previously subject to regular flooding and otherwise unsuitable for residential use.



*Before the construction of dams and levees, the Rio Grande would flood regularly. Destructive floods occurred several times a century. A series of floods in the late 1800's and early 1900's devastated the valley.*

A 1927 MRGCD survey and land use map illustrates that residential buildings were still very limited in the early decades of the twentieth century. Houses and agricultural buildings were clustered along the Los Duranes ditch, and along Los Luceros, Montoya, Duranes Roads and what is now Rio Grande Boulevard. There was very little development west of the Los Duranes ditch.

There was little physical change overall to the built environment until after World War II. Los Duranes was outside city limits until a major portion of the neighborhood was annexed in 1951. The area lacked infrastructure, therefore the FHA program-based tract development that characterized other areas of Albuquerque was not possible. After WWII more residential development occurred as new home ownership programs became available. Despite the increase in residential construction, lots and fields

## II. Neighborhood Context

were subdivided in a manner that allows one to still see the older fields and platting. Streets such as Los Luceros, Gabaldon, Montoya, Zickert and Rice bear the names of the owners of the large tracts of land.

Interviews with lifetime residents of Los Duranes have spoken of life in the community in the first half of the twentieth century. Like other Catholic communities in New Mexico, life centered on religion and family as it had for generations. Holidays and sacraments were celebrated at the chapel, which at one time held the entire congregation. Traditional cultural activities such as *Los Matachines* continued to be a part of life in Los Duranes.

In the 1960's, the community was divided physically by the construction of Interstate 40, which separated Los Duranes from Old Town. The construction of the highway resulted in the destruction of fields and homes.

The 1976 Los Duranes Sector *Development Plan* identified the community as still rural in character and



lower in average income than other parts of Albuquerque. By City standards, much of the housing was considered dilapidated and inferior. A housing rehabilitation program using Community Development funds provided grants and low interest loans to help upgrade many homes in the community. The sector plan also included goals calling for the maintenance of the rural character and diversity of open space. The existing *conventional* zoning was

maintained, with most of the area zoned RA-2, a low-density agricultural/ residential zone.

Los Duranes has seen a steady increase in development since the 1970's. Its semi-rural atmosphere and location next to the Rio Grande bosque, the acequias, open fields, lush gardens and even the occasional livestock all contribute to its perception as a unique area, with multiple generations of families and many newcomers calling it home. It is a special place tucked away in the heart of the city, and residents want to preserve its character for their children and future generations to stay and live here, while also providing opportunities to increase the quality of their lives.

The maps on the following pages show the transition of the neighborhood's land use *trends* from largely agricultural uses to residential and neighborhood commercial over the time period from 1935 to 1993.

## II. Neighborhood Context

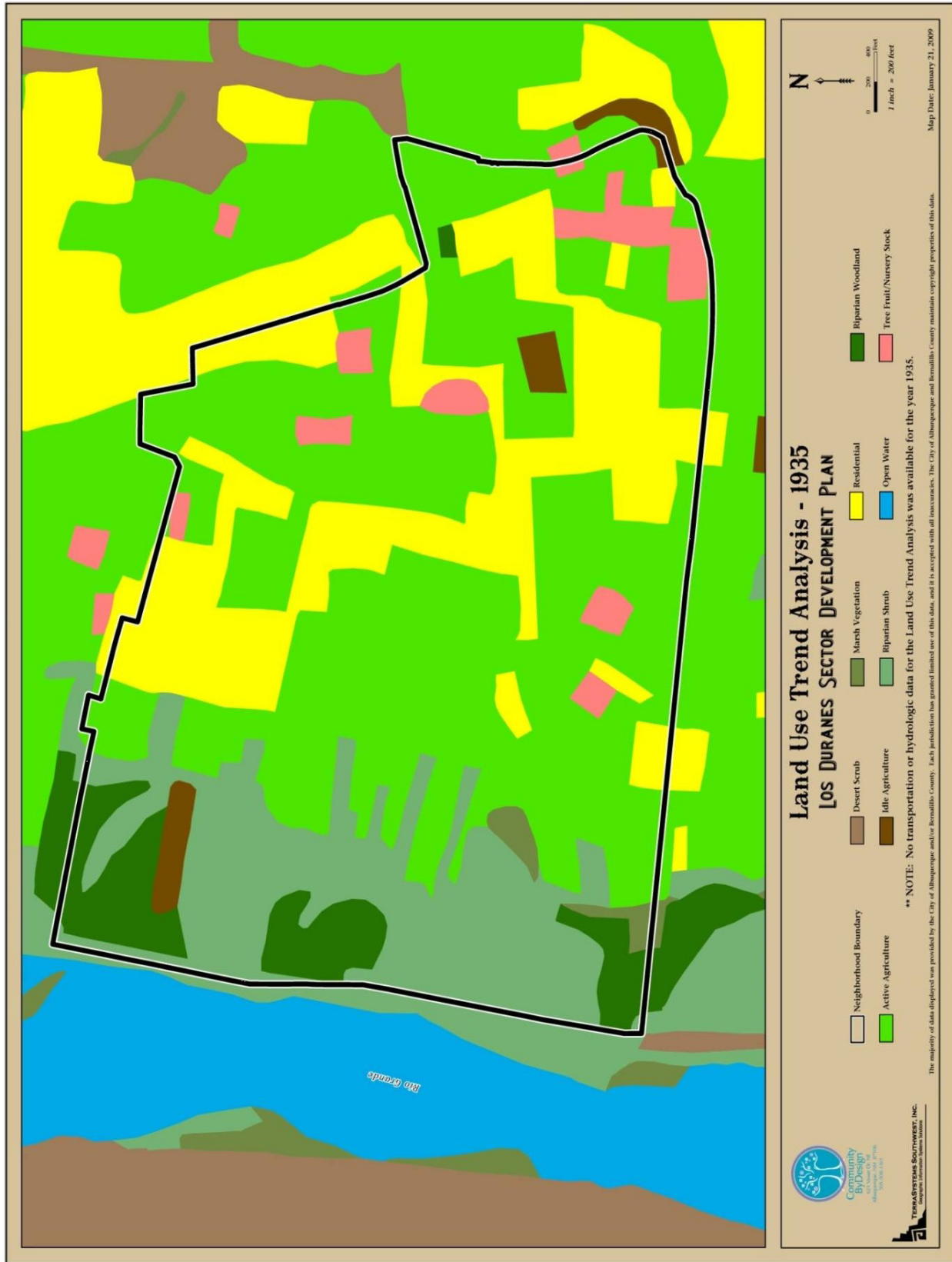


Figure D Land Use Trend Analysis 1935

## II. Neighborhood Context

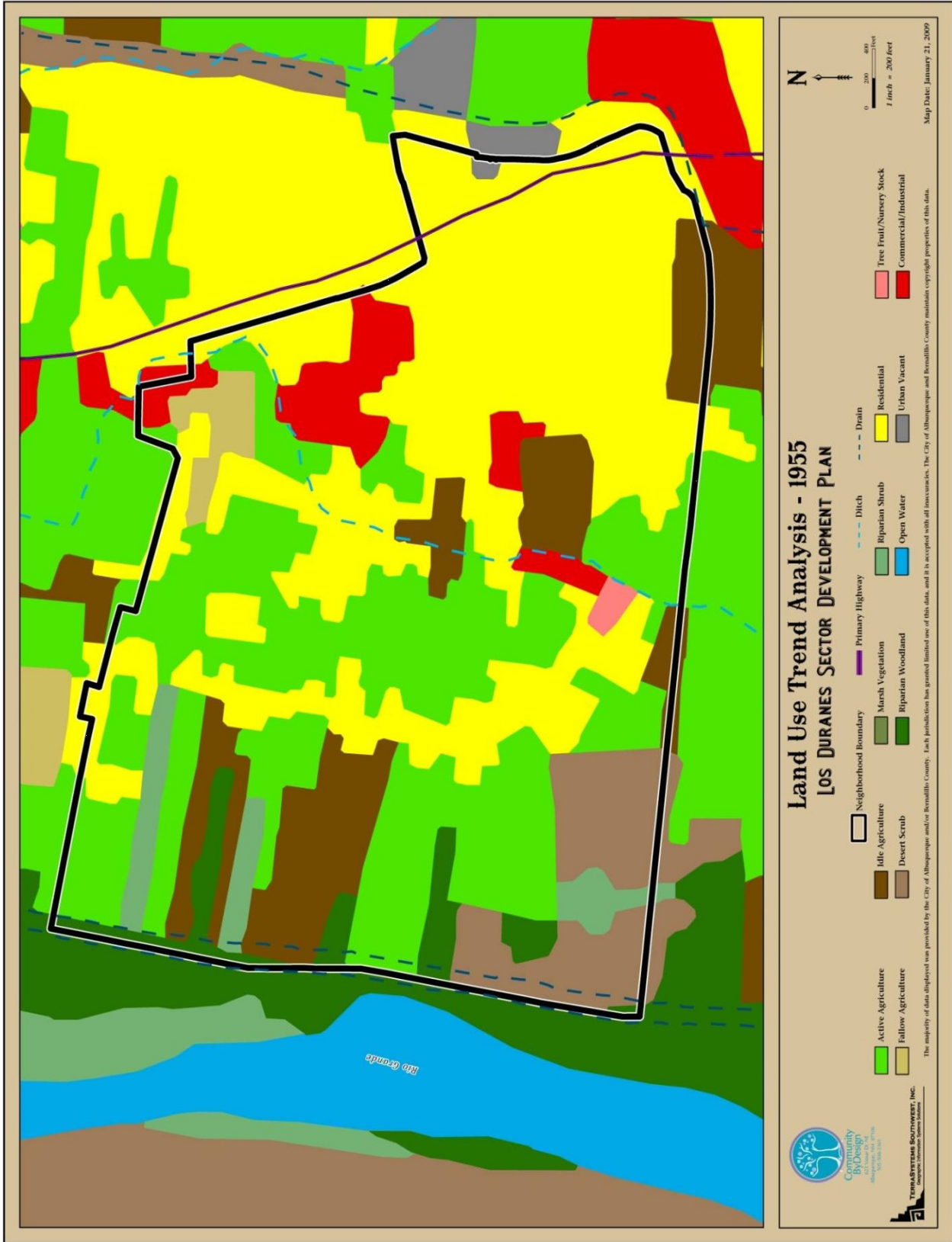


Figure E: Land Use Trend Analysis 1955

## II. Neighborhood Context

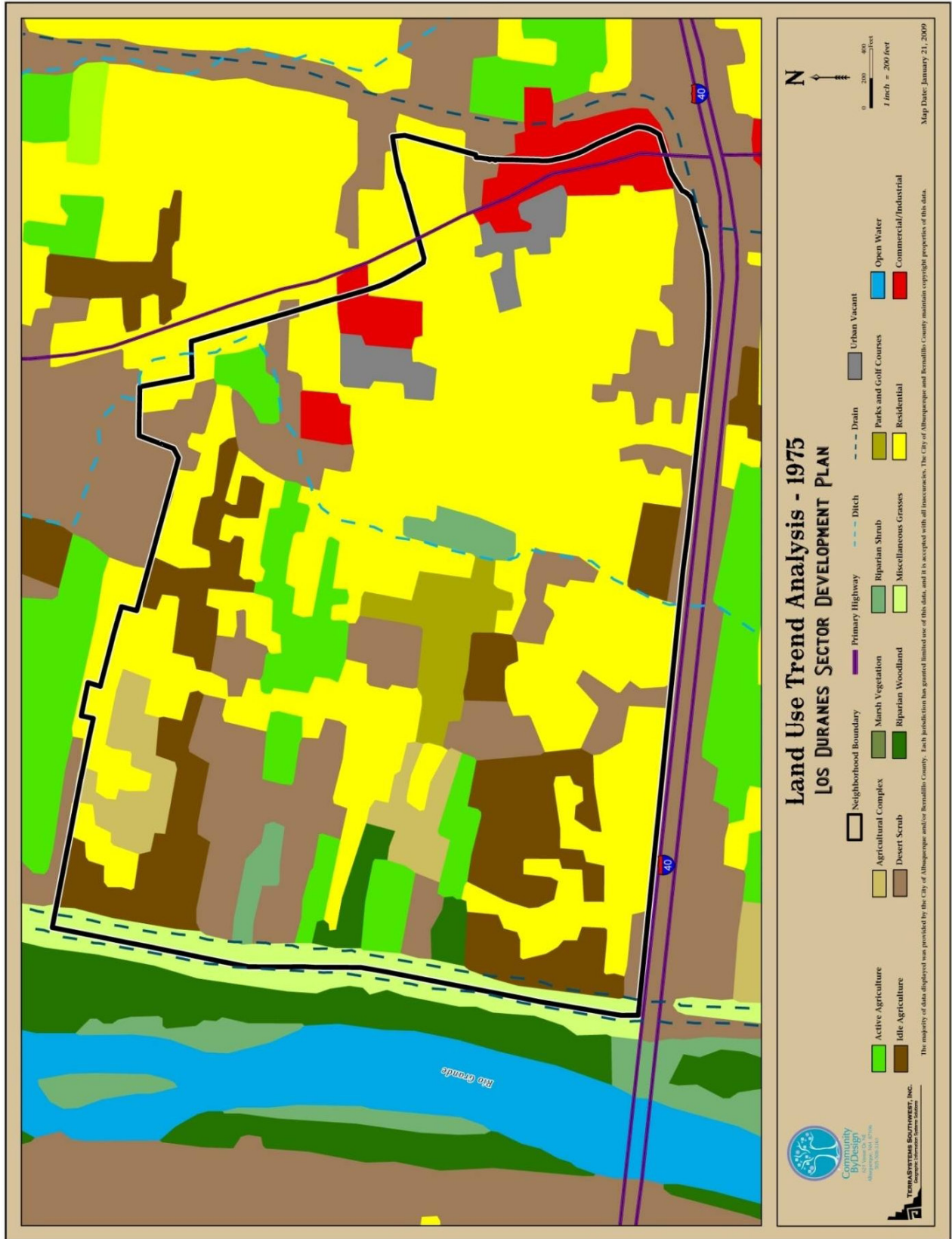


Figure F: Land Use Trend Analysis 1975

## II. Neighborhood Context

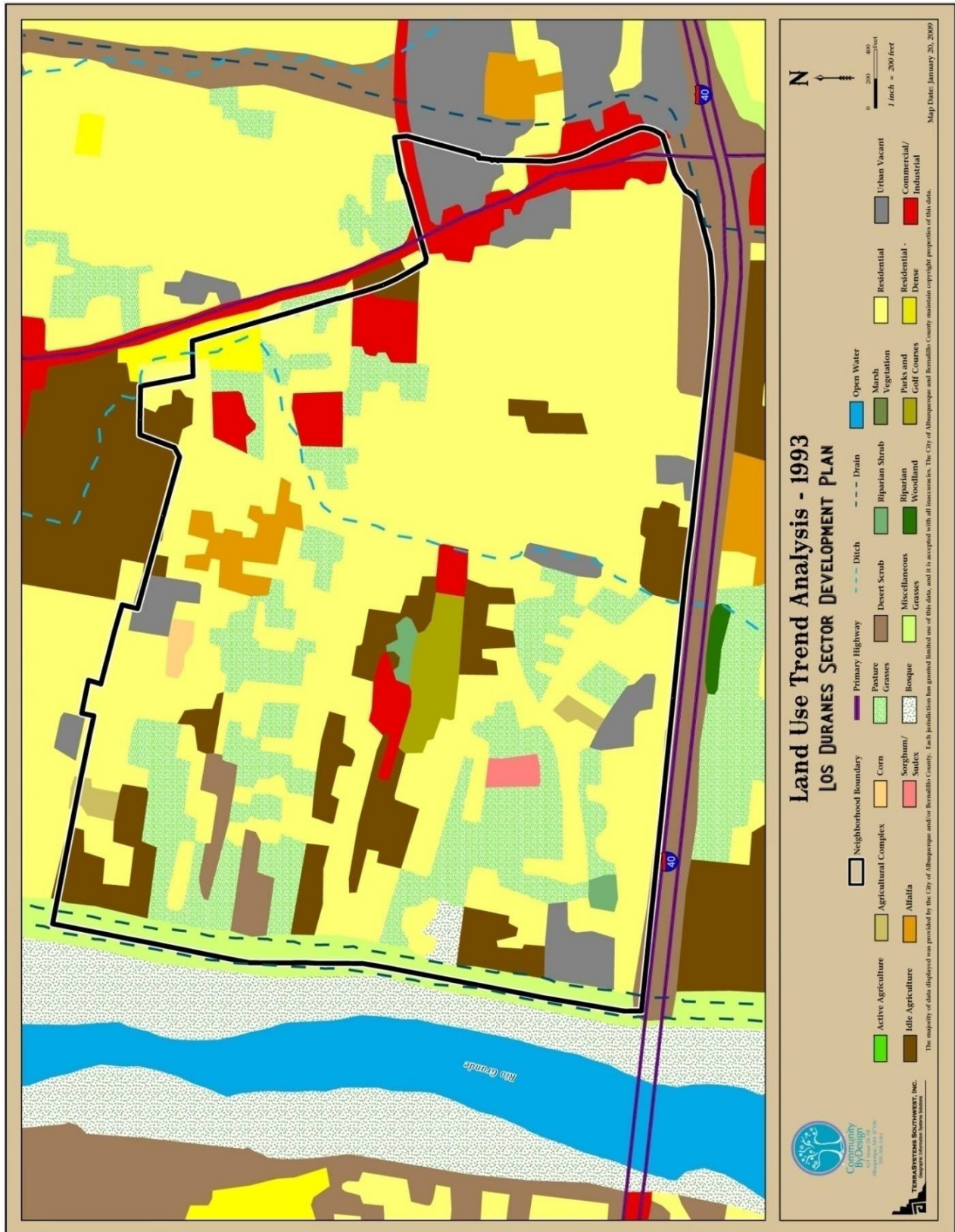


Figure G: Land Use Trend Analysis 1993

## II. Neighborhood Context

### Existing Land Use, Zoning & Development Patterns

The majority of the planning area consists of single family residential uses on a variety of lot sizes and configurations resulting from the subdivision of agricultural land that was historically related to the acequia system.

#### *County Area*

The County area is generally west of Gabaldon Rd and consists primarily of residential development on large lots. Most of the area is designated by the Comprehensive Plan as a *Semi-Urban Area* with a smaller portion east of Gabaldon Rd being part of a larger contiguous area in the North Valley designated as an *Established Urban Area*. It is characterized by long, semi-rural residential lots fronting narrow dead-end streets running east/ west from Gabaldon to the easement that follows the Albuquerque Drain. Many parcels are over an acre and those with irrigation support small scale agricultural uses including raising horses, chickens and llamas. The majority of this area is zoned County A-1 which permits low density housing and agricultural uses on lots with a minimum of one acre. Clustered housing is encouraged in the North Valley Area plan to allow higher residential density in exchange for dedication of open space and possible reduction of infrastructure and energy costs. Under the current County procedure, a request to develop clustered housing requires an application for a Special Use Permit for a Planned Development Area (PDA) as in Section 18 of the Bernalillo County Zoning Ordinance (Special Use Permits). There are a few pockets of County R-1 zoning which allows higher density residential uses up to 3 dwelling units per acre while still allowing agricultural uses with limitations on livestock. Two properties in the County area have Special Use Permits that have allowed different uses and residential densities than the underlying A-1 zoning, including one for a trailer court and another for a single family dwelling and two mobile homes.

There are a few large parcels and several contiguous small vacant parcels that have the potential for clustered housing. However, due to impractical platting, which has resulted in long narrow lots, limited access and numerous owners, developing these parcels may prove difficult.

The neighborhood feels this area should remain rural in character and continue to provide a transition zone from the higher density development of the neighborhood core to the Rio Grande bosque and that clustered housing with appropriate standards is viewed as one strategy to preserve open space and enhance the rural character of this area.



## II. Neighborhood Context



Figure H: View of Los Duranes looking west to the Rio Grande

### City Area

The area west of Gabaldon and north of Beach Rd includes properties in the City [with existing](#) RA-1 (Residential and Agricultural Zone, Semi-Urban Area) and RA-2 (Residential and Agricultural Zone) [zoning](#).

East of Gabaldon Rd in the City portion of the plan area, residential development has occurred on smaller lots created from the subdivision of the long narrow agricultural lots. The lots have been platted to front a narrow set of dead-end streets, cul-de-sacs and private driveways. It is part of a larger contiguous area in the North Valley designated by the Comprehensive Plan as an *Established Urban Area*, which allows for a full range of urban land uses resulting in a gross density of five dwelling units per acre.

Unlike in the majority of Established Urban Areas of Albuquerque, residential development occurs on [lots of different sizes and in a variety of](#) configurations, due to subdivisions that related to the acequia system, family transfers, access and frontage to public and private streets as well as responding to major roadways such as Rio Grande Boulevard and Interstate 40. This has created a unique pattern of narrow streets, alleys, cul-de-sacs and pathways. At the parcel level there is a variety of setbacks, landscape features and parking placements. Scattered throughout the area are large garden plots, small scale agricultural activities nurtured by the acequia system and home businesses. Many of the lots have accessory dwelling units and some have been configured to accommodate clustered housing. There are a few small multi-family apartment complexes and townhouse developments scattered throughout the neighborhood.

## II. Neighborhood Context

Most parcels in the neighborhood core [have existing RA-2 zoning](#) (Residential and Agricultural Zone) and are regulated by provisions in the Los Duranes Sector Development Plan (1976, amended 1981), which allows residential and low intensity agricultural uses and affirms the right to build one residence on lots of record, regardless of size. [The 1976 Plan does not establish SU-2 Sector Development Plan zoning.](#)

The RA-2 zone also allows for clustered housing developments using the Private Commons Development regulations. Generally, this results in a clustered housing pattern with a shared common open space set aside and allows a density of 4 units per acre on parcels with two or more acres. There are two areas in the neighborhood with R-1 (Residential Zone): a large cul-de-sac subdivision of 40 units in the center of the neighborhood and several blocks of standard lots fronting Lilac Ave., Rose Ave. and the eastern end of Floral Ave. There are also a few scattered townhouse developments with R-LT (Residential – Limited Townhouse Zone) zoning. The most recent is a large, higher density single-family residential development adjacent and parallel to Interstate 40. Lastly, there are a couple of clustered housing developments and multi-family apartment complexes with R-2 zoning on irregular lots that front on or have access to Rice Ave.

Within the core area of the neighborhood are several community facilities; two elementary schools, a vibrant community center with a park and a small Catholic church. One of the elementary schools, Montessori of the Rio Grande, a charter school, has SU-1 [for Private School](#) zoning. The other elementary school, Duranes Elementary is in the RA-2 zoning district. [Both are now](#) part of the Albuquerque Public Schools system, [and \[C2\]](#) exempt from city zoning regulations. The Los Duranes Community Center is an approved conditional use in the RA-2 zoning district. The San Jose Mission [church](#), which is part of the larger San Felipe de Neri Parish, is located on a large parcel with RA-2 zoning.

Fronting both sides of Rio Grande Blvd. are neighborhood scale commercial uses, such as offices, barber shops, convenience stores, restaurants and a few single family residences. The development in this area is primarily zoned C-1 (Neighborhood Commercial Zone) with additional design standards and guidelines prescribed in the Rio Grande Boulevard Corridor Plan and Design Overlay Zone adopted in 1989. Most of the development is residential in scale and even the newer office developments have followed historic architectural styles. Along Rio Grande Blvd., south of Indian School, the building styles are influenced by the proximity to Historic Old Town with the potential to make a tremendous visual impression on the many tourists and Albuquerque residents who travel on it to Old Town, the Rio Grande Nature Center and the rural North Valley.

East of the commercial development, one block in from Rio Grande and south of Indian School Rd are a few blocks with single family residences developed on standard city lots with R-1 zoning.

## II. Neighborhood Context

At the intersection of Rio Grande and Interstate 40 there is the potential for an urban commercial node due to large vacant and underdeveloped land, frontage on a designated Enhanced Transit Corridor and easy access to the Interstate. As stated by policy d under the Established Urban Areas section of the Comprehensive Plan, the location, intensity and design of new development shall respect existing neighborhood values as expressed in this sector plan and prescribed in the new [LD MUD-1](#) and [LD MUD-2](#) zoning districts.

The following maps illustrate existing land uses, zoning, parcel divisions and building footprints showing the unique and traditional settlement pattern of the neighborhood.

## II. Neighborhood Context

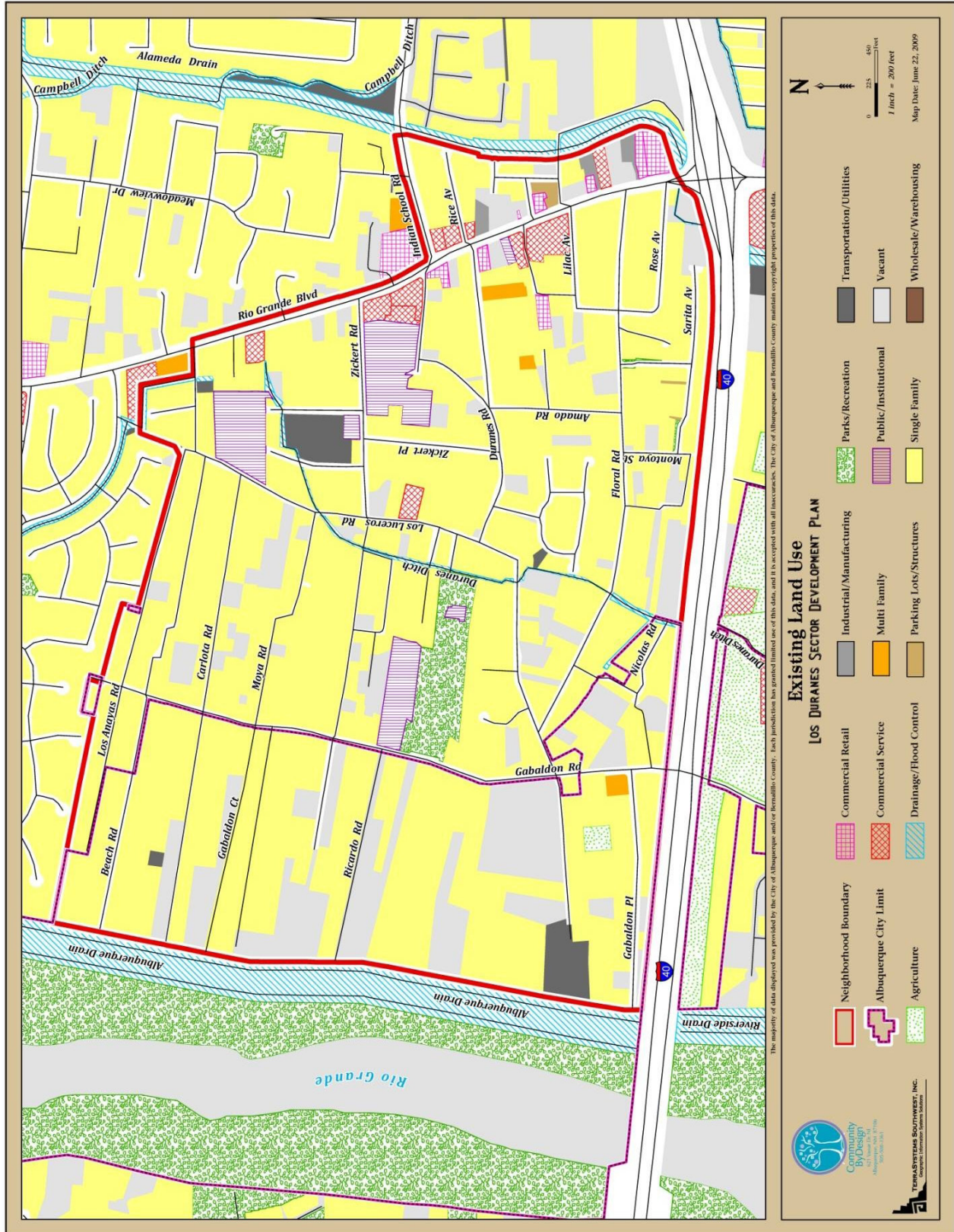


Figure I: Existing Land Use Map 2008 Note: Map is based on City of Albuquerque GIS records and has not been verified

## II. Neighborhood Context

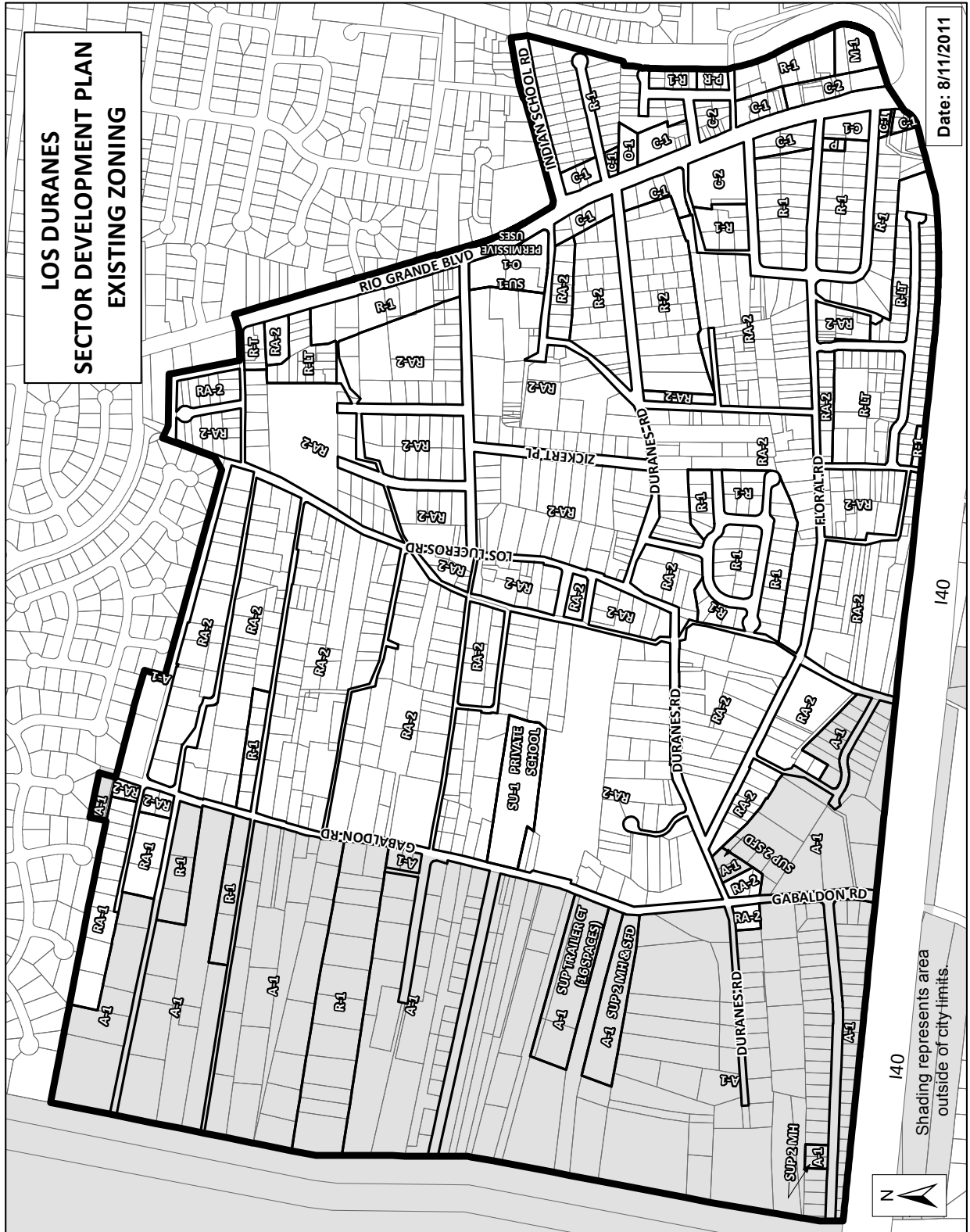


Figure J: Existing Zoning Map 2009

## II. Neighborhood Context

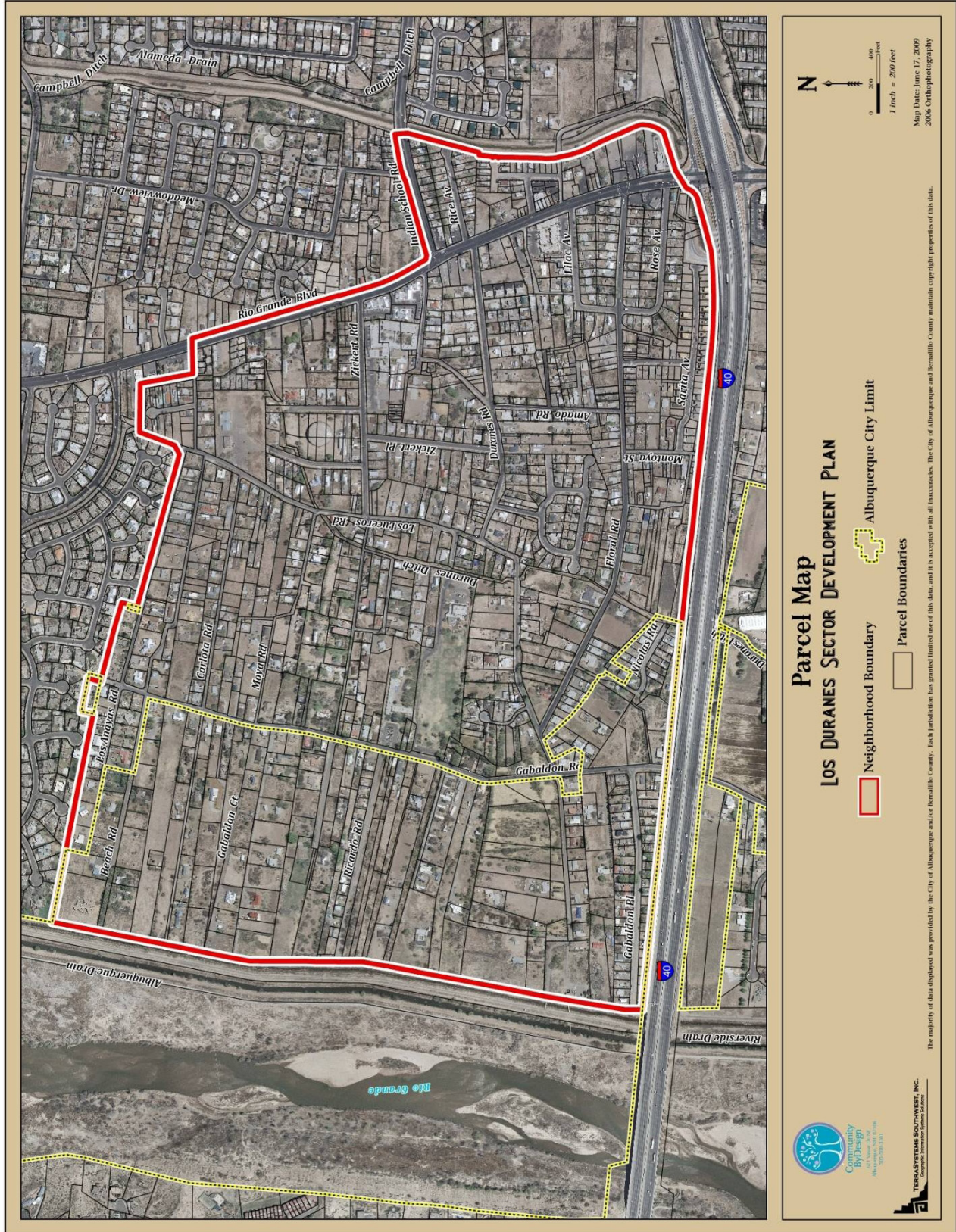


Figure K: Parcel Map 2009

## II. Neighborhood Context

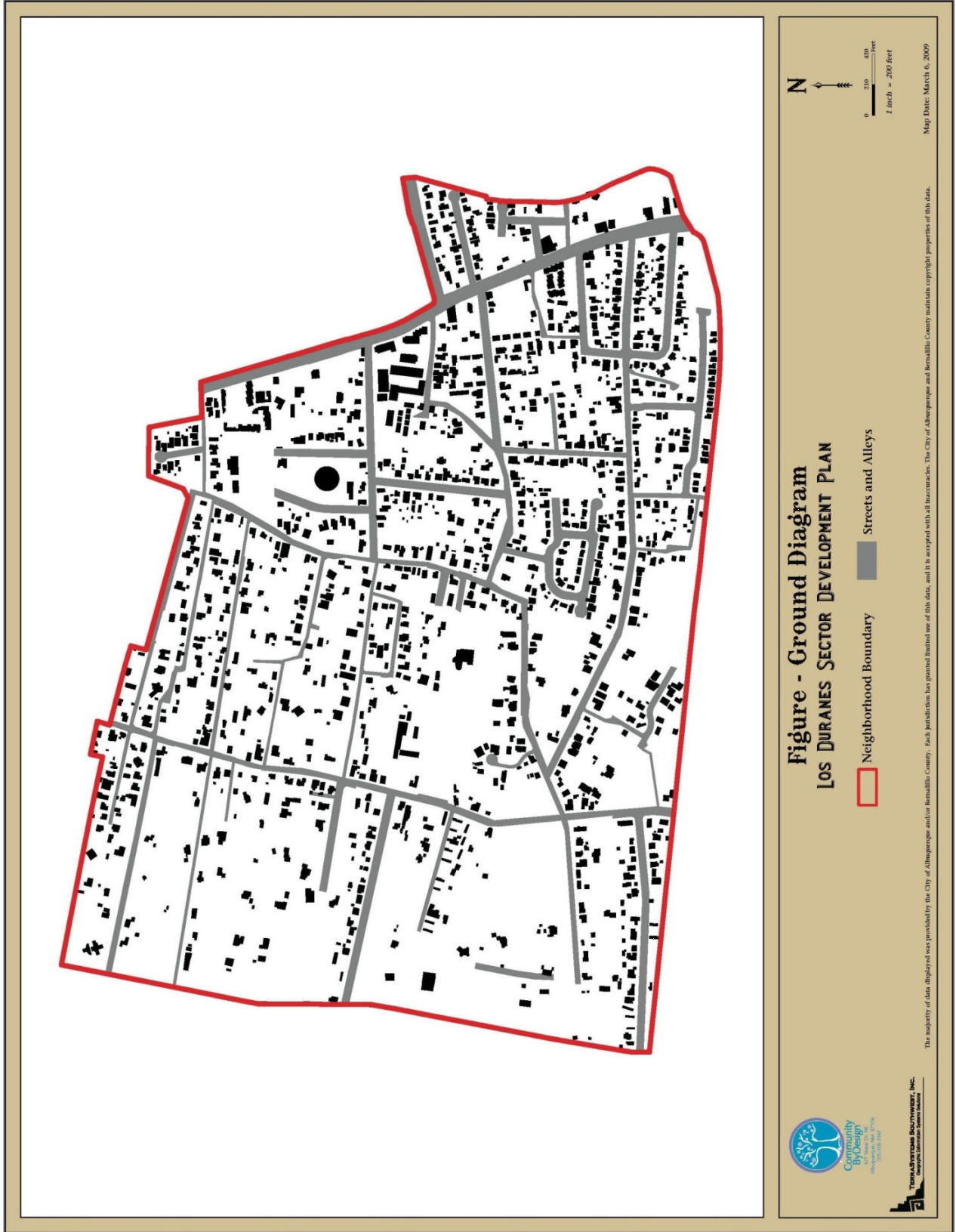


Figure L: Figure-Ground Diagram

## II. Neighborhood Context

### Rio Grande Bosque and Acequias

The Rio Grande Bosque including the Albuquerque Drain adjacent to the western boundary of the LDSP Area is a designated Major Public Open Space, jointly managed by the City, Rio Grande State Park and the Middle Rio Grande Conservancy District (MRGCD). These lands are managed to retain and enhance their natural values including one of the few remaining extensive riparian areas in the southwest and home to a set of unique habitats in the Albuquerque metropolitan area. It provides regional recreation opportunities for walkers, bicyclists, nature enthusiasts and in the springtime kayakers from Corrales to the South Valley. Numerous pedestrian paths and bicycle routes follow the Bosque corridor and provide an important north-south connection between Los Duranes and many amenities including the Botanical Gardens to the south and the Rio Grande Nature Center to the north. There is a public access point at the west end of Beach Street and Duranes Road, and informal access off of Ricardo Road. A bridge crossing the river was completed in 2010 at the end of Gabaldon Place, which provides walking, equestrian and biking access to the West Side at the southeast corner of the plan area, and includes an information kiosk and a parking area.

The acequia system threading through the neighborhood is considered part of the larger open space network and a valued reminder of agriculture's importance to the original settlers and to today's residents. The Duranes Acequia is a major ditch that flows from the north east corner of the neighborhood to the southern boundary through the core of the neighborhood. There are also two lateral ditches, the Pierce Lateral and the Los Anayas Wasteway that flow west from the Duranes Acequia to the Albuquerque Drain. These lateral ditches provide water to several residential parcels with agricultural uses and heritage trees. Adjacent to the eastern boundary of the plan area is the Alameda Drain. It provides water to the Zearing Lateral which flows west from the Drain one block south of Indian School Rd. At its intersection with Rio Grande Blvd it is piped underground until it flows back into the Drain at Interstate 40. The named ditches/acequias, laterals and drains, including associated easements, are facilities where MRGCD has, at minimum, an agreement for maintenance and access. They may not be owned in fee simple by MRGCD. The Duranes Acequia and the laterals feed smaller acequias that may be maintained communally and individually by property owners. The Riverside and Albuquerque Drains west of the plan area are MRGCD facilities. Although the named drains and ditches within the plan area are primarily irrigation facilities, AMAFCA and the City of Albuquerque also use some of them, including the Alameda Drain, for drainage outfalls.

### Community Facilities and Parks

There are several community facilities that are important to the neighborhood's health and vitality. Among these are the Los Duranes Community Center, which has significant youth and senior programs. The Duranes Park contains playground and fields for sports and recreation activities. The Duranes Elementary school and the Rio Grande Montessori charter school provide the youth with educational



## II. Neighborhood Context

and cultural opportunities. It is important to note that development on property owned by Albuquerque Public Schools is not required to comply with City Code, including zoning.

The following maps illustrate the rich network of acequias, parks, open space, bikeways and cultural / historic sites that contribute to the unique character of Los Duranes and its regional importance.

## II. Neighborhood Context

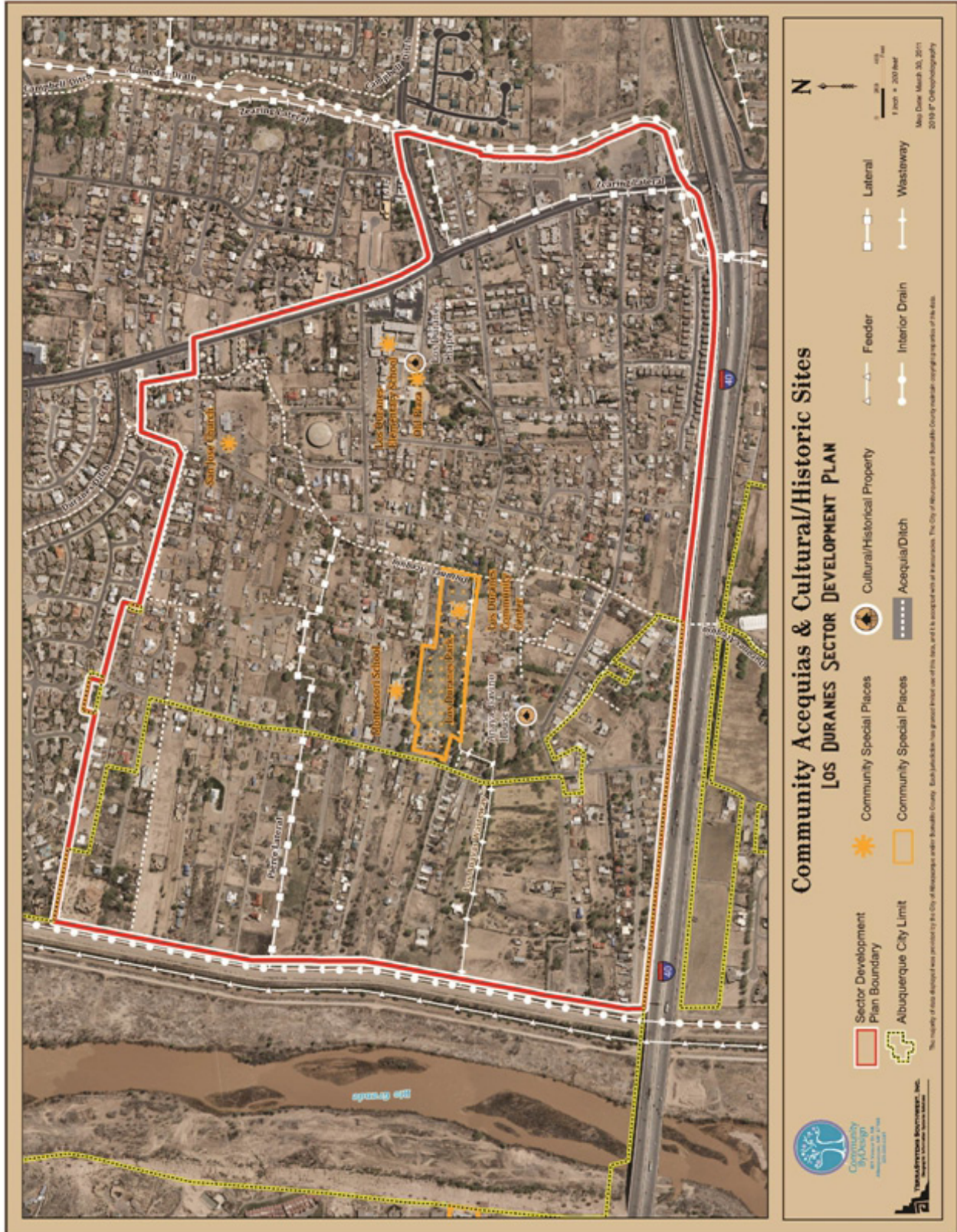


Figure M: Acequias & Cultural/Historic Sites

## II. Neighborhood Context

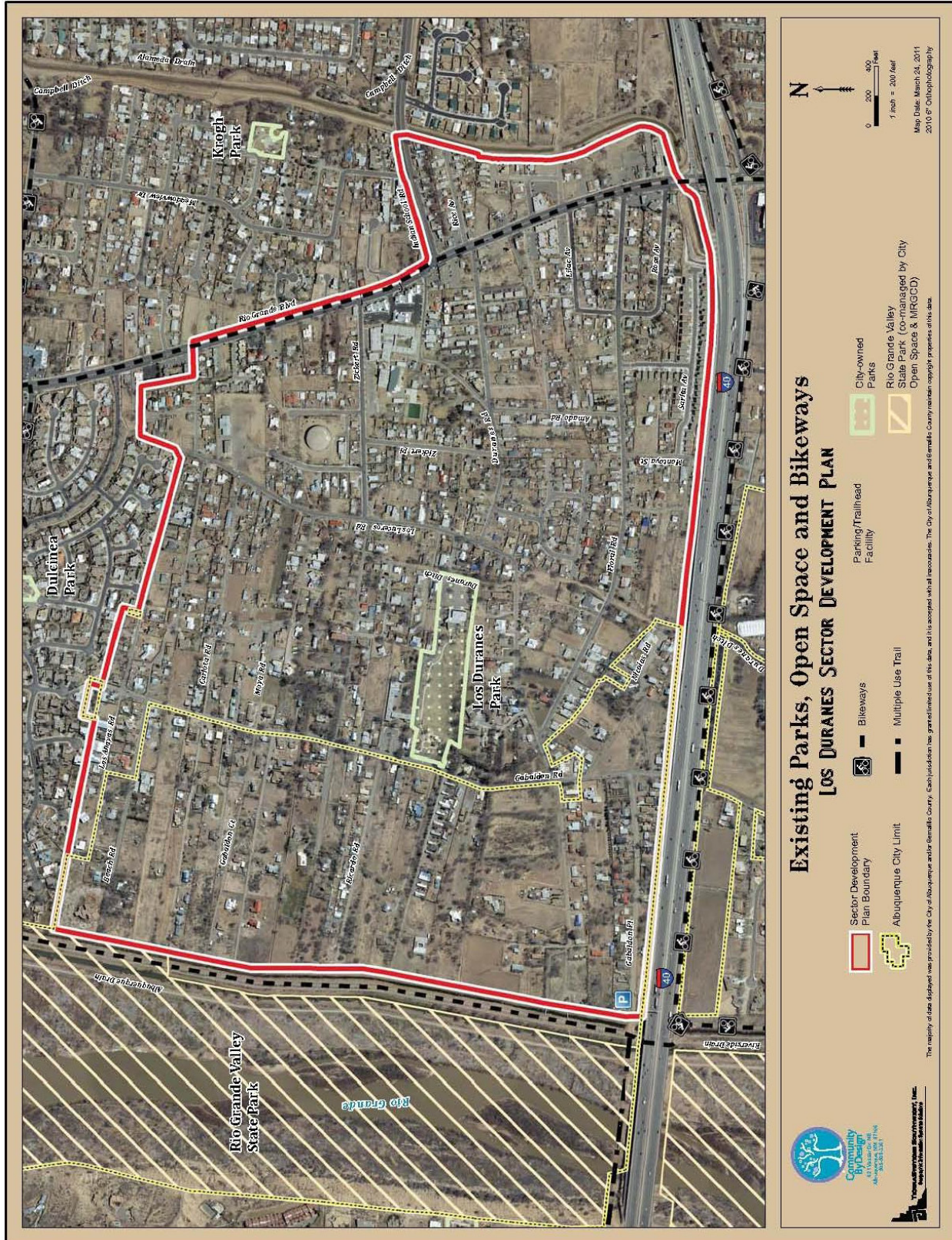


Figure N: Parks, Open Space and Bike Routes

## II. Neighborhood Context

### Architectural History & Building Fabric

The architecture of Duranes today is an eclectic mix of twentieth century buildings. The existing architecture offers few clues to the long history of this community. Narrow, winding roads, a varied settlement pattern, and a wide variety of vernacular houses define the architectural character of the neighborhood, rather than the buildings themselves.

Modest, flat roofed earthen buildings sheltered the twenty-seven families that constituted the little community of La Plaza de Señor San Jose identified in the 1790 Spanish census. The most readily available building material in Spanish Colonial New Mexico was adobe (sun dried earth) or terrone (sod blocks cut from the riverbank and dried). The strength of the earthen blocks varied with the soil mixture. An adobe building is also vulnerable to moisture and requires repair almost from the time it is first constructed. Given a period of neglect, it was often easier to rebuild rather than repair an eroding adobe structure. The earliest earthen buildings were built without foundations, and the regular influx of water into the Rio Grande floodplain ensured that Albuquerque's earliest buildings would not stand the test of time.

*Why is adobe construction so fugitive,  
so transitory?*

*--Bainbridge Bunting*



In Spanish Colonial New Mexico, houses were built in a linear, or single file plan running east to west, often one room at a time, with rooms added as families expanded. Sometimes the string of rooms would take an "L" or a "U" shape. The 1790 census records indicate that Duranes was not a wealthy community, and would not have had larger haciendas enclosing interior courtyards, such as those that once existed closer to the heart of *La Villa de Albuquerque*. Modest one or two room houses grouped around the plaza would be more characteristic of this outlying agricultural community.

The Gavino Anaya House, sited close to old Duranes Road, is considered to be not only the oldest in Duranes, but one of the oldest in Albuquerque. Two-foot thick terrone walls with multiple exterior doors and low-lying window openings reflect the early vernacular building traditions and exemplify an "L" shaped plan that characterizes a domestic building of that era. Noted architectural historian Bainbridge Bunting estimated in his notes that the house dates to the early to mid nineteenth century.

## II. Neighborhood Context



*The Gavino Anaya House is listed on the State Register of Cultural Properties and the National Register of Historic Places. It is estimated that the house dates to 1820-1850. In the late 1970's the building was rehabilitated with the assistance of City community development funds.*

The arrival of the railroad to the American Territory in 1880 brought with it new building materials and styles that were often incorporated into the traditional adobe buildings of pre-railroad Albuquerque. Pitched metal roofs, wood shingles and windows and Victorian-era decorative details were added to the adobe buildings and simple, "Folk" Victorian buildings appeared in Albuquerque's older neighborhoods. This transition is evident in Old Town, which transformed its original flat roofed adobe buildings to a Western Victorian style of architecture. Unlike other downtown neighborhoods where examples can still be identified today, the Duranes neighborhood retains limited evidence of this turn of the century vernacular architecture.

*The Duranes Chapel is one of a handful of little altered late 19th century chapels in Albuquerque. It is located on the curve of what was the old main road of Los Duranes. The chapel has played an important role in community, religious, and social activities.*

*Once in deteriorated condition including serious cracking of its adobe walls, the citizens of Los Duranes restored the chapel in the 1980's. The chapel is listed on the State Register of Cultural Properties and the National Register of Historic Places.*



In Duranes, La Capilla de San Jose, circa 1895, exemplifies the incorporation of the new materials and styles. The simple two room adobe and terrone building was constructed with a corrugated metal, front facing gabled roof with wood siding in the gable end. Centered atop the roof is a plain wood framed bell tower with a simple wooden cross on top.

## II. Neighborhood Context

In 1978, the City of Albuquerque conducted an extensive historic building survey of the greater Albuquerque area. Pre-World War II buildings throughout the City were inventoried and photographed. The 1978 survey identified a small potential historic district in the area of Old Duranes Road and between the Duranes ditch and Los Luceros Road north and south of Camillo Lane. At that time, the location had a high concentration of New Mexico Vernacular adobe houses built between 1890 and 1915. A historic district designation was never implemented, and today the majority of those buildings no longer reflect their historic nature. Adobe buildings lend themselves to remodeling easily. Home improvements including additions, new roofing materials, modern windows and doors all affect the visual character of historic buildings.



*This Folk Victorian house circa 1900 is still easily identified by its cross-gabled, or gable and wing plan, a common house type in Albuquerque at the turn of the twentieth century. Wood shingles remain in the gable end; however, the open porch that once faced the street, no doubt finished with spindles and posts, has been filled in for additional living space and the windows have been altered.*

A few of the early twentieth century houses have not been altered significantly and can still be found here and there in Duranes, some in better condition than others.



*Left: Agricultural fields once surrounded this historic house. Today its immediate neighbors are an interstate highway and a large new townhouse development.*

## II. Neighborhood Context

*Bottom left: The Hipped Box house form adapted well to traditional adobe building and was a popular New Mexico Vernacular house form at the turn of the twentieth century.*

*Bottom right: One room wide and two or more rooms deep, a gabled roof and off center door, the Shotgun house form is easily identified.*



The architectural character of this traditional community changed again after WWII, when many of the houses in Duranes that we see today were constructed. A number of factors contributed to infill development beginning in the 1940's. By 1940, the MRGCD had completed the flood control system in the valley making more land suitable for residential use. The Federal Housing Administration had introduced programs to make home ownership possible for more people and for small builders to develop tracts of similarly designed houses. The improvement of Rio Grande Blvd., which had remained essentially a dirt track until the 1930's, cemented the Duranes community to downtown Albuquerque.

Beginning in the 1930's locally manufactured clay tile and then cinder block masonry units replaced adobe and wood as common building materials in Albuquerque. The new houses were simple one-story buildings, typically in modified Spanish Pueblo Revival styles. These houses are abundant in Duranes as they are in many of Albuquerque's suburbs that were developed in the 1930's – 1950's. Earth toned stucco exterior finish and metal casement windows characterize the vernacular buildings of this period.



*Vernacular houses of the 1940's and 1950's incorporated regionally inspired styles, but were more modestly decorated than the pre-war houses. Ornamentation might include details such as tile accents, window hoods, or protruding vigas. Metal casement windows characterize Albuquerque houses built between 1930 - 1955. Vertical six-inch by twelve-inch panes were used until about 1940.*

## II. Neighborhood Context

Houses built after WWII became more and more simplified, some no more than simple cubes. Metal casement windows with horizontal seventeen-inch by eleven-inch panes were used from 1935 - 1955. After 1945, casement windows flanking a fixed picture window were popular.



The 1960's and 1970's brought an interest in experimental building practices that included the use of passive and active solar energy. Buildings that began as modest dwellings evolved with additions over time. The tradition of owner-built vernacular houses continued.



(Above) This house includes a relocated military barracks that has been remodeled with an adobe addition.



(Above) People express their own individual tastes, and as a result, there is an "eclectic" flavor to many of the houses.



After the mid-twentieth century, vernacular houses began to reflect the influence of the Ranch style. One-story buildings with low pitched roofs (hipped on true Ranch houses), broad eaves, and integral garages characterize the Ranch style.



Late twentieth century vernacular, owner built houses blend into the landscape. Older buildings were remodeled, sometimes to include passive or active solar features.



## II. Neighborhood Context

The last decades of the twentieth century brought resurgence in the popularity of adobe construction and regional styles. Traditional adobe building methods found new expression with local builders and the resulting houses employ various Spanish Pueblo design elements but with unique plans and forms. The Northern New Mexico style also began gaining a popularity that continues today, and adobe or wood frame buildings feature steeply pitched metal roofs.



The architectural character of Duranes is remarkable for the variety of styles and time periods represented. This character is enhanced by the uniqueness of each individual property. For the most part, with the exception of the most recent development, no two houses are the same. No one style or time period dominates, but rather an extensive collection of one-story vernacular houses, of various textures and varying scale result in an interesting and harmonious visual landscape.

There is a relatively recent change in the architectural landscape however that is beginning to intrude on the character of the neighborhood; that is the current popularity of two-story houses with today's consumers. Many new buildings appear out of scale with the neighborhood setting. Multi-car garages are beginning to feature prominently in new development. Recent, homogeneous tract developments with street improvements built to City development standards, contrast with the unique, individual character of the existing houses and the casual semi-rural streetscape of this neighborhood.



*The overall massing and scale of this new development might have harmonized with its neighbors; however, the prominent garage door introduces a foreign element to the streetscape. There are very few garages in the neighborhood. Notice how the roof of the garage is higher than the rest of the house to accommodate two cars.*

*This recent development sits adjacent to I-25, on the edge of the plan area. This is an urban building form that would be out of place in most parts of Duranes. Two-story houses, or houses with a two-story element, dot the overall plan area (mostly recent development) but they are not common.*



## II. Neighborhood Context



*This relatively new infill development of contemporary design, incorporating a two-story element, contributes to the eclectic and charming collection of buildings in Duranes. The one-story yard wall adds human scale*



*This infill development circa 1980's on one of the oldest roads in the community demonstrates sensitivity to its context. As in the example to the left, drive areas are softened with yard walls and a variety of textures and plantings.*

## II. Neighborhood Context

### Demographics

Los Duranes is a relatively stable neighborhood comprised of 2143 persons living in 817 households (see Tables 1 and 2). The population has increased by 53 persons (2.5%) between 2000 and 2008.

The population is 69% Hispanic, which is a decrease from the 71% figure in 2000. This percentage is considerably higher than for either the City of Albuquerque (44%) or for Bernalillo County (45%).

The average age is 37, the same as it was in 2000. Twenty-four percent of the population is under 18 years of age, the same percentage as in 2000. Thirteen percent of the residents are 65 or older; this percentage is unchanged from 2000. These age statistics are similar to those for the City of Albuquerque as a whole.

Average household income is \$69,650, and median household income is \$51,165, each higher than for the City of Albuquerque and Bernalillo County. Per capita income is \$26,856, slightly higher than for the balance of Albuquerque and Bernalillo County. Eleven percent of the families are below the poverty level; this is a decrease from the 13% figure for 2000, but slightly higher than the figures for both Albuquerque and the County of 10%.

Three-fourths of the population are high school graduates (or better) and 19% are college graduates. These percentages are below the averages for Albuquerque, where 86% are high school graduates (or better) and 32% are college graduates.

Sixty-two percent of the adult population is in the labor force, vs. 67% for the City as a whole. Average travel time to work is 23 minutes, almost identical to the averages for both the City and the County.

## II. Neighborhood Context

<b>TABLE 1</b>		
<b>LOS DURANES DEMOGRAPHICS    2008 vs. 2000</b>		
	2008	2000
<b>Population Estimate</b>	2,143	2,090
<b>% Hispanic</b>	69%	71%
<b>Average Age</b>	37	37
<b>% under 18</b>	24%	24%
<b>% 65+</b>	13%	13%
<b>% HS Grads or better</b>	75%	74%
<b>% College Grads</b>	19%	20%
<b>% in Labor Force</b>	62%	62%
<b>Average Travel Time to Work</b>	23 min	23 min
<b>Families Below Poverty Level</b>	11%	13%
<b>Average Household Income</b>	\$69,650	\$56,508
<b>Median Household Income</b>	\$51,165	\$41,750
<b>Per Capita Income</b>	\$26,856	\$20,271
<b>Source: Claritas Reports</b>		

Table 1: LDSDP Demographics, 2008 vs. 2000

## II. Neighborhood Context

<b>TABLE 2</b>			
<b>LOS DURANES COMPARATIVE DEMOGRAPHICS 2008</b>			
	Los Duranes	Albuquerque	Bernalillo County
<b>Population Estimate</b>	2,143	510,394	630,737
<b>Estimated Projection for 2013</b>	2,202	550,530	678,985
<b>% Hispanic</b>	71%	44%	45%
<b>Average Age</b>	37	37	37
<b>% under 18</b>	24%	25%	25%
<b>% 65+</b>	13%	12%	12%
<b>% HS Grads or better</b>	75%	86%	85%
<b>% College Grads</b>	19%	32%	31%
<b>% in Labor Force</b>	62%	67%	66%
<b>Average Travel Time to Work</b>	23 min	23 min	24 min
<b>Families Below Poverty Level</b>	11%	10%	10%
<b>Average Household Income</b>	\$69,650	\$59,839	\$62,141
<b>Median Household Income</b>	\$51,165	\$45,585	\$46,208
<b>Per Capita Income</b>	\$26,856	\$25,175	\$25,443
<b>Source: Claritas Reports</b>			

Table 2: LDSDP Comparative Demographics

## II. Neighborhood Context

### Neighborhood Housing

Most of the Los Duranes neighborhood is made up of single family homes, with some multi-family housing and commercial uses along Rio Grande Boulevard. Seventy-two percent of the housing units are owner-occupied (higher than the 62% figure for the City of Albuquerque), with an average length of residence of 11 years, compared with 8 years for the City (see Table 3 and 4). Twenty-nine percent of the households include children, vs. 31% for the City.

<b>TABLE 3</b>		
<b>LOS DURANES HOUSING 2008 vs. 2000</b>		
	2008	2000
<b>Households</b>	817	764
<b>% Owner Occupied</b>	72%	72%
<b>Ave Length of Residence</b>	11 yrs	13 yrs
<b>Median Owned Housing Value</b>	\$164,000	\$106,742
<b>Median Age of Home</b>	40 yrs	44 yrs
<b>% With Children</b>	29%	29%
<b>Average Household Size</b>	2.59	2.71
<b>Vehicles per Household</b>	1.89	1.91
<b>Source: Claritas Site Reports</b>		

Table 3: LDSDP Housing 2008 vs. 2000

## II. Neighborhood Context

The median housing value is \$164,000 with a median age of home of 40 years, higher than for the rest of the City, where the average is 29 years. Average household size is 2.59, larger than for the rest of the City, but down from 2.71 in 2000. There are 1.89 vehicles per household, higher than the City average of 1.68.

<b>TABLE 4</b>			
<b>LOS DURANES COMPARATIVE HOUSING</b>		<b>2008</b>	
	Los Duranes	Albuquerque	Bernalillo County
<b>Households</b>	817	212,274	255,634
<b>% Owner Occupied</b>	72%	62%	65%
<b>Ave Length of Residence</b>	11 yrs	8 yrs	8 yrs
<b>Median Owned Housing Value</b>	\$164,000	\$175,943	\$175,649
<b>Median Age of Home</b>	40 yrs	29 yrs	28 yrs
<b>% With Children</b>	29%	31%	32%
<b>Average Household Size</b>	2.59	2.36	2.42
<b>Vehicles per Household</b>	1.89	1.68	1.74
<b>Source: Claritas Site Reports</b>			

**Table 4: LDSDP Comparative Housing 2008**

Permitting activity in the City area for new single family homes has picked up since 2005, as shown in Table II-5. Overall there were a total of 106 permits issued during 1990 to 2004, an average of 7 per year. During 2005 to 2008, 89 permits were issued (87 within the City), for an average of 22 permits per year. This is three times the historic rate of permitting. Seven non-residential permits for new construction have been issued since 1990, primarily offices uses along Rio Grande Blvd.

## II. Neighborhood Context

The number of lots within the City portion has increased from 929 in 1992 to 1023 in 2009, an increase of 94 lots. Most of the platting activity has been to create an additional lot or lot line adjustments. The only significant project since 1990 was the creation of a 58 lot subdivision in the City portion in Floral Meadows in 2005, which is along the north side of I-40.

<b>TABLE 5</b>			
<b>LOS DURANES BUILDING PERMITS, NEW SINGLE FAMILY UNITS 1990 - 2008</b>			
	Within City of Albuquerque	Within Bernalillo County	Total
<b>1990-1994</b>	37	4	41
<b>1995-1999</b>	38	8	46
<b>2000-2004</b>	11	8	19
<b>2005-2008</b>	87	2	89

**Source: City of Albuquerque, County of Bernalillo, and Southwest Planning & Marketing**

Table 5: LDSDP Building Permits, New Single Family Units 1990-2008

### Transportation and Circulation

Roads are a major defining element of the los Duranes neighborhood. The existing transportation conditions were reviewed in order to assess functionality, safety and character. The review was primarily focused on the roadway network, though pedestrian, bicycle and transit modes were also inventoried. The community has a substantial number of traffic calming devices, and these were located and mapped.

#### Roadways

An inventory was conducted of each of the public streets within Los Duranes. Private roadway easements were not included in the inventory. The inventory included the surface type, roadway width and length, the presence of shoulders or curb and gutter, a general assessment of the surface condition, the presence of sidewalk and bicycle facilities, the presence of traffic calming devices, and the posted speed limit.

Los Duranes has roadways that fit into two functional classifications. Rio Grande Blvd and Indian School Rd are classified as Minor Arterials. All other roadways within Los Duranes are classified as local streets.



## II. Neighborhood Context

Each of the minor arterials has two travel lanes in each direction and a median two-way left turn lane. Rio Grande Blvd has a bicycle lane in each direction with curb, gutter and sidewalk on each side of the road. Bus Route #36 uses southbound Rio Grande Blvd and provides the only transit service within Los Duranes. Indian School Rd has curb, gutter and sidewalk along each side of the street with an eastbound bicycle lane. Each arterial street has a posted speed limit of 35 mph within Los Duranes and accounts for 0.86 miles of road.

Los Duranes has 10.44 miles of local streets. Based upon the inventory, 3.70 miles (18 roadway segments) are designed to City of Albuquerque minimum or greater roadway width standards. The remaining 6.74 miles (43 segments) have roadway widths less than the City standard of 30'. Paved streets vary from 10' to 28' wide. The City of Albuquerque Development Process Manual (COA-DPM) requires that alleys have a minimum width of 20'. Fifteen paved roadway segments, 2.77 miles in length, are narrower than the alley width criterion. Most of these roads are inadequate to provide two-way traffic within the paved surface. Table 6 contains a summary of the street miles by width.

<b>TABLE 6</b>						
<b>ROAD MILES BY WIDTH</b>						
<b>Classification</b>	<b>Total Miles</b>	<b>30' +</b>	<b>24'-29'</b>	<b>20'-23'</b>	<b>16'-19'</b>	<b>&lt; 16'</b>
<b>Minor Arterial</b>	0.86	0.86	-	-	-	-
<b>Major Local</b>	1.46	1.46	-	-	-	-
<b>Local – Paved</b>	8.01	2.24	1.53	1.47	1.23	1.54
<b>Local – Gravel</b>	0.61	-	-	0.06	0.20	0.35
<b>Local – Millings</b>	0.37	-	-	-	0.11	0.26
<b>Total Roadway Miles</b>	11.31	4.56	1.53	1.53	1.54	2.15

**Table 6: LDSDP Road Miles by Width**

From a technical standpoint, the principal concern with narrow roadways is that they provide no roadside clear zone. A minimum roadside clear zone of 2' is recommended for roads with 6" high curb and 10' is recommended for roads with shoulders. A number of roads have utility poles located within the paved surface, restricting two-way travel and providing no clearance for errant vehicles. Many of the narrow roads have flat, single slope, or normal crown sections and a few are designed with inverted crowns that drain to the center of the road. To maintain the historic integrity, the Los Duranes neighborhood wishes to maintain the narrow roadways.

## II. Neighborhood Context

A design anomaly was noted at numerous locations within Los Duranes, most frequently along Gabaldon Rd. Many of the intersections along the east side of Gabaldon Rd do not have return radii, rather they are constructed as driveway cuts. This significantly restricts the turning radius for motor vehicles, requiring them to slow almost to a stop before turning onto the intersecting street. The reason for this is likely a lack of right-of-way.

The Rio Grande Blvd-Indian School Rd intersection has a number of deficiencies. The two legs of Indian School Rd are offset by approximately 85' (centerline to centerline) and only the east leg of the intersection is signalized. The west approach allows full access, though left-turn movements are problematic. A commercial driveway is opposite the east leg of Indian School Rd, and many motorists were observed to use the driveway to access Indian School Rd west of Rio Grande Blvd. Using a commercial parking lot to provide access is a safety concern that should be addressed. It is also noted that the Rio Grande Blvd-Indian School Rd is signalized, and the commercial driveway does not have signal heads, therefore, drivers egressing from the commercial driveway time their movements with the signal indication to turn left onto Rio Grande Blvd or go through to Indian School Rd.

A review of reported vehicle crashes was compiled for the years 2004 through 2006 from data provided by the University of New Mexico Division of Government Research (UNM-DGR). The review was conducted to determine if the narrow roadways within the community may contribute to a higher than anticipated number of crashes or a high crash rate. Table 7 summarizes the 3-year review, with two groupings of the data. The 'Los Duranes' area comprises all of Los Duranes, including crashes that occurred on Rio Grande Blvd and Indian School Rd. The 'Internal' area is crashes that occurred within the residential portion of the community and were not referenced to either Rio Grande Blvd or Indian School Rd.

## II. Neighborhood Context

**TABLE 7**

**VEHICLE CRASH SUMMARY DATA**

Year	Number	Los Duranes			Internal	
		PDO*	Injury	Fatal	PDO*	Injury
2004	21	13	8	0	2	0
2005	38	25	13	0	4	0
2006	39	26	13	0	2	1
<b>Totals</b>	98	64	34	0	8	1

*\*PDO - Property Damage Only*

**Table 7: LDSDP Vehicle Crash Summary Data**

The crashes that occurred within the residential area of Los Duranes were minimal (property damage only- PDO), averaging three crashes per year. Review of the data indicates that only one intersection was referenced more than one time, the intersection of Los Anayas Rd at Los Luceros Rd. Two crashes were referenced to that intersection in 2005. It is significant to note that reported crashes within Los Duranes do not indicate unsafe conditions as a result of the narrow roadways.

Crashes along Rio Grande Blvd and Indian School Rd have a higher incidence of injuries. Severity index (SI) is the measure of all crashes that result in either an injury or death in a vehicle crash. The severity index for all crashes within Los Duranes (including the arterials) is 35 (34 of the 98 total crashes). The City of Albuquerque for those three years had an average SI of 31 and the New Mexico average was 33. The Los Duranes rate was slightly higher than the City and state average rates.

**Pedestrian Facilities**

Los Duranes has a variety of pedestrian facilities including sidewalks, paved and unpaved trails, and paths along the acequias. Sidewalks exist along approximately half of the roadways (5.24 miles). Most roads with sidewalks have one along each side. The notable exception is Gabaldon Road, which has sidewalk only on the City side of the Lane. The County side has a minimal width soft shoulder. Most of the sidewalk within Los Duranes is substandard per the Americans with Disabilities Act (ADA). The most common deficiency is that the driveway cuts do not meet the ADA slope requirement of 12:1 or flatter slopes. This can make it difficult to traverse the driveways, especially where the sidewalk is at the back of curb. In residential areas where this type of sidewalk is present, pedestrians generally tend to walk in the road and step onto the sidewalk only when a vehicle is approaching.

## II. Neighborhood Context

Some sections of sidewalk, notably along Floral Rd, have a significant number of obstructions constructed within the sidewalk as well as numerous gaps. The obstructions are primarily utility poles and mailboxes. In many cases, a utility pole has been placed near the center of the 4' sidewalk, making it inaccessible for wheelchair users. Other locations have utility poles near the back of the sidewalk resulting in only a minor restriction. Where mailboxes are located in sidewalks, they may block the entire pedestrian path.

The Duranes Ditch provides an informal pedestrian walkway through a portion of Los Duranes. The ditch is open to pedestrian and off-road bicycle use, though there are no improvements along the ditch bank. Gates have been installed to prohibit motor vehicle traffic, and at least one location is also restrictive for pedestrian traffic. Establishing a formal trail system may increase the use of the right-of-way associated with the Duranes Ditch.

Los Duranes has access to the Rio Grande Bosque at four locations – Gabaldon Place, Duranes Rd, Ricardo Rd and Beach Rd.. The Gabaldon Place connection provides access to both the east side of the Albuquerque Drain and the Bosque trail. Duranes Rd is a paved, ADA accessible trail that provides access to both the east side of the Albuquerque Drain and the Bosque trail. The Ricardo Rd and Beach Rd connections provide access only to the east side of the Albuquerque Drain. Additional connections from roadways west of Gabaldon Road may exist; however, a pedestrian would have to pass through private roadway easements to access the Rio Grande Bosque.

### **Bikeways**

Bike routes or bike lanes are designated on six roadways within Los Duranes on the Long Range Bikeway System Map (MRCOG). Bike lanes are striped on Rio Grande Blvd in each travel direction and along Indian School Rd in the eastbound direction. Supplemental signing is also provided. Bicycle routes are proposed on Floral Rd, Gabaldon Rd, Los Anayas Rd and Duranes Rd west of Gabaldon Rd.. A bicycle connection to the Rio Grande Bosque trail is provided at the west end of Duranes Rd, though guide signing is not provided. This connection is a paved trail and includes a bridge across the Albuquerque Drain. A bridge crossing the river was completed in 2010 [at the end of Gabaldon Place](#), which provides walking, equestrian and biking access to the West Side at the southeast corner of the plan area, and includes an information kiosk.

## II. Neighborhood Context

### Transit

Los Duranes has one bus transit route that serves the community. ABQ Ride transit route #36 provides southbound only service along Rio Grande Blvd as part of a circulator route from the Alvarado Transportation Center. Northbound service uses 12th St, approximately  $\frac{3}{4}$  of a mile to the east. The service begins and terminates at the Alvarado Transportation Center, requiring at least an hour to get from the Rio Grande Blvd-Indian School Rd intersection to the 12th St-Indian School Rd intersection, including 15 minutes of layover at the transit center. Transit from Los Duranes is an inefficient travel mode because of the limited service. Weekday service hours are from 7:00 am until 6:45 pm with 1-hour headways and on Saturday from 7:20 am until 6:00 pm with 1-hour headways. No Sunday service is provided.

There is no transit service within the Los Duranes residential neighborhood. A local circulator service that could serve Los Duranes and the Old Town neighborhoods via Gabaldon Rd. could improve transit opportunities for Los Duranes residents by linking them with more efficient routes along Central Ave. One concern with internal transit service is the number of speed humps within Los Duranes. Transit routes are typically not located on roadways with speed humps and there are special design criteria for humps along transit routes. Modifications to traffic calming would be required to provide internal transit service.

### Traffic Calming

Los Duranes roadways have numerous traffic calming devices. Most of those devices are speed humps that are located on 11 streets within the neighborhood. A series of three speed bumps are located along Leopoldo Rd (including within the Los Duranes Community Center parking area). The roadways with physical traffic calming devices and the number along each road are summarized in Table 3 below. The number of humps may result in travel patterns changes within the community, especially for access to the Montessori School located along Gabaldon Lane. Most of the students attending the school live outside of Los Duranes; therefore, parents dropping off students must travel through the neighborhood. The logical choices for east-west and north-south access would be Floral Rd and Gabaldon Lane respectively; however, these routes contain the most speed humps. The discomfort associated with traveling over these devices, even traveling at the posted speed limit, may divert some of these trips to other roadways. The narrow streets within the neighborhood also contribute to slowing traffic.

Alternative traffic calming devices should be considered along Los Duranes major local roadways to minimize traffic intrusion onto minor local streets. Alternative devices could include curb extensions, roadway narrowing, and other designs described in the City of Albuquerque Neighborhood Traffic Management Program. Traffic calming devices initially designed to minimize traffic diversion should not cause traffic diversion within the neighborhood, though that likely has occurred.

## II. Neighborhood Context

<b>TABLE 8</b>				
<b>TRAFFIC CALMING DEVICES</b>				
<b>Roadway</b>	<b>Street Length</b>	<b>Street Width</b>	<b>Speed Humps</b>	<b>Speed Bumps</b>
<b>Floral Rd</b>	3765'	28'/34'	10	
<b>Gabaldon Road</b>	3940'	27'	8	
<b>Duranes Rd</b>	2725'	20'/25'	7	
<b>Los Luceros Rd</b>	2105'	20'	4	
<b>Zickert Rd</b>	1440'	28'	3	
<b>Rice Ave</b>	1480'	28'	3	
<b>Rose Ave</b>	1065'	32'	2	
<b>Camillo Ln</b>	1500'	12'/15'	3	
<b>Carlota Rd</b>	1605'	12'	3	
<b>Beach Rd</b>	1675'	12'/15'	2	
<b>Los Anayas Rd</b>	1655'	14'/18'	5	
<b>Leopoldo Rd</b>	1565'	18'		3
<b>Totals</b>			50	3

Table 8: LDSDP Traffic Calming Devices

### Neighborhood Transportation Issues

The Los Duranes neighborhood residents have identified a number of transportation concerns that need to be addressed. Critical local roadway issues include speed and safety, and a need to maintain the existing infrastructure. Residents are very concerned about operations and safety at the Rio Grande Blvd/Indian School Rd intersection. Circulation for pedestrians is impeded by missing sections of sidewalk, utility poles and mailboxes in the middle of sidewalks, and streets without safe areas to travel outside of the roadway surface. In addition, a formalized trail system utilizing the area ditches would improve safety and reduce travel distances within the neighborhood. Transit use is discouraged by the lack of facilities within the neighborhood, and access to only one-way transit route. Access to regional transit service would increase neighborhood ridership and improve mobility. The following maps illustrate existing conditions that are associated with circulation in the Los Duranes neighborhood.

## II. Neighborhood Context

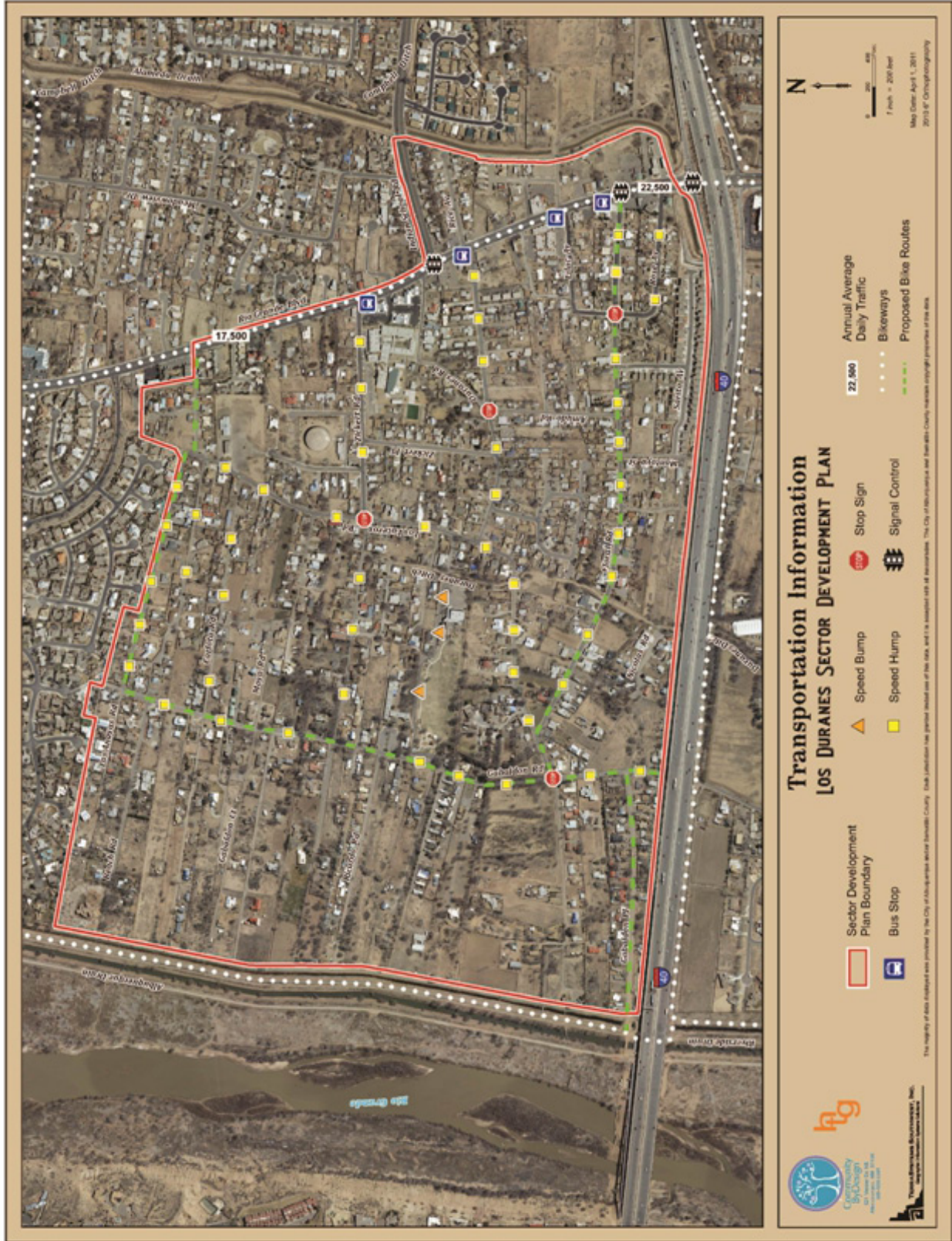


Figure O: Transportation

## II. Neighborhood Context

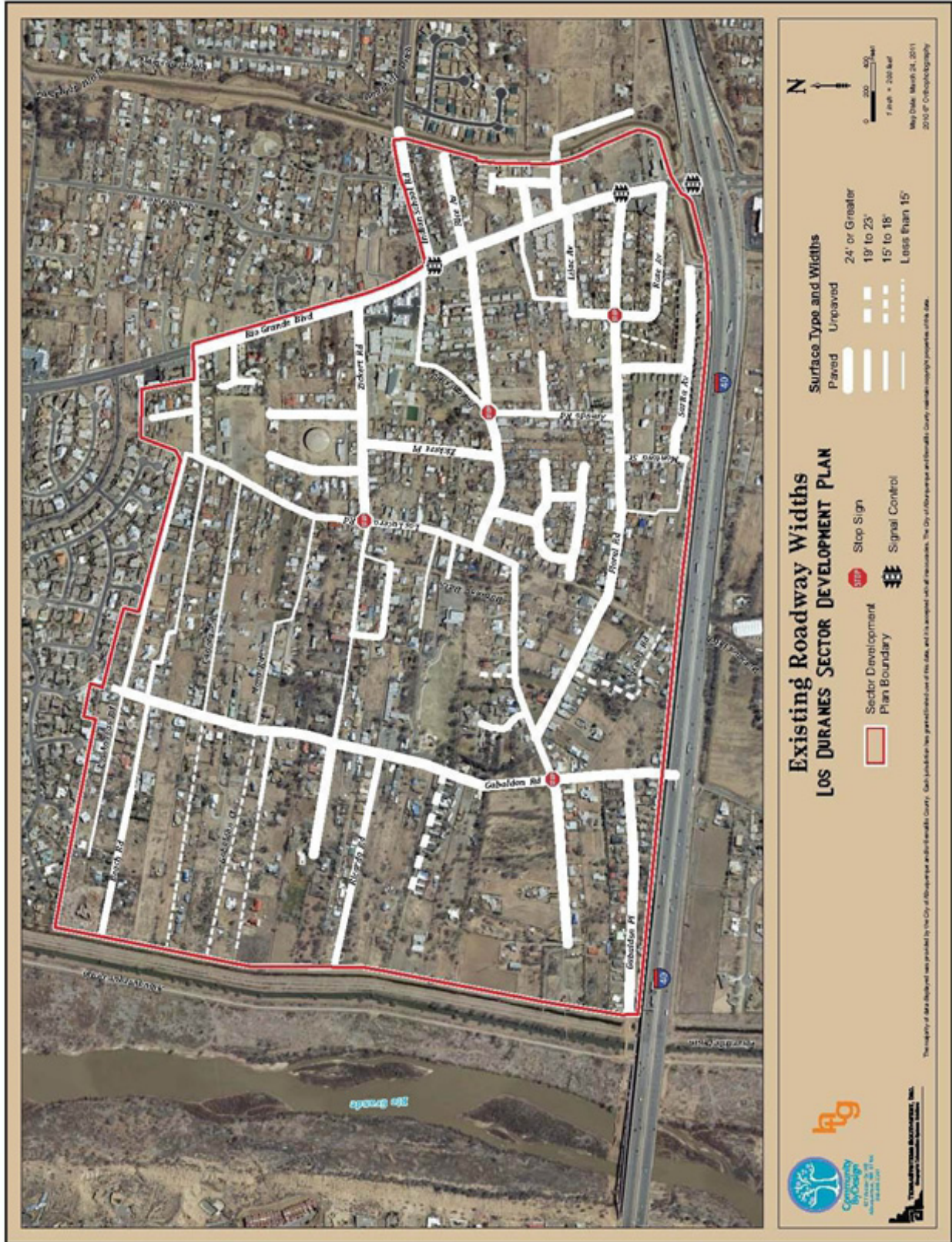


Figure P: Roadway Widths



## II. Neighborhood Context



Figure Q: Pedestrian Facilities

## II. Neighborhood Context

### Utilities

#### Electric Service

The Public Service Company of New Mexico (PNM) provides electric service to the City of Albuquerque. PNM responds to City growth by adding or expanding the capacity of its electric facilities and plans improvements based on system demands.

Transmission facilities are an important part of the existing infrastructure system in the area and are identified as protected transmission corridors in the Rank II Plan, 1995 Facility Plan: Electric Service Transmission and Subtransmission Facilities (1995-2005).

#### Existing Conditions

One 115 kV transmission line is located along the western boundary of the Los Duranes Sector Development Plan area (see Figure R on page 52). The transmission voltage is “stepped down” to lower voltages at distribution substations and distribution lines, called feeders, provide electric service to residential and business customers. Distribution lines are located throughout the Plan area.

#### Utility Easements

Utility companies place lines across others’ property in public utility easements (PUEs). The landowner who grants an easement usually cannot build structures within the easement, cannot use fencing that would hinder access, or cannot plant certain types of trees and bushes.

Public utility easements exist within the Los Duranes Sector Development Plan area. Overhead and underground electric distribution lines are typically located within PUEs. They are compatible with other “dry” utilities such as cable, telephone and fiber optic facilities. The width of the PUE is typically 10 feet in order to provide necessary clearances for safety. Water lines, sewer lines and storm water drainage or “wet” utilities are not compatible with “dry” utilities and separation is required for safety purposes.

#### Development Considerations

PNM’s landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be planted to minimize effects on facilities maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.

All screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for access and to ensure the safety of the work crews and public during maintenance and repair. It is necessary to coordinate with all utility providers to allow for adequate width, clearance and appropriate locations for PUEs and utility rights-of-way.

## II. Neighborhood Context

Coordination is necessary to address:

- The extension of public utility facilities and to ensure the safety of the public and utility crews who maintain and repair such facilities
- Projections such as canopies, portals, stoops, balconies, shop fronts and awnings in PUEs to be compatible with existing utility infrastructure
- Parking areas and alleys to allow for adequate utility access
- Utility easements within rear lot lines to allow adequate clearances for safe operation, repair and maintenance purposes
- Tree variety height at maturity and necessary distance from existing and proposed electric utility easements
- Screening design to allow access to utility facilities

Developers are responsible for costs associated with electric utility relocation, changes or realignment associated with new development. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.

## II. Neighborhood Context



**Figure R: Electric Transmission Facilities**

## II. Neighborhood Context

### Drainage

The Los Duranes neighborhood is located in the North Valley, which is one of the flattest areas of the City. Since the area is flat, there is little to no slope for stormwater to drain. In addition, the storm drains that are in the area are also flat, which corresponds to limited capacity.

Historically, homes were built on large tracts of land. The reduced density provides for plenty of space for stormwater to pond. As development occurs, these large tracts tend to be subdivided into smaller lots, increasing the density. This reduces the area for stormwater to pond and increases the complexity of development to prevent flooding problems.

The complexity of development in a flat area can be managed by using available green/pervious spaces for water harvesting. A water harvesting area can be multi-use as in a playground, landscape or parking area. In addition, areas that historically have been constructed of impervious materials such as asphalt or concrete can be constructed using pervious materials. Reducing the amount of impervious surfaces on a site will also help prevent flooding in the area.

In general, sites that are being redeveloped will be allowed to discharge an equal amount of stormwater runoff that the site discharges in the existing condition. Sites that will be developed for the first time should employ water harvesting and Low Impact Development techniques.

The entire area is covered by an "X Protected by Levee" Flood Zone as defined by the National Flood Insurance Program Panel 35001C0331H. This means that, if the levee did not exist or was decertified, the Flood Zone designation would change. There is an AO Flood Zone near the west end of Beach Rd and an AH Flood Zone on Sarita Ave.

## II. Neighborhood Context

This Page Intentionally Left Blank

## III. Neighborhood Plan

### Vision, Goals and Strategies

Through discussions and community workshops with neighborhood residents, property owners and City and County staff, the project team and steering committee identified many issues and opportunities and developed a vision, goals and strategies for each of following plan elements:

1. Families, Youth and Elders
2. Housing
3. Streets, Sidewalks, and Trails
4. Land Uses, Agriculture and Acequias
5. Community and Special Places
6. Neighborhood Safety and Crime Prevention

#### *1. Families, Youth, and Elders*

##### VISION

*Los Duranes is a welcoming neighborhood that respects its roots and honors the generations of families who have lived here and taken care of the land. We value and celebrate the diversity of the neighborhood and keep our traditions alive through honoring the elders, respecting our neighbors, and encouraging the youth to remain living here.*

##### GOALS

- A. *Promote neighborhood events that bring people together.*
- B. *Keep the traditions and heritage alive and cultivate the neighborhood as a safe and excellent place to live and raise families.*
- C. *Develop and sustain multi-generational programs that respond to today's needs and revitalize neighborhood traditions.*
- D. *Promote multi-generational cultural events that celebrate the traditions and neighborhood's pride.*

##### IMPLEMENTATION STRATEGIES

1. Support community wide harvest and planting celebrations.
2. Organize spring and fall community wide events to clean up the ditches.

## III. Neighborhood Plan

3. School projects can focus on neighborhood history and the history of acequias as a research or community service project with the neighborhood elders. This can include a horticultural component to elementary-school class work or community gardens on the school grounds.
4. Guest lecturers or other events at the community center could emphasize agricultural story, modern practices, permaculture, and sustainable agriculture practices.
5. Events such as neighborhood garden vegetable exchange days, and all garden/homemade food picnics or gatherings can help foster a neighborhood awareness of local food practices.
6. Observe National Night Out with “get-to-know-your-neighbor” block-level get-togethers.
7. Create a neighborhood directory of “Drivers for Seniors” to provide transportation for seniors needing assistance to appointments or errands.

### 2. Housing

#### VISION

*Los Duranes provides opportunities for a diversity of housing styles and affordability. We value the historic residences and encourage new housing that is authentic, sustainable and in keeping with the neighborhood character in scale and materials. Housing types reflect our historic style, agricultural uses and open space, and encourage family compounds while allowing best building practices.*

#### GOALS

- A. *Provide for a diversity of housing needs, including a variety of prices and types.*
- B. *Encourage family compounds to support multi-generations of families living in the neighborhood.*
- C. *Encourage innovation and sustainability in the use of materials and energy and water conservation.*
- D. *Encourage renovation and rehabilitation to preserve and enhance the existing housing stock.*

#### IMPLEMENTATION STRATEGIES

1. Promote and support affordable housing projects that use green construction materials, orientation, shade, energy and water conservation, and are consistent with the plan’s historic guidelines as a way to provide long term affordability and sustainability
2. Promote affordable housing projects that use small footprints, homeownership, accessory dwelling units and clustered housing as a way of providing a variety of prices and types.



## III. Neighborhood Plan

3. Fund housing rehabilitation programs, using City CDBG and HOME funds as well as City low-interest loans for low to moderate income households to bring substandard homes up to code.
4. Use City and County services to provide home retrofits (e.g. replacing windows, fixing minor plumbing problems, installing adequate doors and locks, water conservation retrofits) and to undertake home chores (e.g. yard work, painting, and other chores) for seniors.
5. Fund housing rehabilitation programs for low-income residents using County funds from the NM Mortgage Finance Authority
6. Support the provision of affordable ownership and rental housing on vacant parcels that are suitable for subdivision.
7. Encourage low-income residents to obtain funds for home weatherization from the Central New Mexico Housing Corporation.

### 3. Streets, Sidewalks, and Trails

#### VISION

*The narrow streets and acequias of Los Duranes are an essential part of our neighborhood character, which have been preserved and maintained in new developments. We have a connected network of safe routes to schools and community facilities and provide pedestrian and biking amenities for all ages and abilities. Bus shelters, access to transit, bike, pedestrian and equestrian trails provide viable alternatives to using the automobile. Shaded pathways and trails along the acequias and Bosque provide an interconnected network in and around the neighborhood.*

#### GOALS

- A. *Improve transit facilities and service for Los Duranes.*
- B. *Improve roadway safety by reviewing and updating roadway signing and striping.*
- C. *Preserve and maintain pedestrian/biking/equestrian opportunities and walkability in the neighborhood streets and acequias.*
- D. *Preserve and maintain the connections to the Riverside trail along the Bosque.*
- E. *Develop traffic calming designs for the area streets that maintain the unique character of the neighborhood and provide for multiple modes of travel to the extent possible.*
- F. *Improve neighborhood identity through entry and interpretive signage and lighting.*
- G. *Improve traffic and pedestrian safety at the neighborhood street intersections to Rio Grande Blvd.*

### III. Neighborhood Plan

- H. *Develop sidewalk and street design standards that improve pedestrian comfort and safety while maintaining neighborhood character.*

#### IMPLEMENTATION STRATEGIES

1. Coordinate with local bicycle, pedestrian and equestrian advocacy groups such as Greater [Albuquerque](#) Bicycling Advisory Committee (GABAC), in order to be aware of new opportunities for project funding and technical support provided by the City, County and MRCOG.
2. Increase safety for children walking and biking to school by engaging the “Safe Routes to School Program” which provide technical and programmatic support for projects. Funding for this program is administered through the NM Department of Transportation, and can be used for awareness and education, physical improvements, programs, encouragement, enforcement, and evaluation.
3. Develop a pedestrian trails network that is associated with the Duranes ditch. Work closely with MRGCD to identify issues and opportunities related to the ditches and acequias. Depending on the land status, different strategies are possible for ditches that need maintenance, ones that have been blocked off, and to investigate the feasibility of any trail improvements in Los Duranes.
4. Improve pedestrian and bicycle safety by reducing the speed of vehicles traveling through the neighborhood on key roadways such as Floral, Rice and Gabaldon, developing informal informational campaigns among neighbors, and through education about roadway rules and regulations for pedestrians and cyclists. [Ensure pedestrian safety and security through adequate lighting and/or by encouraging opportunities for natural surveillance.](#)
5. Replace existing traffic calming devices with pedestrian tables at intersections, bulb-outs with planters to narrow travel lanes, and chicanes or other travel lane modifications.
6. Maintain the visibility of traffic control signs and striping. In order to slow down vehicle speeds and increase driver awareness of pedestrians and cyclists, [restripe](#) roads and install crosswalks where appropriate.
7. Work with the [County Public Works Department and the](#) City’s Department of Municipal Development and 1% for the Arts Program to investigate streetscape improvements, interpretive signage, and gateway features into the neighborhood.
8. Develop minimum city and county roadway standards that meet the existing roadway configurations within the Los Duranes plan area. Review the condition of each neighborhood roadway and rehabilitate all deficient roadway sections to standards that are in character with the neighborhood streets. This will apply to roadway surface, and [to curb](#), gutter and sidewalk, and drainage facilities within the right-of-way [where applicable](#).

### III. Neighborhood Plan

9. Designate a safe, efficient route for travel between Rio Grande Blvd, the Community Center and park, and the Montessori Charter School to minimize cut-through traffic along minor local streets.
10. Develop alternatives for the intersection of Rio Grande Blvd/Indian School Rd intersection to improve operations, safety and access while discouraging increased traffic on Indian School west of Rio Grande.
11. Transport seniors by community center van to bus stops on Rio Grande Blvd and/or Central Ave.
12. [Rehabilitate existing sidewalks that are in disrepair and fill gaps in existing sidewalks \(see deficient sidewalks identified in Figure S on page 49 of this Plan\).](#)
13. Provide shoulders along narrow roadways [where no sidewalks exist](#) for pedestrian circulation, and gravel surfaces for non-motorized access along the neighborhood ditches with public right-of-ways. Remove impediments to non-motorized travel.
14. Provide bicycle route signage and enhancements along each designated route within the neighborhood.
15. [Investigate upgrading the #36 ABQ Ride bus route to a two-way service.](#)

### III. Neighborhood Plan

#### 4. Land Uses, Agriculture, and Acequias

##### VISION

*The rural historic character and agricultural land uses are the guiding form for our settlement pattern. This character is represented by generations living in family compounds, small neighborhood businesses, and gardening, farming and livestock activities. The acequias, ditches, and the agriculture they support, are the heart and soul of the neighborhood and are maintained as a functioning living system and community cultural activity. The neighborhood accommodates varying density that includes the traditional pattern of clustered residences with open space, and single family homes on a variety of lot sizes.*

##### GOALS

- A. Promote sustainable agricultural practices by encouraging and reconnecting the neighborhood with the acequia system.*
- B. Create incentives and promote development of community and family gardens, farms, locally grown produce and a continuation of livestock raising.*
- C. Preserve the acequia system by increasing neighborhood awareness and increasing participation in using and maintaining the acequias/ditches.*
- D. Support clustered housing and family compounds as a way of continuing historic land use patterns that maintain open space and accommodate diverse household incomes and lifestyles.*
- E. Promote the conservation and use of irrigated agricultural land and open space.*
- F. Promote sustainable building materials and practices and encourage solar and wind energy production, water and energy conservation including appropriate lot configurations and building orientation while being in conformance with noise and environmental ordinances.*
- G. Support land uses that maintain the residential character of the area, neighborhood-scale businesses and promote locally-owned business opportunities.*
- H. Transition the land use intensities in the neighborhood with higher density near Rio Grande Blvd. to lower densities toward the river.*
- I. Maintain the semi-rural neighborhood character through residential and commercial development that is consistent in scale and massing with the neighborhood.*

## III. Neighborhood Plan

### IMPLEMENTATION STRATEGIES

1. Conduct a tree survey (size & species) and identify on a map all healthy heritage trees to be protected and incorporate map into the neighborhood site plan review process.
2. Map active and inactive laterals, gates, MRGCD's right of way, maintenance roads or trails, prescriptive right-of-ways (traditional access to maintain laterals on private land) and encroachments on the Duranes Ditch and major laterals.
3. Adopt site development regulations and zoning provisions for new development that are consistent with existing building set backs, massing and scale, provide standards for perimeter walls and fences that maintain the open, rural character of the area, and setbacks from ditches that support the community's use of the acequia system.
4. Develop a comprehensive educational program at the community center focusing on irrigation including water harvesting, acequia irrigation gardening techniques at the community and household level.
5. Use the Duranes Ditch to irrigate community gardens at the community center.
6. Provide education and incentives for water harvesting, stormwater management, and graywater systems to be incorporated in residential, commercial and public buildings.
7. Form a Neighborhood Ditch and Trail committee to work with MRGCD on issues pertaining to the ditches, on preservation of the cottonwood trees, and to promote, educate and support family gardening in Los Duranes.
8. Allow clustered housing that follows the provisions of the City's Private Commons Development Section 14-16-3-16 and LDSP Design Regulations on one acre sites.
9. Adopt new zoning provisions as conditional uses for tracts in the County area with a minimum of two acres that allow clustered housing in exchange for permanent consolidated open space and/or agricultural land..
10. On lots within the County A-1 and R-1 zones that are an acre or larger, develop design regulations that will allow a secondary dwelling unit when agricultural land or open space is preserved on the lot.
11. Develop zoning and design regulations to maintain neighborhood-scale businesses and promote new commercial or mixed-use development in established commercial areas along Rio Grande Blvd.
12. Provide education on the benefits of conservation easements to allow the property owner to create community and family gardens and locally grown produce.

### III. Neighborhood Plan

13. Establish a Community-Supported Agriculture (CSA) organization for a neighborhood community garden that could help spread awareness about the importance of local produce, educate neighbors about gardening techniques, and serve as a resource to help first time gardeners.
14. Engage the New Mexico Acequia Association, a grassroots organization that supports public awareness and education about acequias, to serve as resource for local advocacy and education related to the acequias.
15. Work with [MRGCD and the City's DMD](#) in developing interpretive signage for locations where [a roadway](#) crosses [an acequia](#) to explain the historic significance of the acequia system and its modern usage.

#### 5. Community and Special Places

##### VISION

*Our schools, community center and park provide opportunities for our youth and elders to interact and learn from one another. The chapel, historic buildings, irrigated agricultural fields and narrow roadways hold an important place in the neighborhood in reminding us of our heritage and cultural traditions.*

##### GOALS

- A. *Promote events and opportunities at the neighborhood schools, churches, community center and park for neighborhood gatherings and senior and youth activities.*
- B. *Protect and preserve the neighborhood's historic properties and special places, such as its narrow roadways, acequias, irrigated fields and tree-lined streets.*
- C. *Maintain programs and buildings, expand and/or improve the community center facilities and neighborhood park using sustainable and green development practices.*

##### IMPLEMENTATION STRATEGIES

1. Develop a plan for an outdoor gathering space (plaza/plazuela) related to the historic buildings as a focal point with pedestrian connections to Rio Grande Boulevard, the community center/ park, and the Rio Grande Bosque.
2. To preserve community character, identify and map community and special places that contribute to neighborhood identity including narrow streets, acequias, heritage trees and open spaces.

### III. Neighborhood Plan

3. Prepare a neighborhood needs assessment and community center/park master plan that identifies and prioritizes existing and future programs and facilities needs and capital improvement projects. Such programming efforts could include a Spanish language heritage program as an intergenerational activity between youth and elders, a Growers Market, etc.
4. Continue to improve the Los Duranes Park with additional tree plantings, upgrades to the irrigation system and improved signage.
5. Create a neighborhood website that has an interactive community announcement page as well as an information kiosk at the community center.
6. [Update the 1978 Historic Building Inventory.](#)

#### 6. Neighborhood Safety and Crime Prevention

##### VISION

*Duranes neighborhood is a pleasant and safe place to walk and enjoy our families and neighbors. There is a lack of crime and drug use through neighborhood stability and residents who share in “eyes on the street” activities. Safe routes for all ages and abilities to schools and community facilities provide a genuine sense of community security.*

##### GOALS

- A. Increase the safety and security in the neighborhood, improve emergency services and unify Albuquerque Police Department (APD) jurisdiction.
- B. Reduce crime by strengthening the police presence and, increasing the neighborhood’s capacity to address crime.
- C. Improving the social and physical conditions through a neighborhood network of knowing our neighbors.
- D. Educate neighborhood on Crime Prevention through Environmental Design (CPTED).

##### IMPLEMENTATION STRATEGIES

1. Establish neighborhood lighting standards that are historically-appropriate in style, reinforce dark sky principles and use zero-footprint light heads, [and do not conflict with trees.](#)

### III. Neighborhood Plan

2. Add street lighting that follow neighborhood lighting standards in residential areas, and do not conflict with trees, at the Duranes Community Center and park where none currently exists.
3. Replace existing lighting that does not meet neighborhood lighting standards.
4. Increase police presence, Albuquerque Police Department (APD) and the Bernalillo County Sheriff's Office (BCSO), with patrols in Duranes that includes officers on foot, bike, or horse.
5. Create a community policing program with the following elements:
  - a. Quarterly meetings with the APD, BCSO, schools and neighborhood community to improve communication and safety.
  - b. Initiate a Neighborhood Crime Watch Program, partnering with the APD and BCSO. This involves improving resident communication with police, and informing officers about when and where chronic crime is taking place.
  - c. Crime Free Multi-Housing (CFMH) Program for rental property.
  - d. Zoning, Housing Code and On-street Parking Violation Education.
6. Expand and improve gang prevention and intervention programs in Duranes, focused especially on middle-school aged children, to provide positive paths for neighborhood youth. Programs should also focus on how best to respond to gang activity, particularly in public places such as the Duranes Community Center.
7. Expand one of the two Federal Weed and Seed programs currently operating in Albuquerque to include the Duranes neighborhood. This program provides funds to “weed” out crime and “seed” in prevention, including community policing, intervention, treatments, and neighborhood restoration projects.



### III. Neighborhood Plan

#### Capital Improvement Plan (CIP) Projects

Capital improvement projects will follow the standard process for submittal, evaluation and adoption by the City and County.

- A. Install street lights at the Duranes Community Center and Park, and along streets and alleyways where none currently exist, that are historically-appropriate in style, reinforce dark sky principles and use zero-footprint light heads. [\(ref. Strategies 6.1 – 3\)](#)
- B. Work with the City’s Department of Municipal Development and the 1% for the Arts Program to install streetscape improvements, interpretive signage, and gateway features into the neighborhood from Rio Grande Blvd at Zickert Rd, Floral Rd and Gabaldon Rd. [\(ref. Strategy 3.7\)](#)
- C. Replace existing speed humps with other traffic calming solutions such as pedestrian tables at intersections, bulb-outs with planters to narrow travel lanes, and chicanes or other travel lane modifications. [\(ref. Strategy 3.5\)](#)
- D. Develop alternatives for the intersection of Rio Grande Blvd/Indian School Rd intersection to improve operations, safety and access while limiting increased traffic on Indian School west of Rio Grande. [\(ref. Strategy 3.10\)](#)
- E. Transport seniors by community center van to bus stops on Rio Grande Blvd and/or Central Ave. [\(ref. Strategy 3.11\)](#)
- F. Provide sidewalks along urban sections of streets where sidewalks are discontinuous and rehabilitate sidewalks in poor condition. [\(ref. Strategy 3.12\)](#)
- G. Prepare neighborhood needs assessments and master plans for the community center and park that identify and prioritize existing and future programs and facilities needs and capital improvement projects. [\(ref. Strategy 5.3.a\)](#)
- H. Install neighborhood information kiosks on the Bosque Trail at trail heads such as Duranes Rd and Beach Rd. [\(ref. Strategy 3.7\)](#)

## III. Neighborhood Plan

### Implementation Matrix

The Implementation Matrix lists all the strategies in Section III of the plan, and lays out the responsible entity, timing of implementation and potential funding sources, where relevant. Zoning regulations will be implemented with adoption of the plan by the City and County. Capital improvement projects will follow the standard process for submittal, evaluation and adoption by the City and County. The remaining strategies are voluntary initiatives, and may involve collaboration of the Los Duranes Neighborhood Association with city and county departments, other public agencies or organizations. The Los Duranes Neighborhood Association should create an Implementation Task Force to organize committees by Plan Element to be responsible for coordinating the implementation of each of these strategies and activities.

Strategies shown in shading are City and/or County responsibility.

Abbreviations key:

Los Duranes Neighborhood Association = LDNA

City of Albuquerque = COA

Bernalillo County = BC

Albuquerque Public Schools = APS

Middle Rio Grande Conservancy District = MRGCD

City of Albuquerque Department of Family and Community Services = COA F&CS

City of Albuquerque Department of Municipal Development = COA DMD

City of Albuquerque Parks & Recreation Department = COA P&R

Capital Improvement Project = CIP

Community Development Block Grants = CDBG

Albuquerque Bernalillo County Water Utility Authority = ABCWUA

### III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
<p><b><u>1. FAMILIES, YOUTH AND ELDERS</u></b></p> <p>1. Support community wide harvest and planting celebrations.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> </ul>	On-going	Neighborhood fundraising
<p>2. Organize spring and fall community wide events to clean up the ditches.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• MRGCD</li> </ul>	On-going	Neighborhood fundraising
<p>3. School projects can focus on neighborhood history and the history of acequias as a research or community service project with the neighborhood elders. This can include a horticultural component to elementary school class work or community gardens on the school grounds.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• APS</li> </ul>	On-going	Neighborhood fundraising
<p>4. Guest lecturers or other events at the community center could emphasize agricultural history, modern practices, permaculture, and sustainable agriculture practices.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> </ul>	On-going	N/A
<p>5. Events such as neighborhood garden vegetable exchange days, and all garden/homemade food picnics or gatherings can help foster a neighborhood awareness of local food practices.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> </ul>	On-going	N/A
<p>6. Observe National Night Out with “get-to-know-your-neighbor” neighborhood block-level parties.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA</li> </ul>	<u>Annually (first Tuesday of August)</u>	Neighborhood fundraising
<p>7. Create a neighborhood directory of “Drivers for Seniors” to provide transportation for seniors needing assistance to appointments or errands.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA</li> <li>• BC</li> </ul>	<u>Spring 2012</u>	Neighborhood fundraising/CDBG

### III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
<p><b>2. HOUSING</b></p> <p>1. Promote and support affordable housing projects that use green construction materials, orientation, shade, energy and water conservation, and are consistent with the plan's historic guidelines as a way to provide long-term affordability and sustainability through LD Neighborhood Assoc. letter of support for such projects.</p>	<ul style="list-style-type: none"> <li>LDNA</li> </ul>	On-going	N/A
<p>2. Promote affordable housing projects that use small footprints, homeownership, accessory dwelling units and clustered housing as a way of providing a variety of prices and types.</p>	<ul style="list-style-type: none"> <li>LDNA</li> <li>BC <a href="#">Housing</a></li> </ul>	<a href="#">Plan adoption</a>	N/A
<p>3. Fund housing rehabilitation programs, <a href="#">using City CDBG and HOME funds as well as City low-interest loans for low to moderate income households to bring substandard homes up to code.</a></p>	<ul style="list-style-type: none"> <li>LDNA</li> <li>COA F&amp;CS</li> </ul>	Spring 2012	CDBG, <a href="#">HOME</a>
<p>4. Use <a href="#">City and County</a> services to provide home retrofits (e.g. replacing windows, fixing minor plumbing problems, installing <a href="#">adequate doors and locks</a>, <a href="#">water conservation retrofits</a>) and to undertake home chores (e.g. yard work, painting, and other chores) for seniors.</p>	<ul style="list-style-type: none"> <li>COA Senior Affairs</li> </ul>	On-going	CDBG
<p>5. Fund housing rehabilitation programs for low-income residents using County funds from the NM Mortgage Finance Authority.</p>	<ul style="list-style-type: none"> <li>LDNA</li> <li>BC Housing</li> </ul>	Spring 2012	CDBG NM Mortgage Finance Authority

## III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
<p>6. Support the provision of affordable ownership and rental housing on vacant parcels that are suitable for subdivision.</p>	<ul style="list-style-type: none"> <li>• COA F&amp;CS</li> <li>• BC Housing Dept.</li> </ul>	On-going	Neighborhood fundraising
<p>7. Organize spring and fall community wide events to clean up the ditches.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• MRGCD</li> </ul>	On-going	General Fund Central New Mexico Housing Corporation
<p><b>3. STREETS, SIDEWALKS, AND TRAILS</b></p> <p>1. Coordinate with local bicycle, pedestrian, and equestrian advocacy groups such as Greater Albuquerque Bicycling Advisory Committee (GABAC), in order to be aware of new opportunities for project funding and technical support provided by the City, County, and MRCOG.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> <li>• <a href="#">BC Public Works</a></li> </ul>	On-going	General Fund SAFETEA-LU Enhancement
<p>2. Increase safety for children walking and biking to school by engaging the “Safe Routes to School” program which provides technical and programmatic support for projects. Funding for this program is administered through the NM Department of Transportation, and can be used for awareness and education, physical improvements, programs, encouragement, enforcement, and evaluation.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> <li>• <a href="#">APS</a></li> </ul>	Summer 2012	General Fund State Legislature

### III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
<p>3. Develop a pedestrian trails network that is associated with the Duranes ditch. Work closely with MRGCD to identify issues and opportunities related to the ditches and acequias. Depending on the land status, different strategies are possible for ditches that need maintenance, ones that have been blocked off, and to investigate the feasibility of any trail improvements in Los Duranes.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> <li>• COA P&amp;R Open Space Division</li> <li>• MRGCD</li> <li>• <a href="#">BC Public Works</a></li> </ul>	Fall 2012	SAFETEA-LU Enhancement
<p>4. Improve pedestrian and bicycle safety on key roadways such as Floral, Rice, and Gabaldon by developing informal informational campaigns among neighbors, and through education about roadway rules and regulations for pedestrians and cyclists. <u>Ensure pedestrian safety and security through adequate lighting and/or by encouraging opportunities for natural surveillance.</u></p>	<ul style="list-style-type: none"> <li>• COA DMD</li> </ul>	Fall 2012	General Fund
<p>5. Replace traffic calming devices with pedestrian tables at intersections, bulb-outs with planters to narrow travel lanes, and chicanes or other travel lane modifications.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> <li>• <a href="#">BC Public Works</a></li> </ul>	Fall 2012	CIP
<p>6. Maintain the visibility of traffic control signs and striping. In order to slow down vehicle speeds and increase driver awareness of pedestrians and cyclists, restripe roads and install crosswalks where appropriate.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> <li>• <a href="#">BC Public Works</a></li> </ul>	Fall 2012	General Fund

### III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
<p>7. Work with the <a href="#">County Public Works Department</a> and the City's Department of Municipal Development and 1% for the Arts Program to investigate streetscape improvements, interpretive signage, and gateway features into the neighborhood.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA DMD</li> <li>• BC Public Works</li> </ul>	Fall 2012	CIP 1% Arts Program <a href="#">County General Fund</a>
<p>8.</p> <ol style="list-style-type: none"> <li>a. Develop minimum city and county roadway standards that meet the existing roadway configurations within the Los Duranes plan area.</li> <li>b. Review the condition of each neighborhood roadway and rehabilitate all deficient roadway sections to standards that are in character with the neighborhood streets. This will apply to roadway surface, curb, gutter and sidewalk, and drainage facilities within the right-of-way.</li> </ol>	<ul style="list-style-type: none"> <li>• COA</li> <li>• <a href="#">BC Public Works</a></li> </ul>	Plan adoption	N/A
<p>9. Designate a safe, efficient route for travel between Rio Grande Blvd., the Community Center and park, and the Montessori Charter School to minimize cut-through traffic along minor local streets.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA DMD</li> </ul>	Summer 2012	CIP
<p>10. Develop alternatives for the intersection of Rio Grande Blvd./ Indian School Rd. to improve operations, safety, and access while discouraging increased traffic on Indian School west of Rio Grande.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> </ul>	Fall 2012	CIP

### III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
<p><b>11.</b> Transport seniors by community center van to bus stops on Rio Grande Blvd and/or Central Ave.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA F&amp;CS</li> </ul>	Summer 2012	General Revenue
<p><b>12.</b> Provide sidewalks along urban sections of streets where sidewalks are discontinuous and rehabilitate sidewalks that are in disrepair.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> </ul>	Winter 2012	CIP
<p><b>13.</b> Provide shoulders along narrow roadways <u>where no sidewalks exist</u> for pedestrian circulation, and gravel surfaces for non-motorized access along the neighborhood ditches with public right-of -ways. Remove impediments to non-motorized travel.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> <li>• BC Public Works</li> </ul>	Winter 2012	General Fund
<p><b>14.</b> Provide bicycle route signage and enhancements along each designated route within the neighborhood.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA DMD</li> <li>• BC Public Works</li> </ul>	Winter 2012	General Fund
<p><b>15.</b> <u>Investigate upgrading the #36 ABQ Ride bus route to a two-way service.</u></p>	<ul style="list-style-type: none"> <li>• <u>COA Transit</u></li> </ul>	<u>Winter 2012</u>	
<p><b>4. LAND USES, AGRICULTURE AND ACEQUIAS</b></p> <p>1. Conduct a tree survey (size &amp; species) and identify on a map all healthy heritage trees to be protected and incorporate map into the neighborhood site plan review process.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> </ul>	Summer <u>2012</u>	N/A
<p>2. Map active and inactive laterals, gates, MRGCD's right of way, maintenance roads or trails, prescriptive right-of-ways (traditional access to maintain laterals on private land) and encroachments on the Duranes Ditch and major laterals.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• MRGCD</li> <li>• COA GIS</li> </ul>	Summer <u>2012</u>	N/A



### III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
<p>3. Adopt site development regulations and zoning provisions for new development that are consistent with existing building setbacks, massing and scale, provide standards for perimeter walls and fences that maintain the open, rural character of the area and setbacks from the community acequia system that support the community's use of the acequia system.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA Planning</li> <li>• BC Planning</li> </ul>	Plan adoption	N/A
<p>4. Develop a comprehensive educational program at the community center focusing on irrigation, including water harvesting and acequia irrigation gardening techniques at the community and household level.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> </ul>	Spring 2012	N/A
<p>5. Use the Duranes Ditch to irrigate community gardens at the community center.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• MRGCD</li> </ul>	Summer 2012	N/A
<p>6. Provide education and incentives for water harvesting, stormwater management, and graywater systems to be incorporated in residential, commercial and public buildings.</p>	<ul style="list-style-type: none"> <li>• COA Sustainability Office</li> <li>• <a href="#">BC Water Resources</a></li> <li>• <a href="#">ABCWUA Water Conservation</a></li> </ul>	<a href="#">Fall 2012</a>	General Fund
<p>7. Form a Neighborhood Ditch and Trail committee to work with MRGCD on issues pertaining to the ditches, on preservation of the cottonwood trees, and to promote, educate and support family gardening in Los Duranes.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> </ul>	Fall 2012	Neighborhood fundraising

### III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
<p>8. Allow clustered housing that follows the provisions of the City's Private Commons Development Section 14-16-3-16 and LDSDP Design Regulations on one acre sites.</p>	<ul style="list-style-type: none"> <li>COA Planning</li> </ul>	Plan adoption	N/A
<p>9. Adopt new zoning provisions as conditional uses for tracts in the County area with a minimum of two acres that allows clustered housing in exchange for permanent consolidated open space and/or agricultural land.</p>	<ul style="list-style-type: none"> <li>BC Planning</li> </ul>	Plan adoption	N/A
<p>10. On lots within the County A-1 and R-1 zones that are an acre or larger, develop design regulations that will allow a secondary dwelling unit when agricultural land is preserved on the lot.</p>	<ul style="list-style-type: none"> <li>BC Planning</li> </ul>	Plan adoption	N/A
<p>11. Develop zoning and design regulations to maintain neighborhood-scale businesses and promote new commercial or mixed-use development in established commercial areas along Rio Grande Blvd.</p>	<ul style="list-style-type: none"> <li>COA Planning</li> </ul>	Plan adoption	N/A
<p>12. Provide education on the benefits of conservation easements to allow the property owner to create community and family gardens and locally grown produce.</p>	<ul style="list-style-type: none"> <li>LDNA</li> <li>Rio Grande Land Trust</li> </ul>	Summer <u>2012</u>	N/A
<p>13. Establish a Community-Supported Agriculture (CSA) organization for a neighborhood community garden that could help spread awareness about the importance of local produce, educate neighbors about gardening techniques, and serve as a resource to help first time gardeners.</p>	<ul style="list-style-type: none"> <li>LDNA</li> </ul>	Summer <u>2012</u>	Neighborhood fundraising

### III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
14. Engage the New Mexico Acequia Association to serve as resource for local advocacy and education related to the acequias.	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• MRGCD</li> </ul>	Summer <u>2012</u>	Neighborhood fundraising
15. Work with <u>MRGCD</u> , and the City's <u>DMD</u> in developing interpretive signage for locations where a <u>roadway</u> crosses an <u>acequia</u> to explain the historic significance of the acequia system and its modern usage.	<ul style="list-style-type: none"> <li>• <u>MRGCD</u></li> <li>• COA <u>DMD</u></li> </ul>	Summer <u>2012</u>	General fund
<p><b><u>5. COMMUNITY AND SPECIAL PLACES</u></b></p> <p>1. Develop a plan for an outdoor gathering space (plaza/plazuela) related to the historic buildings as a focal point with pedestrian connections to Rio Grande Boulevard, the community center/park, and the Rio Grande Bosque.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA Planning</li> </ul>	Winter 2012	General fund
2. To preserve community character, identify and map community and special places that contribute to neighborhood identity including narrow streets, acequias, heritage trees and open spaces.	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA Planning</li> </ul>	Fall 2012	General Fund
3. <ol style="list-style-type: none"> <li>a. <u>Undertake</u> the renovation/rebuild of the community center that identifies and prioritizes future facilities needs and programs, which could include Spanish language heritage program as an intergenerational activity between youth and elders.</li> </ol>	<ul style="list-style-type: none"> <li>• COA F&amp;CS</li> </ul>	2011/2016	CIP

### III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
<p>b. Prepare a neighborhood needs assessment and park master plan that identifies and prioritizes existing and future programs, including a Growers Market, facilities needs, and capital improvement projects.</p>	<ul style="list-style-type: none"> <li>• COA P&amp;R</li> <li>• LDNA</li> </ul>	2012	General fund
<p>4. Continue to improve the Los Duranes Park with additional tree plantings, upgrades to the irrigation system and improved signage.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA <a href="#">P&amp;R</a></li> </ul>	Summer 2012	General fund
<p>5. Create a neighborhood website that has an interactive community announcement page as well as an information kiosk at the community center.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> </ul>	Summer <a href="#">2012</a>	Neighborhood fundraising
<p>6. <a href="#">Update the 1978 Historic Building Inventory.</a></p>	<ul style="list-style-type: none"> <li>• <a href="#">COA Planning</a></li> </ul>	<a href="#">Summer 2012</a>	<a href="#">N/A</a>
<p><b><u>6.</u></b> <b>NEIGHBORHOOD SAFETY AND CRIME PREVENTION</b></p> <p>1. Establish neighborhood lighting standards that are historically-appropriate in style, <a href="#">do not conflict with trees</a>, reinforce dark sky principles and use zero-footprint light heads.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> <li>• BC Public Works</li> </ul>	Summer 2012	CIP
<p>2. Add street lighting that follow neighborhood lighting standards <a href="#">and do not conflict with trees</a> in residential areas, at the <a href="#">Los Duranes Community Center</a> and park where none currently exists.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> </ul>	2012	CIP
<p>3. Replace existing lighting that does not meet neighborhood lighting standards.</p>	<ul style="list-style-type: none"> <li>• COA DMD</li> </ul>	2012	CIP

### III. Neighborhood Plan

Neighborhood Plan Strategies	Responsible Organization	Timeframe	Potential Funding Sources
<p>4. Increase police presence, Albuquerque Police Department (APD) and the Bernalillo County Sheriff's Office (BCSO), with patrols in Duranes that includes officers on foot, bike, or horse.</p>	<ul style="list-style-type: none"> <li>• APD</li> <li>• <a href="#">BCSO</a></li> </ul>	<p>Summer <a href="#">2012</a></p>	<p>General fund</p>
<p>5. Create a community policing program with the following elements: (a) Quarterly meetings with the APD, BCSO, schools and neighborhood community to improve communication and safety; (b) Initiate a Neighborhood Crime Watch Program, partnering with the APD and BCSO. This involves improving resident communication with police, and informing officers about when and where chronic crime is taking place; <a href="#">c) NW and Crime Free Multi-Housing Program</a>; and <a href="#">d) Zoning, Housing Code and On-street Parking Violation Education</a>.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• APD</li> <li>• <a href="#">BCSO</a></li> </ul>	<p>Summer <a href="#">2012</a></p>	<p>General fund</p>
<p>6. Expand and improve gang prevention and intervention programs in Duranes, focused especially on middle-school aged children, to provide positive paths for neighborhood youth. Programs should also focus on how best to respond to gang activity, particularly in public places such as the Duranes Community Center.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• APD</li> <li>• <a href="#">BCSO</a></li> </ul>	<p>Summer <a href="#">2012</a></p>	<p>General fund</p>
<p>7. Expand one of the two Federal Weed and Seed programs currently operating in Albuquerque to include the Duranes neighborhood. This program provides funds to “weed” out crime and “seed” in prevention, including community policing, intervention, treatments, and neighborhood restoration projects.</p>	<ul style="list-style-type: none"> <li>• LDNA</li> <li>• COA F&amp;CS</li> <li>• APD</li> </ul>	<p>Summer <a href="#">2012</a></p>	<p>General fund</p>

### III. Neighborhood Plan

This Page Intentionally Left Blank

## IV. Regulations

### Los Duranes Sector Development Plan Zoning and Development Regulations

*City LDSDP SU-2 Zone and County SD Zone providing design standards and provisions for new development in the Los Duranes Sector Development Plan area.*

The LDSDP provides zoning and development regulations necessary to support several community goals for the Los Duranes neighborhood and to implement many of the land use, agriculture and acequia strategies. The provisions amend or replace existing zoning and development standards, and supplement other applicable zoning use provisions and development regulations. It covers both county and city portions of the plan area and is therefore referred to as the LDSDP SU-2 Zone for areas under City of Albuquerque zoning jurisdiction and LDSDP SD Zone for areas under Bernalillo County zoning jurisdiction.

The intent of the LDSDP zoning regulations is to provide incentives for landowners to preserve agricultural land and open space; protect the community acequia system; encourage a variety of housing types; maintain neighborhood businesses and develop a range and mix of uses in commercial areas; and preserve the historic scale and pattern of the neighborhood by requiring new development to follow revised standards for setbacks, frontages, building heights and lot coverage.





MAP PENDING

**Figure T: Zoning Established by the 2012 Los Duranes Sector Development Plan - Official Map**

## IV. Regulations

### ***General Provisions***

The design standards and provisions are specific to the Los Duranes Plan Area (see City and County Sector Plan Zoning Maps pages [65](#) and [66](#)). Where conflict arises between the City/County regulations and the LDSDP Zone standards and provisions, the LDSDP Zone standards and provisions shall prevail. When the standards are silent on an issue that would otherwise be governed by other City/County codes or plans, including the Rio Grande Blvd Corridor Plan, those codes and plans shall prevail.

## IV. Regulations

### ***LDSDP SU-2 Zone for City of Albuquerque Zoning Districts***

The LDSDP SU-2 Zone is required for all new development within the boundaries of the Los Duranes Sector Development Plan under the jurisdiction of the City of Albuquerque with the exception of those properties with SU-1 zoning. The SU-1 for Private School zone on Gabaldon Rd is rezoned SU-1 for School & related facilities to reflect its current status as an APS School. The SU-1 for O-1 permissive uses on the west side of Rio Grande Blvd. remains the same.

**Non-conforming uses:** Existing non-conforming uses and uses that become non-conforming with the adoption of this Plan are to be treated as approved conditional uses.

The intent for residential development is to continue the historic scale and pattern of housing and encourage consolidated open space and agricultural land. The LDSDP SU-2 zone amends the existing RA-1, RA-2, R-1, R-2, R-LT & RT zoning districts with revised design standards and provisions and permits the use of Private Commons Development (PCD) on tracts one acre or greater in the SU-2/LD-RA-1, SU-2/LD-RA-2, and SU-2/LD-R-1 zoning districts. Future lot splits are encouraged to reinforce the traditional “lineas” pattern.

**Approval process for residential development:** Proposals shall be submitted as site development plans for building permit to the Building & Safety Division, or shall be submitted to the Development Review Board if they include replatting or a Private Commons Development.

The intent for commercial development is to encourage neighborhood-oriented retail, service and office uses, and commercial and residential mixed uses and to create a transition zone between the rural residential character of the neighborhood and the more urban character and intensities of development that fronts Rio Grande Blvd (see LD-MUD-1 and LD-MUD-2 zones for approval process).

#### **Definitions:**

***Agricultural Land:*** A consolidated area set aside as permanent agricultural land.

***Buildable Area:*** A consolidated area that may be used for buildings and associated development purposes.

***Commercial Parking Facility:*** An area of land or a structure used to provide parking, as a commercial enterprise, for four or more motor vehicles for a fee. Such parking is not primarily associated with any other use on the same site.

***Community Acequia:*** a ditch, lateral, or drain designated on the LDSDP Community Acequias Map (see Figure AA page 86)

***Consolidated Open Space:*** A consolidated land area set as permanent open space.

***Lineas:*** A Hispanic tradition of land division in New Mexico creating a recurring pattern of long narrow

## IV. Regulations

lots (fields), each having access to irrigation.

**Plazuela Compound:** A permitted development type within a Private Commons Development in the LDSDP SU-2 zone characterized by a consolidated open space bound by attached or detached buildings on at least three sides.

**Private Commons Development (PCD):** A permitted development type in accordance with the provisions in City of Albuquerque's Comprehensive Zoning Code, Section 14-16-3-16 which allows clustered housing and requires a set aside of a tract to provide a Private Commons Area (PCA).

**Private Commons Area:** An open space set aside which may be used for agriculture, landscaping, on-site ponding, recreation or any combination thereof that is shared by residents of a Private Commons Development.

### SU-2/LD RA-1

Design standards pertaining to scale and mass amending RA-1 zoning district

The LD RA-1 zone pertains to properties west of Gabaldon Road annexed into the city in 1996 and any properties annexed into the city in the future zoned RA-1. The revised standards in the Los Duranes SU-2 zone are intended to ensure that new development respects the scale and mass of the existing built environment and to encourage the preservation of visual and functional open space.

City RA-1 with the following exceptions:

- A. Permissive Uses: Private Commons Development is permitted on a lot containing 1 or more acres, per the LDSDP SU-2/PCD regulations on page xx. Townhouses are permitted only in conjunction with a PCD.
- B. Heights:
  1. Structure height up to 16 feet is permitted
  2. Structure height up to 26 feet, or the area between 16 feet and 26 feet in height, is permitted with the following conditions:
    - i. Minimum 6' step back from ground floor frontage abutting public right of way
    - i. Second story area limited to 65% of ground floor footprint, except townhouses in a PCD shall be limited to 75% of ground floor footprint.
- C. Lot Coverage (the total square footage of the principal residence footprint + accessory building foot prints).
  1. Lot coverage shall not exceed 50% of lot.
- D. Setbacks:
  1. Side set back: not less than 10' from property line
  2. Staggered Front set back:

## IV. Regulations

- i. not less than 10' from property line and
  - ii. a minimum of 6' set back or set forward from front façade of principal residence located on one adjoining property. The staggering requirement shall apply to residences fronting the same street in new subdivision developments of 5 or more houses.
3. Garages that have doors facing the street shall be setback not less than 20' from property line.
- E. Driveways shall be a minimum of 20' in length.

### **SU-2/LD RA-2**

*Design standards pertaining to scale and mass amending RA-2 zoning district*

Residential development in the LD RA-2 zoning district occurs on lots of different sizes and in a variety of configurations due to subdivisions that relate to the acequia system, family transfers, access and frontage to public and private streets. At the parcel level there are a variety of setbacks, landscape features and parking placements. Scattered throughout the area are large garden plots, small scale agricultural activities nurtured by the acequia system and home businesses. Many of the lots have accessory dwelling units and some have been configured to accommodate clustered housing.

Los Duranes Community Center is an approved conditional use in the RA-2 Zone (ZA-79-162, ZA-95-025) and may continue as an approved conditional use when this plan takes effect.

The RA-2 Zone (Residential and Agricultural) allows residential and low intensity agricultural uses and a gross density of 3 dwelling units per acre. Due to the age of this neighborhood, many lots existed prior to the adoption of the city Zoning Code in 1959. Once zoning was established, many of these smaller lots became legal non-conforming lots. Property owners have had the right to build on any lot of record regardless of size per the 1981 amendment to the existing plan. When the new plan takes effect, property-owners have the right to build a residence on any legal lot zoned LD RA-2. "Legal" lot is defined as a lot recorded in the County Clerk's Office on or prior to March 23, 1981, OR a lot that was recorded after that date and complies with the City's Subdivision Ordinance.

The variety of lot sizes contributes to the unique character of Los Duranes. The following standards support the goal of preserving the character of the residential neighborhood, and preserving open space and agricultural lands. These revised standards to the RA-2 zoning district are intended to ensure that new development respects the scale and mass of the existing built environment.

City RA-2 zoning with the following exceptions:

- A. Permissive Uses: Private Commons Development is permitted on a lot containing 1 or more acres, per the LDSDP SU-2/PCD regulations on page 88. Townhouses are permitted only in conjunction with a PCD.

## IV. Regulations

### B. Heights:

1. Structure height up to 16 feet is permitted
2. Structure height up to 26 feet, or the area between 16 feet and 26 feet in height, is permitted with the following conditions:
  - i. Minimum 6' step back from ground floor frontage abutting public right of way
  - ii. Second story area limited to 65% of ground floor footprint, except townhouses in a PCD shall be limited to 75% of ground floor footprint.
3. Structure height up to 32 feet is permitted for the Los Duranes Community Center with the following conditions:
  - i. Minimum 6 foot stepback from ground floor frontage abutting public right-of-way.
  - ii. Area between 16 feet and 32 feet in height shall be limited to 75% of ground floor footprint

### C. Lot Coverage (the total square footage of the principal residence footprint + accessory building foot prints).

1. Lot coverage shall not exceed 50% of lot.

### D. Setbacks:

1. Side set back: not less than 10' from property line
2. Staggered Front set back:
  - i. not less than 10' from property line and
  - ii. a minimum of 6' set back or set forward from front façade of principal residence located on one adjoining property. The staggering requirement shall apply to residences fronting the same street in new subdivision developments of 5 or more houses.
3. Garages that have doors facing the street shall be setback not less than 20' from property line.

### E. Driveways shall be a minimum of 20' in length.

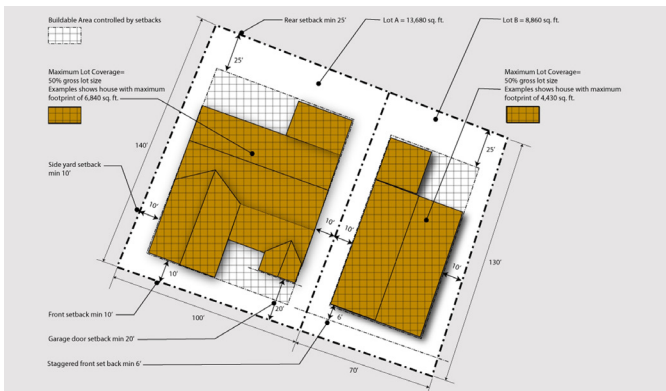


Figure U: Example Lot Coverage & Setbacks, SU-2/LD RA-1 & SU-2/LD RA-2 Zoning Districts

## IV. Regulations

### *SU-2/LD R-1*

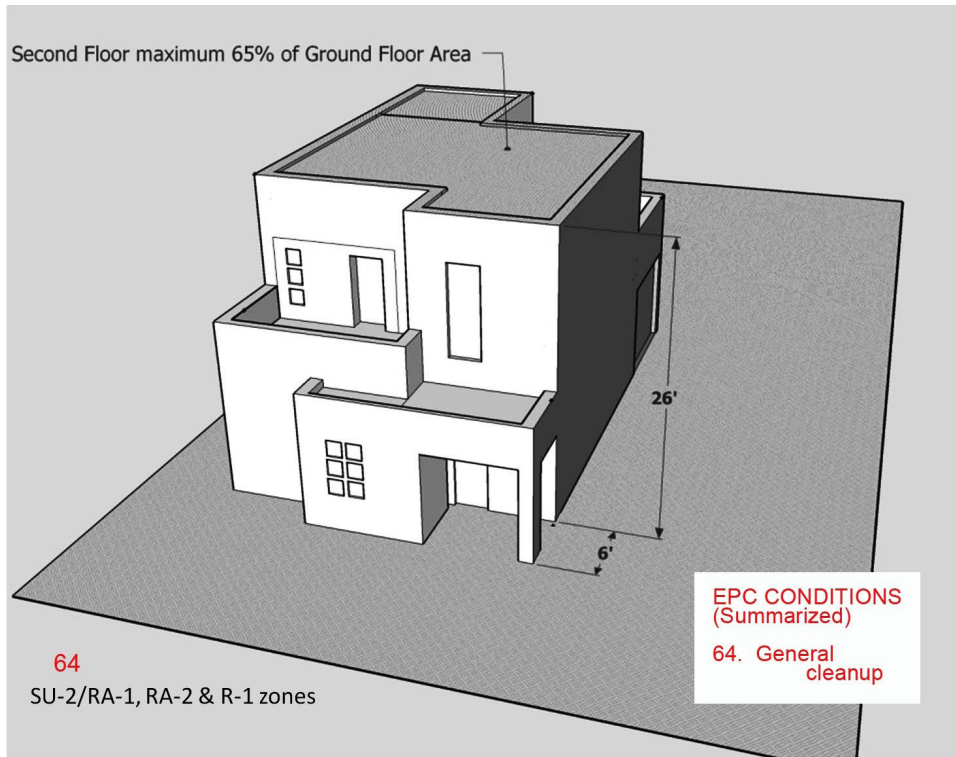
*Design standards pertaining to scale and mass amending R-1 zoning district*

The LD R-1 zoning districts in Los Duranes consist of primarily one story single family homes on standard 6000 sq ft lots with 60 foot frontages on local streets. The following standards support the goal of preserving the character of the residential neighborhood and encouraging a cohesive evolution of the neighborhood. It is intended to ensure that new development in the LD R-1 zoning district respects the scale and mass of the existing built environment.

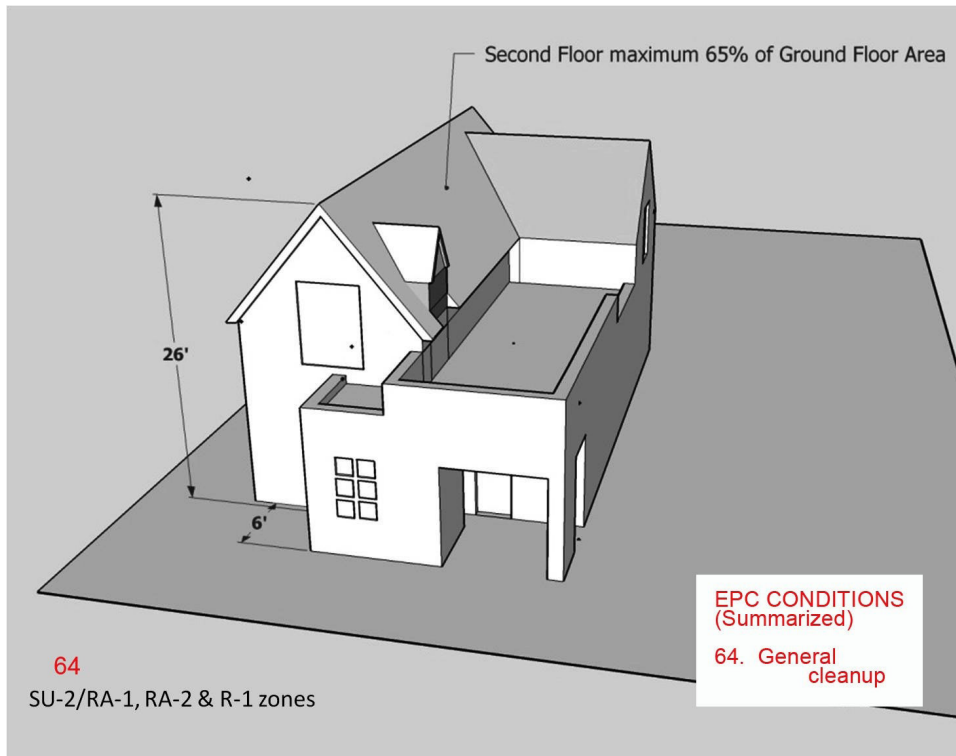
City R-1 zoning with the following exceptions:

- A. Permissive Uses: Private Commons Development is permitted on a lot containing 1 or more acres, per the LDSDP SU-2/PCD regulations on page 88. Townhouses are permitted only in conjunction with a PCD.
- B. Height:
  1. Structure height up to 16 feet is permitted
  2. Structure height up to 26 feet, or the area between 16 feet and 26 feet in height, is permitted with the following conditions:
    - i. Minimum 6' step-back from ground floor frontage abutting public right-of way
    - ii. Second story area limited to 65% of ground floor foot print, except townhouses in a PCD shall be limited to 75% of ground floor footprint.
- C. Frontage:
  1. The front facade of new structures shall not exceed the average width of principal structures on lots within 300 ft in both directions measured from both corners of the lot line that abuts the primary public right-of-way by more than 20%.
- D. Setbacks:
  1. Front set back:
    - i. The building setbacks shall be substantially maintained to preserve the pattern of building fronts and setbacks from the street. Substantially maintained means that the building setback is within, plus or minus, 5 feet of existing buildings within 300 feet in both directions measured from the corners of the lot line that abuts the primary public right of way. Minimum setback is 15 ft.
    - ii. In subdivision developments of 5 or more houses, front setbacks shall have a minimum 6 ft set back or set forward from front facade of principal residence located on one adjoining property fronting the same street.
  2. Garages that have doors facing the street shall be setback not less than 20' from property line
- E. Driveways shall be a minimum of 20' in length.

## IV. Regulations



**Figure V: Example Flat Roof House: showing height standards and second floor area maximum.**



**Figure W: Example Pitch Roof House: showing height standards and second floor area maximum.**



## IV. Regulations

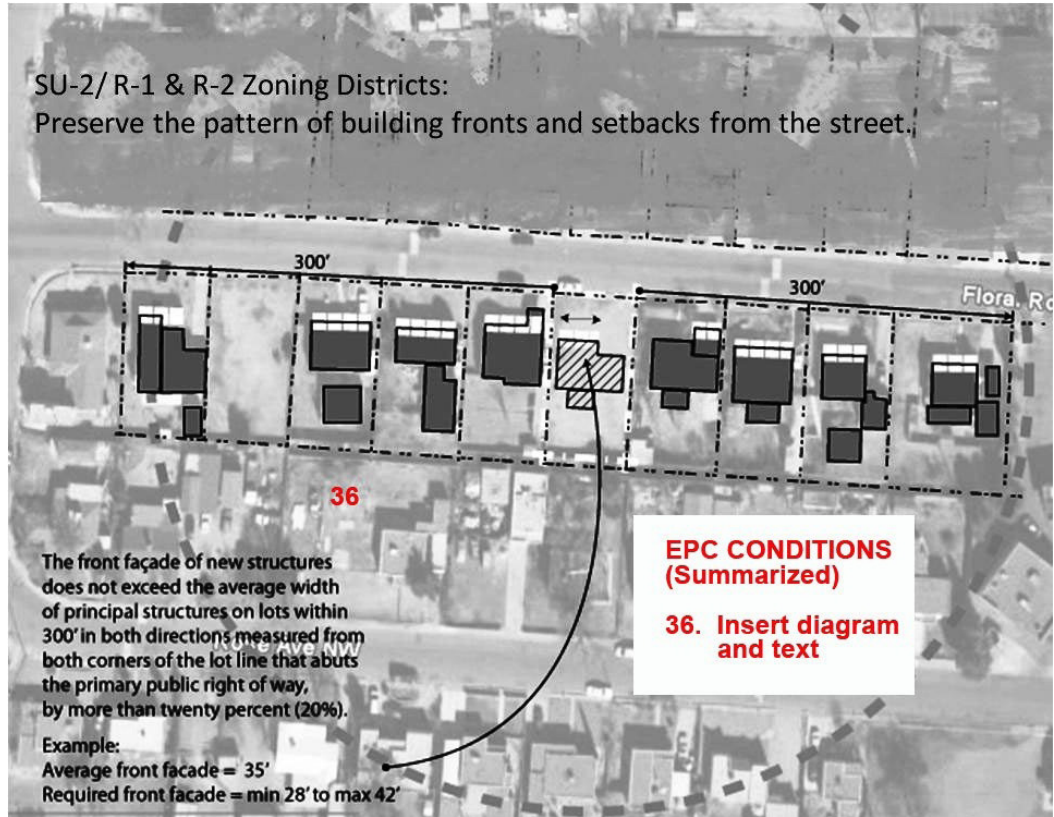


Figure X: SU-2/LD R-1 and SU-2/LD R-2 Example Building Frontage Standards

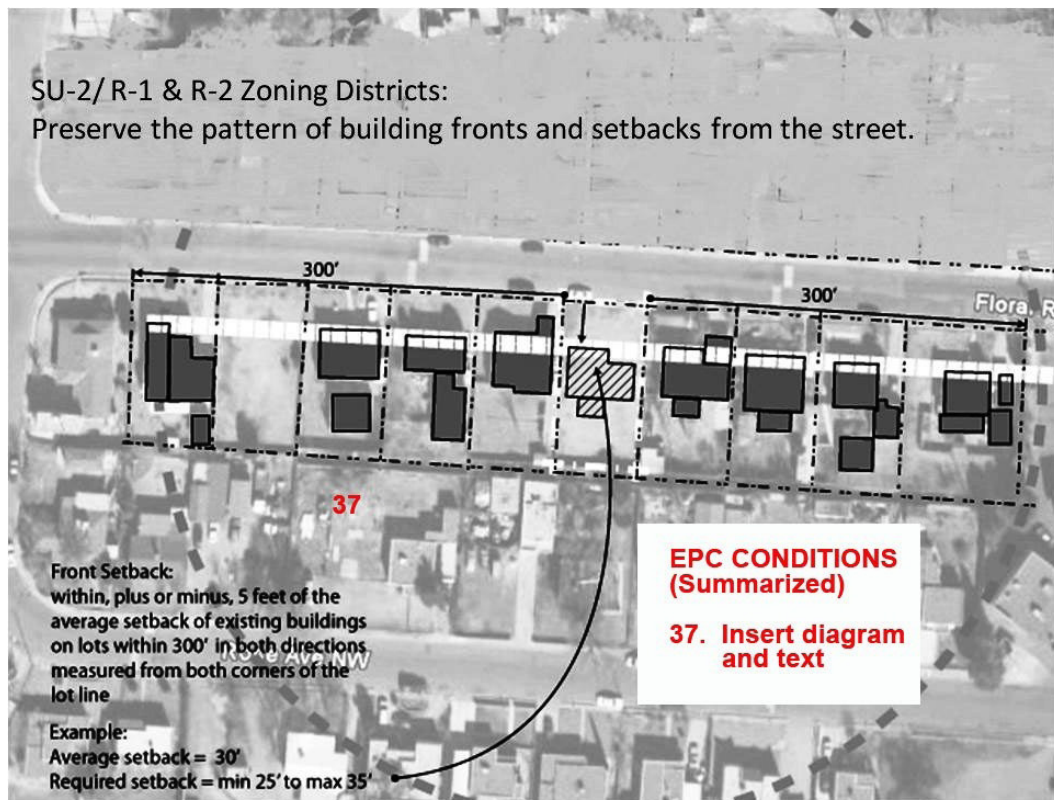


Figure Y: SU-2/LD R-1 and SU-2/LD R-2 Example Front Setback Standards

## IV. Regulations

### **SU-2/LD R-LT**

*Design standards pertaining to scale and mass amending R-LT zoning district*

The LD R-LT zoning district in Los Duranes consists primarily of one and two story townhouses with ground related entrances. The following standards are intended to ensure that new development respects the scale and mass of the existing built environment by preventing long homogeneous facades on public streets, minimizing the number of curb cuts and maximizing contiguous landscape areas in the front setback area.

City R-LT zoning with the following exceptions:

- A. Height:
  - 1. Structure height up to 16 feet is permitted
  - 2. Structure height up to 26 feet, or the area between 16 feet and 26 feet in height, is permitted with the following regulations:
    - i. Minimum 6' step-back from ground floor frontage abutting public right-of way
    - ii. Townhouses: Minimum 6' step-back from ground floor frontage abutting SU-2/LD R-1, SU-2/LD RA-1 or SU-2/LD RA-2 zoned properties.
    - iii. Second story area limited to 75% of ground floor foot print
- B. Frontage:
  - 1. Facades of townhouses on the same frontage shall be articulated at least every 40' or third unit with a minimum change of 2' in setback.
- C. Garages that have doors facing the street shall be setback not less than 20' from the property line.
- D. Every two adjoining townhouses with vehicle access from the street are required to share a driveway with a maximum curb cut of 16'.
- E. Driveways shall be a minimum of 20' in length.

### **SU-2/LD R-T**

*Design standards pertaining to scale and mass amending R-T zoning district*

The LD R-T zoning district in Los Duranes consists of one and two story clustered townhouses with shared driveways and ground related entrances. The following standards are intended to ensure that new development respects the scale and mass of the existing built environment by preventing long homogeneous facades on public streets, minimizing the number of curb cuts and maximizing contiguous landscape areas in the front setback area.

## IV. Regulations

City R-T zoning with the following exceptions:

A. Height:

1. Structure height up to 16 feet is permitted
2. Structure height up to 26 feet, or the area between 16 feet and 26 feet in height, is permitted with the following regulations:
  - i. Minimum 6' step-back from ground floor frontage abutting public right-of way
  - ii. Townhouses: Minimum 6' step-back from ground floor frontage abutting SU-2/LD R-1, SU-2/LD RA-1 or SU-2/LD RA-2 zoned properties.
  - iii. Second story area limited to 75% of ground floor foot print

B. Frontage:

1. Facades of townhouses on the same frontage shall be articulated at least every 40' or third unit with a minimum change of 2' in setback.

C. Garages that have doors facing the street shall be setback not less than 20' from the property line.

C. Every two adjoining townhouses with vehicle access from the street are required to share a driveway with a maximum curb cut of 16'.

C. Driveways shall be a minimum of 20' in length.

### **SU-2/LD R-2**

*Design standards pertaining to scale and mass amending R-2 zoning district*

The LD R-2 zoning district has large deep tracts (350') and zoning that allows single family, townhouses and apartments. This has created a mixed development pattern. Many of the lots have been subdivided into parcels that accommodate detached one and two story single family homes with private drives to provide access for houses built in the middle and back of the tract. Other lots have been subdivided to accommodate attached one and two story townhomes and apartment complexes. The following standards support the goal of preserving the character of the residential neighborhood and encouraging a cohesive evolution of the neighborhood. These revised standards are intended to ensure that new development respects the scale and mass of the existing built environment.

City R-2 zoning with the following exceptions:

A. Height:

1. Structure height up to 16 feet is permitted
2. Structure height up to 26 feet is permitted with the following regulations:
  - i. Minimum 6' step-back from ground floor frontage abutting public right-of way.

## IV. Regulations

- ii. Townhouses and apartments: Minimum 6' step-back from ground floor frontage abutting SU-2/LD R-1, SU-2/LD RA-1 or SU-2/LD RA-2 zoned properties.
  - iii. Second story area limited to 75% of ground floor footprint.
- B. Ground Floor Entrances: Entrances to second floor units shall be internal to the building if they are not located on the ground floor.
- C. Frontage: The front facade of new structures shall not exceed the average width of principal structures on lots within 300 ft in both directions measured from both corners of the lot line that abuts the primary public right-of-way by more than 20%.
- D. Setbacks:
- 1. The building setbacks shall be substantially maintained to preserve the pattern of building fronts and setbacks from the street. Substantially maintained means that the building setback is within, plus or minus, 5 feet of existing buildings within 300 feet in both directions measured from the corners of the lot line that abuts the primary public right of way. Minimum setback is 15 ft.
  - 2. Garages that have doors facing the street shall be setback not less than 20' from the property line.
  - 3. The maximum length of a building shall be 80 ft. The minimum distance between buildings shall be 15 ft.
- E. Every two adjoining townhouses with vehicle access from the street are required to share a driveway with a maximum curb cut of 16'.
- F. Driveways shall be a minimum of 20' in length.

## IV. Regulations

### **SU-2/LD Mixed Use District 1 (LD MUD-1) Zone**

*For properties with non-residential, primarily C-1 and O-1, zoning in the Rio Grande Blvd corridor area of the Los Duranes Sector Development Plan.*

The SU-2/LD Mixed Use District 1 is provided to encourage neighborhood-oriented retail, service and office uses, and commercial and residential mixed uses on properties with C-1 and O-1 zoning prior to the adoption of this plan. In several cases, lots in the Rio Grande Blvd. corridor are currently split between two different zones, commercial and residential. The LDSDP proposes to remedy the problem by aligning zoning with lot lines. The realignments generally reflect the predominant, existing land use and the ownership of the lots.

The district supports a mix of retail and commercial service uses as well as medium density (up to 20 dwelling units per acre) residential uses. SU-2/LD MUD-1 in conjunction with the design regulations put forth in the Rio Grande Blvd. Corridor Plan (RGBCP) are necessary to implement many of the land use, housing, and transportation strategies and to support many of the community goals for the Los Duranes neighborhood.

- A. Permissive Uses: any or a mix of permissive uses from the following zones and Senior Housing Facility are allowed, subject to a maximum residential density of 20 dwelling units (DUs) per acre:
1. R-G Residential Garden Apartment Zone
  2. O-1 Office and Institution Zone with the exception of:
    - i. Parking lot, and Commercial parking facility as defined on page 83 of this plan.
  3. C-1 Neighborhood Commercial Zone with the exception of:
    - i. Parking lot, and Commercial parking facility as defined on page 83 of this plan.
    - ii. Gasoline, oil and liquefied petroleum gas retailing, unless it is an existing or previously approved use, which is allowed on the same premises.
    - iii. Off-premise signs
  4. Senior Housing Facility - An age restricted residential complex which may be in a variety of housing forms - attached or detached dwelling units, apartments, private or semi-private rooms - occupied by senior citizens. The property shall be operated only as 'Housing for Older Persons' as defined in the Federal Housing for Older Persons Act (42U.S.S., para 3607(b)(2)) and uses will include related facilities. Such facilities may include a congregate meals program in a common dining area, private recreational facilities, housekeeping assistance, medical services including but not limited to dietary and nutritional assistance, or incidental services that address the activities of daily living. Facilities meeting the definition

## IV. Regulations

of a Community Residential Program cannot be included under the Senior Facility Housing use.

B. Conditional Uses: any or a mix of conditional uses from the following zones are allowed, subject to a maximum residential density of 20 dwelling units (DUs) per acre:

1. R-G Residential Garden Apartment Zone
2. O-1 Office and Institution Zone
3. C-1 Neighborhood Commercial Zone with the exception of:
  - i. Vehicle sales, rental, service, repair and storage, both indoor and outdoor.

C. Regulations:

1. R-G Residential Garden Apartment Zone, as regulated in the Zoning Code with the following exceptions:
  - i. Height. Pursuant to C-1 Zone with stepback as per Rio Grande Blvd. Corridor Plan
  - ii. Lot Size. No requirements.
  - iii. Setback. Setback shall be as provided in the O-1 zone.
  - iv. Off-street Parking:
    - a. 1 space for units with 1 bedroom or efficiency [C52] apartments,
    - b. 1.5 spaces for units with 2 bedrooms,
    - c. 2 spaces for units with 3 or more bedrooms.
    - d. Per design standards of the Rio Grande Blvd Corridor Plan, where applicable.
2. O-1 Office and Institution Zone, as regulated in the Zoning Code with the following exceptions:
  - i. Height. Pursuant to C-1 Zone with stepback as per Rio Grande Blvd. Corridor Plan
  - ii. Off-street Parking: per the COA Zoning Code, except any more restrictive design standards of the Rio Grande Blvd Corridor Plan shall apply.
3. C-1 Neighborhood Commercial Zone, as regulated in the Zoning Code with the following exceptions:
  - i. Height. Pursuant to C-1 Zone with stepback as per Rio Grande Blvd. Corridor Plan
  - ii. Off-street Parking. Per the COA Zoning Code, except any more restrictive design standards of the Rio Grande Blvd Corridor Plan shall apply.
  - iii. Design Standards for Drive-up Service Windows: Drive-up service windows shall not be on a façade that faces or fronts on Rio Grande Blvd. and the associated drive-up queue lanes shall not be located parallel to Rio Grande Boulevard, unless they are behind

## IV. Regulations

a building. Drive-up service windows shall be oriented away from pedestrian areas, such as sidewalks and plazas, residentially-zoned areas, and other public streets where possible. Screening shall be provided for drive-up service windows and associated drive-up queue lanes. Screening may be in the form of walls, earth berms, and/or dense evergreen landscaping, and shall be a minimum of three feet in height. The design of walls shall integrate with the building materials and colors. Where walls are provided, a minimum 3-foot wide planting strip with live vegetation shall also be provided on the pedestrian, residential or public street side. The vegetation shall include evergreen shrubs and/or trees to provide adequate shielding. Screening may also be provided by placing the drive-up service windows and/or queue lanes between two adjacent and parallel buildings.

4. Senior Housing Facility

- i. Height. Pursuant to C-1 zone with stepback as per Rio Grande Blvd. Corridor Plan.
- ii. Setbacks. Pursuant to O-1 zone.
- iii. Off-street Parking. 1 space per 2 dwelling units or apartments, 1 space per 2 private or semi-private rooms.

D. Special Buffer Landscaping/Screening: §14-16-3-10 (E)(4) of the Zoning Code shall apply where a non-residential use in an SU-2/LD MUD-1 abuts a residential zone, except that the special landscape buffer shall be at least 6 ft wide instead of 10 ft. This is to allow for narrower buffers in this older neighborhood, where the depth and/or shape of existing lots may create a constraint. The special landscape buffer shall be used for rainwater harvesting.

E. Approval process: Development may only occur in conformance with a Site Development Plan for Building Permit, and a Site Development Plan for Subdivision if replatting is required and/or development will be phased. Site development plans shall be approved by the Development Review Board (DRB). Public notification of the DRB hearings is required. The Planning Director may approve minor changes to an approved Site Development Plan, per the procedure in 14-16-2-22 (A)(6) except that major changes shall be approved by the Development Review Board rather than the Planning Commission. Major changes may be approved by the DRB, provided the property is exceptional as described in § 14-16-4-2(C)(2)(a) of the Zoning Code and, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship; the change will not significantly interfere with the enjoyment of other land in the vicinity; and the inten of the Los Duranes Sector Development Plan is maintained. Any conditional uses shall be approved by the Zoning Hearing Examiner prior to DRB.

## IV. Regulations

### ***SU-2/LD Mixed Use District 2 (LD MUD-2) Zone***

*For properties with non-residential, primarily C-2, zoning in the Rio Grande Blvd corridor area of the Los Duranes Sector Development Plan.*

The SU-2/LD Mixed Use District 2 zone is provided to encourage a mix of neighborhood-scale commercial, retail, office and residential uses on properties with primarily C-2 zoning prior to the approval of this plan. LD MUD\_2 districts allow a wider range and more intensive commercial uses than the LD MUD\_1 districts. They are appropriate in the southern part of the Rio Grande Blvd. corridor, which is closer to Interstate 40.

In several cases, lots in the Rio Grande Blvd. corridor are currently split between two different zones, including residential. The LDSDP proposes to remedy the problem by aligning zoning with lot lines. The realignments generally reflect the predominant, existing land use and the ownership of the lots.

The district supports a mix of retail and commercial service uses as well as medium density (up to 30 [for consistency with] dwelling units per acre) residential uses. SU-2/LD MUD-2 in conjunction with the design regulations put forth in the Rio Grande Blvd. Corridor Plan (RGBCP) are necessary to implement many of the land use, housing, and transportation strategies, and support many of the community goals for the Los Duranes neighborhood.

- A. Permissive Uses: any or a mix of permissive uses from the following zones and Senior Housing Facility are allowed, subject to a maximum residential density of 30 DUs/acre:
  1. SU-2/LD R-2 Zone
  2. O-1 Office and Institution Zone with the exception of:
    - i. Parking lot, and Commercial parking facility as defined on page 83 of this plan.
  3. C-1 Neighborhood Commercial Zone with the exception of:
    - i. Parking lot, and Commercial parking facility as defined on page 83 of this plan.
    - ii. Gasoline, oil and liquefied petroleum gas retailing, unless it is an existing or previously approved use, which is allowed on the same premises.
    - iii. Off-premise signs
  4. C-2 Community Commercial Zone with the exception of:
    - i. Drive-in restaurant
    - ii. Parking lot, and Commercial parking facility as defined on page 83 of this plan.
    - iii. Gasoline, oil and liquefied petroleum gas retailing, unless it is an existing or previously approved use, which is allowed on the same premises.



## IV. Regulations

- iv. Off-premise signs
  - v. Vehicle sales, rental, service, repair and storage, both indoor and outdoor
  - vi. Drive up Service Windows for Restaurant, unless it is an existing or previously approved use, which is allowed on the same premises.
5. Senior Housing Facility - An age restricted residential complex which may be in a variety of housing forms - attached or detached dwelling units, apartments, private or semi-private rooms - occupied by senior citizens. The property shall be operated only as 'Housing for Older Persons' as defined in the Federal Housing for Older Persons Act (42U.S.S., para 3607(b)(2)) and uses will include related facilities. Such facilities may include a congregate meals program in a common dining area, private recreational facilities, housekeeping assistance, medical services including but not limited to dietary and nutritional assistance, or incidental services that address the activities of daily living. Facilities meeting the definition of a Community Residential Program cannot be included under the Senior Facility Housing use.
- B. Conditional Uses: any or a mix of conditional uses from the following zones are allowed, subject to a maximum residential density of 30 DUs/acre.
1. SU-2/LD R-2 Zone
  2. O-1 Office and Institution Zone
  3. C-1 Neighborhood Commercial Zone with the exception of:
    - i. Vehicle sales, rental, service, repair and storage, both indoor and outdoor
  4. C-2 Community Commercial Zone
- C. Regulations:
1. SU-2/LD R-2 Zone as regulated in the LDSDP with the following exceptions:
    - i. Height.
      - a. Structure height up to 16 feet is permitted
      - b. Structure height up to 26 feet, and up to 36 ft within 450 ft of I-40, is permitted with the following regulations
        - i. Stepback as per Rio Grande Blvd. Corridor Plan
        - ii. Townhouses and apartments: Minimum 6' step-back from ground floor frontage abutting SU-2/LD R-1, SU-2/LD RA-1 or SU-2/LD RA-2 zoned properties.
        - iii. Second story area limited to 75% of ground floor foot print
    - ii. No frontage requirement.
    - iii. Front building setback. Minimum 15 ft.

## IV. Regulations

- iv. Off-street Parking:
  - a. 1 space for units with 1 bedroom or efficiency apartments,
  - b. 1.5 spaces for units with 2 bedrooms,
  - c. 2 spaces for units with 3 or more bedrooms.
  - d. Per design standards of the Rio Grande Blvd Corridor Plan, where applicable.
2. O-1 Office and Institution Zone, as regulated in the Zoning Code with the following exceptions:
  - i. Height. Pursuant to C-1 Zone, except within 450 ft of Interstate 40, where height up to 36' is permitted, with stepback as per Rio Grande Blvd. Corridor Plan
  - i. Off-street Parking: per the COA Zoning Code, except any more restrictive design standards of the Rio Grande Blvd. Corridor Plan shall apply.
3. C-1 Neighborhood Commercial Zone, as regulated in the Zoning Code with the following exceptions:
  - i. Height. Pursuant to C-1 Zone, except within 450 ft of Interstate 40, where height up to 36' is permitted, with stepback as per Rio Grande Blvd. Corridor Plan.
  - ii. Off-street Parking. Per the COA Zoning Code, except any more restrictive design standards of the Rio Grande Blvd Corridor Plan shall apply.
  - iii. Design Standards for Drive-up Service Windows: Drive-up service windows shall not be on a façade that faces or fronts on Rio Grande Blvd. and the associated drive-up queue lanes shall not be located parallel to Rio Grande Boulevard, unless they are behind a building. Drive-up service windows shall be oriented away from pedestrian areas, such as sidewalks and plazas, residentially-zoned areas, and other public streets where possible. Screening shall be provided for drive-up service windows and associated drive-up queue lanes. Screening may be in the form of walls, earth berms, and/or dense evergreen landscaping, and shall be a minimum of three feet in height. The design of walls shall integrate with the building materials and colors. Where walls are provided, a minimum 3-foot wide planting strip with live vegetation shall also be provided on the pedestrian, residential or public street side. The vegetation shall include evergreen shrubs and/or trees to provide adequate shielding. Screening may also be provided by placing the drive-up service windows and/or queue lanes between two adjacent and parallel buildings.
4. C-2 Community Commercial Zone , as regulated in the Zoning Code with the following exceptions:
  - i. Height. Pursuant to C-1 Zone, except within 450' of Interstate 40, where height up to 36' is permitted, with stepback as per Rio Grande Blvd. Corridor Plan.

## IV. Regulations

- ii. Off-street Parking. Per the COA Zoning Code, except any more restrictive design standards of the Rio Grande Blvd Corridor Plan shall apply.
  - iii. Design Standards for Drive-up Service Windows: Drive-up service windows shall not be on a façade that faces or fronts on Rio Grande Blvd. and the associated drive-up queue lanes shall not be located parallel to Rio Grande Boulevard, unless they are behind a building. Drive-up service windows shall be oriented away from pedestrian areas, such as sidewalks and plazas, residentially-zoned areas, and other public streets where possible. Screening shall be provided for drive-up service windows and associated drive-up queue lanes that abut public streets or pedestrian areas. Screening may be in the form of walls, earth berms, and/or dense evergreen landscaping, and shall be a minimum of three feet in height. The design of walls shall integrate with the building materials and colors. Where walls are provided, a minimum 3-foot wide planting strip with live vegetation shall also be provided on the pedestrian, residential or public street side. The vegetation shall include evergreen shrubs and/or trees to provide adequate shielding. Screening may also be provided by placing the drive-up service windows and/or queue lanes between two adjacent and parallel buildings.
5. Senior Housing Facility
- i. Height. Pursuant to C-1 zone, except within 450' of Interstate 40, where height up to 36' is permitted, with stepback as per Rio Grande Blvd. Corridor Plan.
  - ii. Setbacks. Pursuant to O-1 zone.
  - iii. Off-street Parking. 1 space per 2 dwelling units or apartments, 1 space per 2 private or semi-private rooms.
- D. Special Buffer Landscaping/Screening: §14-16-3-10 (E)(4) of the Zoning Code shall apply where a non-residential use in an SU-2/LD MUD-2 abuts a residential zone, except that the special landscape buffer shall be at least 6 ft wide instead of 10 ft.. This is to allow for narrower buffers in this older neighborhood, where the depth and/or shape of existing lots may create a constraint. The special landscape buffer shall be used for rainwater harvesting.
- D. Approval process: Development may only occur in conformance with a Site Development Plan for Building Permit, and a Site Development Plan for Subdivision if replatting is required and/or development will be phased. Site development plans shall be approved by the Development Review Board (DRB). Public notification of the DRB hearings is required. The Planning Director may approve minor changes to an approved Site Development Plan, per the procedure in 14-16-2-22 (A)(6) except that major changes shall be approved by the Development Review Board rather than the Planning Commission. Major changes may be approved by the DRB, provided the property is exceptional as described in § 14-16-4-2(C)(2)(a) of the Zoning Code and, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship; the

## IV. Regulations

change will not significantly interfere with the enjoyment of other land in the vicinity; and the inten of the Los Duranes Sector Development Plan is maintained. Any conditional uses shall be approved by the Zoning Hearing Examiner prior to DRB.

### **General Regulations**

### **LSDP Acequia Protection**

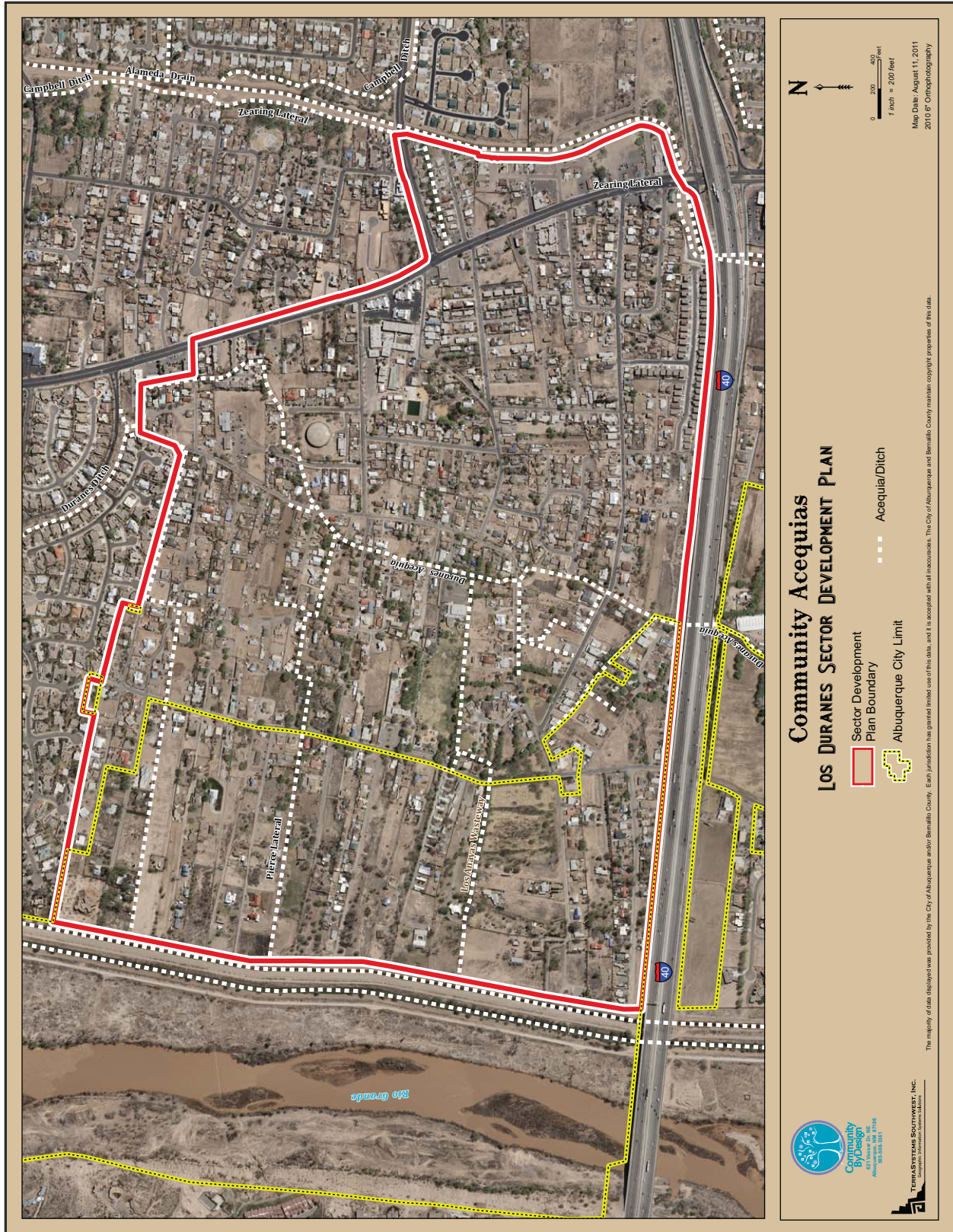
#### *Setbacks from the Community Acequia System*

Protection of the community acequia system in Los Duranes supports the traditional community pattern which has its roots in the historic agricultural lifestyle and contributes to the health and beauty of the regional Rio Grande ecosystem. (See Figure [Z](#), p. 86) The following standard applies to all new development in the City portions of the planning area.

#### A. Setbacks from the Community Acequia System:

All structures, excluding walls and fences, must be set back a minimum of 15 feet from the centerline of any ditch, lateral or drain designated on the LSDP Community Acequia System Map (Figure [AA](#), p.87).

# IV. Regulations



**Figure Z: LDSDP Community Acequia System Map - General Map (see next page for official map)**

IV. Regulations

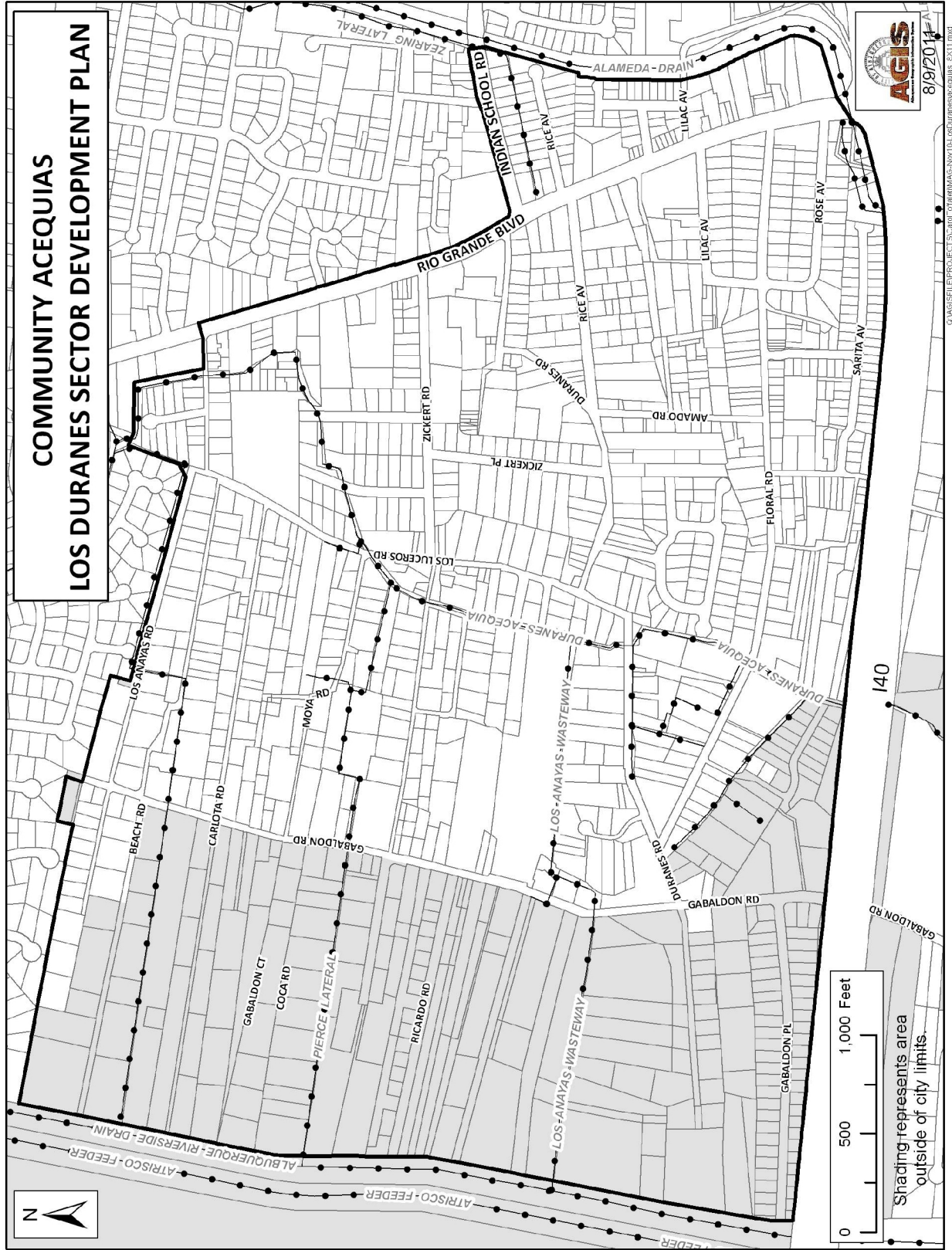


Figure AA: LDSDP Community Acequia System Map - Official Map

## IV. Regulations

### LD PCD Regulations

Permitted use of private commons development (PCD) in accordance with the provisions in Section 14-16-3-16 of the Zoning Code on any tract of land or the aggregate of lots within a single development in the LD RA-1, LD RA-2, and LD R-1 zoning district containing one or more acres, and refinements to the PCD design criteria.

The SU-2/LD PCD amends the PCD regulations in the Zoning Code for the SU-2/LD RA-1, SU-2/LD RA-2, and SU-2/LD R-1 zoning districts to reduce the minimum tract size from 2 acres to 1 acre and refines the PCD design criteria to allow plazuela compounds which will permit compact and/or clustered development and shared consolidated open space, without increasing density. The intent is to support the following community goals:

- Encourage family compounds to support multi-generations of families living in the neighborhood.
- Support clustered housing and family compounds as a way of continuing historic land use patterns that maintain open space and accommodate diverse household incomes and lifestyles.

A. A PCD may be established on a tract of land containing 1 or more acres zoned SU-2/LD RA-1, SU-2/LD RA-2 or SU-2/LD R-1.

B. Density:

1. The number of dwelling units permitted in a PCD is determined by dividing the site area by the minimum lot size permitted by the existing zoning rounded to the nearest whole number. However, the number of dwellings in a PCD may not be more than 20.

i. Example: one acre tract (43,560 sq ft) / LD RA-2 minimum lot size (10,890 sq ft) = 4 dwelling units

C. The dwelling units may be houses, townhouses or any combination thereof on any size lots.

C. Setbacks:

1. Front – There shall be a minimum setback of 15 feet from PCD boundary that abuts public right of way except driveways shall not be less than 20 feet long.
2. Rear – there shall be a minimum setback of 25 feet from PCD boundary
3. Side – there shall be a minimum setback of 10 feet for all side yards contiguous with the PCD boundary.

E. Heights:

1. Structure height up to 16 feet is permitted
2. Structure height up to 26 feet is permitted with the following conditions:

## IV. Regulations

3. Minimum 6' step-back from ground floor frontage abutting public right-of way
  4. Second story area limited to 65% of ground floor foot print, except townhouses in a PCD shall be limited to 75% of ground floor footprint.
- F. Private Commons Area (PCA):
1. As per Zoning Code: A minimum of 30% of the gross area of a PCD or 100% of the area gained through lot size reductions, whichever is greater, shall be set aside as a Private Commons Area (PCA).
  2. The PCA may be used for agriculture, landscaping, on-site ponding, recreation or any combination thereof. It may be composed of separate tracts but each shall have a minimum length and width of 35 feet and shall be visible from a public right-of-way with the exception noted below for a PCA associated with a plazuela compound or the community acequia system. Land used for streets, driveways, parking, sidewalks and private yards may not be counted as part of a PCA. No buildings or structures are permitted in a PCA except those necessary for the operation and maintenance of the PCA. A PCA may have underground easements and or a drain, lateral, or ditch. Any ponding area in the PCA shall have a minimum of 75% live vegetative cover. The use of a PCA may be restricted to the residents of the PCD and may be fenced following City regulations for walls (§14-16-3-19).
  3. The tract or tracts of a PCA shall be located within the property according to the following provisions:
    - i. If a property abuts a ditch, lateral or drain designated on the Community Acequia System Map, at least one half of the PCA shall be located parallel and adjacent to the waterway.
    - ii. The PCA may be located in a plazuela compound, provided that no street goes through the PCA.
    - iii. If the PCA does not abut a ditch, lateral or drain of the community acequia system nor is contained in the plazuela area of a plazuela compound, then the PCA shall abut and be visible from a public right-of-way, unless the PCD has no public frontage.
- G. Land Use Easement and Restrictive Covenants:
1. The PCA shall be set aside by the developer through a land use easement and restrictive covenants acceptable to the Development Review Board (DRB) and according to provisions of section § 14-16-3-16 PRIVATE COMMONS DEVELOPMENT of the Zoning Code with the exceptions as noted above, when applicable.



## IV. Regulations



Figure BB: Example of PCD on 1 acre lot with detached units.



Figure CC: Example of PCD on 1 acre lot with attached units (townhouses).

## IV. Regulations

### **Electrical Utilities**

All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5 to 6 feet of clearance on the remaining three sides for access and to ensure work crew and public safety during maintenance and repair, or as specified in the *Facility Plan: Electric Service Transmission and Subtransmission Facilities*. Non permanent use of clearance, such as for parking, is permitted. Aesthetic improvements are encouraged to minimize the visual impact of ground-mounted utility equipment.

## IV. Regulations

### *SD-LD Bernalillo County Zoning Districts*

[Note: The following text replaces the text in the April 2011 draft for this section in its entirety]

#### A. **Background, Justification, and Summary**

This introduction to the proposed Bernalillo County Zoning Districts for Los Duranes provides the background and justification for the proposed zoning and then includes a summary of the proposed zoning—the new options and requirements—as well as how it impacts existing development in the area of Los Duranes that falls within unincorporated Bernalillo County. The proposed zoning appears on pages xx below.

This Sector Development Plan establishes zoning (SD-LD—Sector Development-Los Duranes) that will implement the recommended land use changes and guide future development in the portion of the Los Duranes neighborhood under Bernalillo County zoning jurisdiction. The purpose and intent of the SD-LD zoning is to support community goals for land use, agriculture and acequias, to further support and implement policies from the Rank II North Valley Area Plan regarding land use and housing, and to promote the conservation of special neighborhood characteristics in Los Duranes. The new zoning incorporates the existing Bernalillo County A-1 and R-1 zoning, and then adds new options and requirements to help achieve the goals under the two new zones--SD-LD A-1 (Rural Agricultural Zone) and SD-LD R-1 (Single Family Residential Zone).

#### I. **Justification**

##### a. **Special Zoning Provisions of Sector Development Plans**

This Sector Development Plan establishes new zoning in accordance with Section 20.5 of the Bernalillo County Zoning Ordinance (Sector Development Plans). Under this regulation, a Sector Development Zone (SD) may be created to allow a mixture of uses controlled by a Sector Development Plan, which specifies requirements for new development and redevelopment that are appropriate to a given neighborhood, when other zones are inadequate to address special land use needs. The SD Zone is appropriate to map in Los Duranes because it meets one of the three criteria listed in Section 20.5:

1. The area is developed such that the requirements of other available zones do not promote the conservation of special neighborhood characteristics, which the County desires to preserve.

In Los Duranes, special neighborhood characteristics exist, including the historic subdivision of land based on access to the acequia system and also the large quantity of open and undeveloped land that is nearby the more intense development pattern of the adjacent metropolitan area. These unique conditions are not addressed in the standard zones of the Zoning Ordinance, so that land use regulation and development standards through specially tailored zones can help conserve these characteristics. These zones may help to stabilize land use in Los Duranes, as opposed to the continuation of non-conforming uses and the granting of Special Use Permits and variances.

## IV. Regulations

In accordance with Section 20.5 (Sector Development Plans), the plan creates two zones--SD-LD A-1 (Rural Agricultural Zone) and SD-LD R-1 (Single Family Residential Zone), including two new conditional use provisions. Each zone is based on the closest similar zone in the Bernalillo County Zoning Ordinance and is intended to apply to properties with A-1 or R-1 zoning at the time of plan adoption. All provisions of the Bernalillo County Zoning Ordinance apply unless specified otherwise in this Sector Development Plan.

b. **Consistency with North Valley Area Plan**

The proposed zoning for properties in Los Duranes within unincorporated Bernalillo County is consistent with the North Valley Area Plan. In particular, it will implement the following policies:

Policy 2.c (Land Use) – “Retain existing County A-1 zoning as the only Rural Agricultural zone intended to provide for agricultural activities and spacious development especially in Semi-Urban and Rural areas where such land is adjacent to irrigation ditches.”

Policy 4 (Housing) – “The City and County shall remove disincentives, provide incentives, and/or require housing development which meets the Cluster Housing Principles of preserving open land, providing new housing at appropriate densities, lower infrastructure costs, and design flexibility and creativity.”

b. “Amend the County Ordinance to include Cluster Housing as a Special Use.”

b. “Provide for densities greater than one dwelling unit/acre in Rural and Semi-Urban Areas through adoption of Cluster Housing Principles.”

The proposed Los Duranes zoning (SD-LD A-1 and SD-LD R-1) supports and implements these North Valley Area Plan policies by developing zoning specifically for Los Duranes, including Clustered Housing and Secondary Dwelling Unit Developments, to be adopted as part of the Bernalillo County Zoning Ordinance. This zoning, which includes new provisions for “Clustered Housing Development” as a new conditional use, prevails over the recommended Principles and Proposed Guidelines for Cluster Housing for Open Space and Lot Size within the North Valley Area Plan. The zoning also includes new requirements and options that seek to preserve the open areas and extensive irrigation systems in Los Duranes, which are specifically called for in the policies in the North Valley Area Plan.

This zoning will also be consistent with the change of the area’s Albuquerque/Bernalillo County Comprehensive Plan land use designation from Established Urban to Semi-Urban, as initiated in the North Valley Area Plan in 1993 to recognize the area’s rural qualities. The retention of A-1 zoning in this neighborhood would be consistent with the North Valley Area Plan as it would help enhance the neighborhood’s rural features.

## IV. Regulations

### c. Supports Community Goals and Vision

The proposed Los Duranes Sector Development Plan zoning, which includes new options for clustered housing and secondary dwelling units as conditional uses, supports the following community goals, as articulated in this planning process:

- Support clustered housing and family compounds as a way of continuing historic land use patterns that maintain open space and accommodate diverse household incomes and lifestyles.
- Promote the conservation and use of irrigated agricultural land and open space.
- Maintain the semi-rural neighborhood character through residential development that is consistent in scale and massing with the neighborhood.

### II. Summary of Los Duranes Zoning

The new zoning for Los Duranes (SD-LD) establishes two new zones:

SD-LD A-1 (Rural Agricultural Zone) and

SD-LD R-1 (Single Family Residential Zone).

These zones (see pp. xx, below) will be adopted by ordinance in Bernalillo County in conjunction with the adoption of this Sector Development Plan and may be summarized as follows:

- a. Permissive and Prohibited Uses. All permissive and prohibited uses as listed under both A-1 and R-1 zoning within the County Zoning Ordinance are retained. Existing Special Use Permits, Conditional Use Permits, and Non-Conforming Use Permits remain in effect.
- b. Conditional Uses. All conditional uses as listed under both A-1 and R-1 zoning are retained, and two additional conditional uses are added for each of the Los Duranes zones, which must follow the procedures outlined in Section 24.A of the Zoning Ordinance (Administration—Zoning Administrator), in addition to specific requirements outlined in Section E—Los Duranes Zoning Districts (pp. xx below).

The two conditional uses are as follows:

- i. Clustered Housing Development, which allows a significantly higher density than allowed under the existing zoning in exchange for the dedication of permanent Consolidated Open Space (COS) or Agricultural Land (AL). This type of development requires a minimum of 2 acres (gross). Individual lots and open space tracts are subsequently created through the Bernalillo County Subdivision Process.

## IV. Regulations

Calculations of allowable density and open space requirements are based on the following minimum open space/agricultural land requirements, which replace the Cluster Housing guidelines in the North Valley Area Plan:

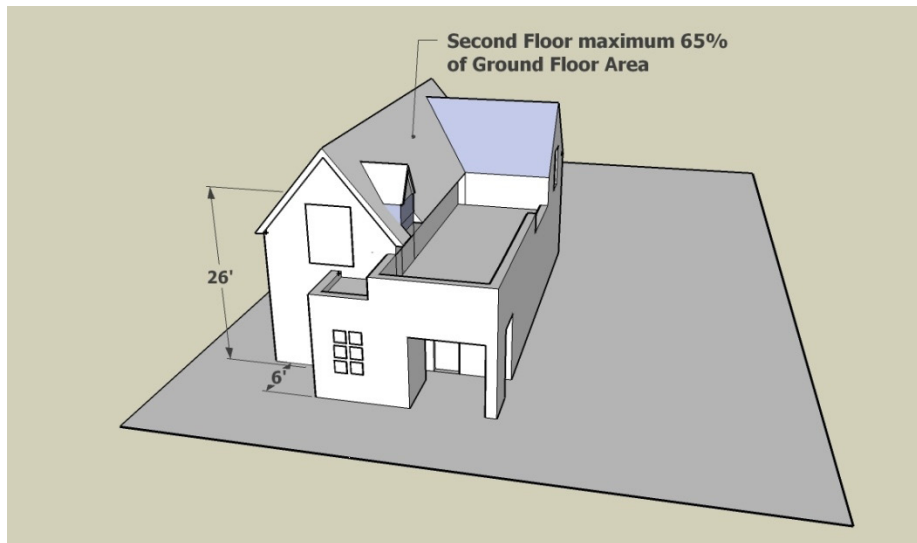
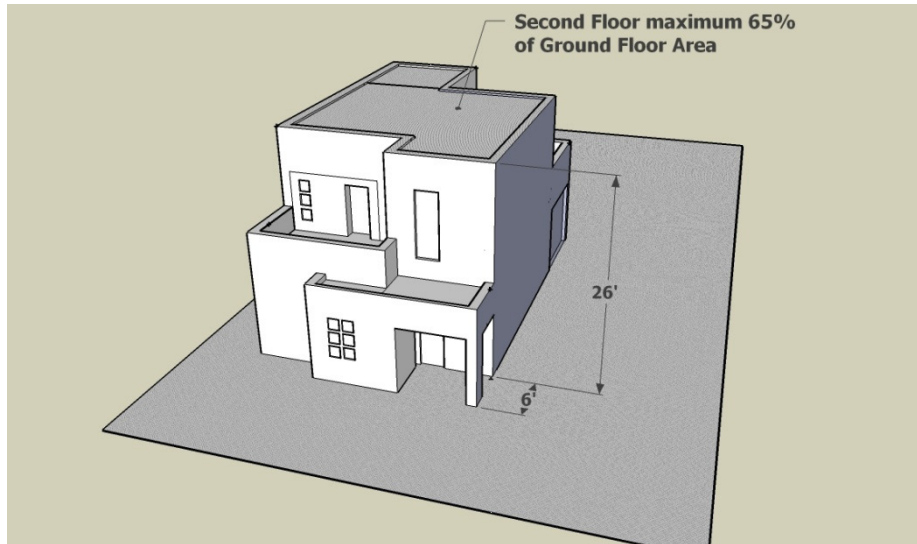
<b>Figure 1. County Zoning - Clustered Housing Requirements</b>		
<u>Dwelling Units per Acre (Maximum)</u>	<u>COS or AL* Minimum</u>	<u>Buildable Area* (Maximum)</u>
<u>2.5 units</u>	<u>50%</u>	<u>50%</u>
<u>3 units</u>	<u>70%</u>	<u>30%</u>

\* Calculations are made after private access easement or public right-of-way has been subtracted from the gross site acreage.

- ii. Secondary Dwelling Unit Development, which permits a second dwelling unit on individual properties of at least one acre in exchange for the allocation of Consolidated Open Space (COS) or Agricultural Land (AL). A minimum of 70% of the property must be designated as open space or agricultural land through a deed restriction or summary plat to be recorded in the Bernalillo Clerk's Office. Subdivision of the property is prohibited.
  
- c. Area and Setback Requirements as specified under both A-1 and R-1 zoning remain the same, including lot size and building setbacks, but a setback requirement (15 feet minimum from Acequia centerline) is added for new development on properties that abut Acequias, identified on the Acequia map on page 103, above. (See pages xx below).
  
- d. Wall and Fence Requirements. Standards for walls and fences are added that would apply to new development to encourage open types and designs of walls and fences. The new standards address the community's goal of maintaining the open, rural character of the neighborhood and also that most property owners want to maintain some privacy on their property.  
  
The proposed wall and fence standards allow open fencing (maximum 6 feet high) or solid fencing or walls (3 feet high) along the property lines and a portion of the lot (maximum 30 %) to have solid, opaque walls or fencing. (See pages xx below).
  
- e. Height regulations for structures remain the same, but new requirements are added that would apply to new, two story residential dwellings. The new zoning requires that the second story have a step-back of at least 6 feet from the front face of the ground floor and also that the floor area of the second floor be no more that 65% of the first floor. (See pages xx below).

## IV. Regulations

Examples of the second floor step-back and area requirement are included in the following two illustrations for both flat and sloped roofs:



**Figure DD: County Zoning: Illustrations of Second Story Height and Step-Back Provisions, flat roof and sloped roof**

## IV. Regulations

### **Definitions**

The following definitions are in addition to provisions and definitions of Section 5 of the Bernalillo County Zoning Ordinance:

*Agricultural Land (AL).* A consolidated land area set aside as permanent, private agricultural land.

*Consolidated Open Space (COS).* A consolidated land area set aside as permanent, private open space.

*Open Fence.* A vertical structure used to delineate specific areas, boundaries, or yards that creates an essentially transparent barrier, allowing visibility through it.

*Plazuela Compound.* A development type within Clustered Housing & Conservation Developments (Conditional Use) characterized by consolidated open space within a courtyard surrounded by attached or detached residential dwellings on at least three sides.

*Solid Wall or Fence.* A vertical structure used to delineate specific areas, boundaries, or yards that creates an opaque visual barrier and is kept in good repair.

*Buildable Area.* The area of the lot left to be built upon after all setback, open space, and road requirements have been met.

*Step-back, second story.* A structural feature of a building in which the second story has a diminishing width and recedes further back from a specific (front, side, or rear) ground floor vertical building face.

### **SD-LD A-1 Rural Agricultural Zone**

- A. The regulations set forth in this section are the regulations in the SD-LD A-1 (Rural Agricultural Zone). The purpose of this zone is to preserve the scenic and rural character of the Los Duranes Neighborhood, to provide consolidated open space and agricultural lands, and to recognize the desirability of carrying on compatible agricultural operations and home developments in areas near the fringes of urban development. The regulations provide for the protection of these important land uses, and are not intended to unduly restrict or regulate farming or ranching operations.
- B. Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.
  1. Prohibited Uses. Uses prohibited in the A-1 Zone in the Zoning Code.
  2. Permissive Uses. Uses permissive as regulated in the A-1 Zone in the Zoning Code.
  3. Conditional Uses. The following uses may be permitted if approved by the Zoning Administrator in accordance with the procedures and under the conditions set out in the Administrative Section of the Zoning Code (Section 24), with additional requirements deemed necessary to safeguard the best interest of the adjoining property, the neighborhood and the community.



## IV. Regulations

- a. Uses conditional and as regulated in the A-1 Zone in the Zoning Code.
- b. Clustered Housing Development, which shall consist of legally platted residential and open space tracts of land to be created through the Bernalillo County Subdivision process, with one dwelling unit allowed per residential lot, provided that the use or activity meets the following requirements to be addressed in the Conditional Use Permit application:
  1. The minimum lot size for the development shall be two acres (gross).
  2. Density: A maximum of 2.5 dwelling units per acre shall be allowed with a minimum of 50% of the gross area of the site to be granted as a separate tract of *Consolidated Open Space* or *Agricultural Land*, (excluding streets and residential lots), or a maximum of 3 dwelling units per acre shall be allowed with a minimum of 70% of the gross area of the site to be granted as a separate tract of *Consolidated Open Space* or *Agricultural Land* (excluding streets and residential lots).
  3. Accessory Living Quarters or Secondary Dwelling Units shall not be allowed within the Clustered Housing Development.
  4. Each lot shall have a legal access to be approved by the Bernalillo County Public Works Division.
  5. *Consolidated Open Space* or *Agricultural Land* shall allow the following:
    - a. one maintenance structure (up to 200 square feet) and corrals.
    - b. underground and above-ground utility easements and land accommodating acequias located on the property.
    - c. a courtyard (*plazuela*) comprised of *Consolidated Open Space* or *Agricultural Land*, when the development is a *Plazuela Compound*, provided no street goes through the area.
  6. The *Consolidated Open Space* or *Agricultural Land* shall meet the following requirements:
    - a. shall consist of one consolidated tract, with a minimum width and length of 35 feet, to be designated on the site plan and on the subdivision plat as permanent open space or agricultural land.
    - b. shall be located adjacent to any Acequia/Ditch designated on the Community Acequia System Map (see page 103) whenever the Clustered Housing Development abuts such an Acequia.
    - c. a homeowners' association or specific party (other than Bernalillo County) shall be designated on the site plan to maintain the *Consolidated Open Space* or *Agricultural Land*. In no case will the County have responsibility for maintenance of the privately-owned consolidated open space or agricultural land.

## IV. Regulations

7. The *Buildable Area* shall meet the following requirements:
  - a. The buildable area can be located on any portion of the lot. Structures within the buildable area shall be located a minimum of 10 feet from the boundary of the clustered housing development and from any public right-of-way or public/private access easement.
  - b. Parking is allowed in the buildable area.
  - c. Dwelling units within the buildable area may be attached or detached.
8. Building setbacks within the *Buildable Area* shall be as follows:
  - a. There shall be no minimum front yard, side yard, and rear yard setback requirements for structures within the buildable area, except detached structures shall be separated from each other by a minimum of 10 feet, and as regulated by the Bernalillo County Building Code.
  - b. Structures shall be located a minimum of 15 feet from the centerline of any designated Acequia (p. 103).
9. Parking for a Clustered Housing Development shall meet the following requirements:
  - a. Parking shall include a minimum of two spaces per dwelling unit. Shared parking within the buildable area is allowed provided the minimum parking requirement is met for each dwelling.
  - b. Surfaces other than concrete or asphalt shall be allowed.
- c. Secondary Dwelling Unit Development, provided that the use meets the following requirements:
  1. The minimum lot size shall be one acre.
  2. Density: Two dwelling units per lot (attached or detached) shall be allowed, with one primary unit plus one secondary dwelling unit, meeting the following requirements:
    - a. at least 70% of the site shall be designated as *Consolidated Open Space* or *Agricultural Land* (excluding streets, parking) on a survey or described legally in a Declaration of Covenants and Restrictions, to be recorded in the Bernalillo County Clerk's Office.
    - b. Secondary Dwelling Unit floor area shall not exceed 50% of the floor area of the primary unit, or 1,000 square feet, whichever is less.
    - c. The development shall be located on one legal lot of record. Subdivision of the lot shall be prohibited.
  3. Accessory living quarters shall not be allowed on properties with a Secondary Dwelling Unit.

## IV. Regulations

4. The property shall have a legal access to be approved by the Bernalillo County Public Works Division.
5. Consolidated Open Space or Agricultural Land shall allow:
  - a. one maintenance structure (up to 200 square feet) and corrals.
  - b. underground and above-ground utility easements and land accommodating Acequias located on the property.
6. The Consolidated Open Space or Agricultural Land shall require the following:
  - a. a continuous area, with a minimum width and length of 35 feet, to be shown on the site plan.
  - b. maintenance by the property owner or other specific party to be designated on the site plan and on a recorded survey or deed restriction.
  - c. shall be located adjacent to an Acequia/Ditch designated on the Community Acequia System Map (p. 103), whenever the Secondary Dwelling Unit Development abuts such an Acequia.
7. The Buildable Area shall meet the following requirements:
  - a. The buildable area can be located on any portion of the lot. Structures within the buildable area shall be located a minimum of 10 feet from any public right-of-way or public/private access easement.
  - b. Parking is allowed in the buildable area.
  - c. Dwelling units within the buildable area may be attached or detached.
  - d. The Secondary Dwelling Unit may be located in front of the primary unit.
8. Building setbacks within the Buildable Area shall be as follows:
  - a. There shall be no minimum front yard, side yard, and rear yard setback requirements for structures within the buildable area. If the dwellings are detached, they shall be separated by no more than 12 feet, and as regulated by the Bernalillo County Building Code.
  - a. Structures shall be located a minimum of 15 feet from the centerline of any designated Acequia (p. 103).
9. Parking for a Secondary Dwelling Unit Development shall meet the following requirements:
  - a. Parking shall include at least two spaces for the primary dwelling unit and at least one space for the secondary dwelling unit. Shared parking is allowed provided the minimum parking requirement is met.
  - b. Surfaces other than concrete or asphalt shall be allowed.

## IV. Regulations

### THE FOLLOWING REGULATIONS APPLY TO ALL NEW DEVELOPMENT WITHIN THE SD-LD A-1 ZONE WITHIN THE LOS DURANES SECTOR DEVELOPMENT PLAN AREA WITHIN BERNALILLO COUNTY:

- C. Height Regulations. Buildings and structures shall not exceed 26 feet or 2 1/2 stories in height, except as provided in the Supplementary Height and Area Regulation Section of the Zoning Ordinance (Section 22).

For dwelling units that add a second story the following requirements apply:

1. The second story facing any public right-of-way or access easement shall be constructed with a 6 foot *step-back* from the ground floor front face of the unit to the front face of the second floor (see illustration on p. xx above).
2. The second story floor area shall be limited to 65% of the ground floor foot print.

- D. Area Regulations.

1. Minimum Lot Area and Lot Width. Minimum lot area and lot width shall be regulated as provided by the A-1 zone in the Zoning Code.
2. Building Setbacks.
  - a. Front yard, side yard, and rear yard setbacks shall be the same as provided by the A-1 zone of the Zoning Ordinance.
  - b. All structures must be set back a minimum of 15 feet from the centerline of any Acequia/Ditch designated on the LDSDP Community Acequia System Map (page 103).

- E. Parking Requirements. Except as indicated within this SD-LD A-1 Zoning, off-street parking for all permissive uses must be provided in accordance with the regulations set forth in the Off-street Parking, Loading and Unloading Regulations Sections of the Zoning Code.

- F. Design Standards and Provisions for Perimeter Walls and Fences. The following standards apply to new fences and walls:

1. Open fencing of up to six feet in height (as measured from the lowest adjacent grade) shall be permitted.
2. Solid walls or solid fences of up to three feet in height (as measured from the lowest adjacent grade shall be permitted). Open, transparent fencing, up to an additional 3 feet in height, may also be attached to such fences, provided the total combined height of the wall or fence does not exceed 6 feet. Razor ribbon, barbed wire, or similar materials are prohibited on top of fences or walls.
3. Solid (opaque) walls of up to six feet in height (as measured from the lowest adjacent grade) shall be permitted provided they do not enclose more than 30% of the gross site area and are located at least 20 feet from the front property line.

## IV. Regulations

### SD-LD R-1 Single Family Residential Zone

- A. The regulations set forth in this section are the regulations in the SD-LD R-1 (Single Family Residential Zone). The purpose of this zone is to provide for the development of single-family homes, to preserve the scenic and rural character of the Los Duranes Neighborhood, to provide consolidated open space and agricultural lands, and to recognize the desirability of carrying on compatible agricultural operations and home developments in areas near the fringes of urban development. The regulations provide for the protection of these important land uses, and are not intended to unduly restrict or regulate farming, or ranching operations.
- B. Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.
1. Prohibited Uses. Uses prohibited in the R-1 Zone in the Zoning Code.
  2. Permissive Uses. Uses permissive as regulated in the R-1 Zone in the Zoning Code.
  3. Conditional Uses. The following uses may be permitted if approved by the Zoning Administrator in accordance with the procedures and under the conditions set out in the Administrative Section of the Zoning Code (Section 24), with additional requirements deemed necessary to safeguard the best interest of the adjoining property, the neighborhood and the community.
    - a. Uses conditional and as regulated in the R-1 Zone in the Zoning Code.
    - b. Clustered Housing Development, which shall consist of legally platted residential and open space tracts of land to be created through the Bernalillo County Subdivision process, with one dwelling unit allowed per residential lot, provided that the use or activity meets the following requirements to be addressed in the Conditional Use Permit application:
      1. The minimum lot size for the development shall be two acres (gross).
      2. Density: A maximum of 2.5 dwelling units per acre shall be allowed with a minimum of 50% of the gross area of the site to be granted as a separate tract of Consolidated Open Space or Agricultural Land, (excluding streets and residential lots), or a maximum of 3 dwelling units per acre shall be allowed with a minimum of 70% of the gross area of the site to be granted as a separate tract of Consolidated Open Space or Agricultural Land (excluding streets and residential lots).
      3. Accessory Living Quarters or Secondary Dwelling Units shall not be allowed within the Clustered Housing Development.
      4. Each lot shall have a legal access to be approved by the Bernalillo County Public Works Division.

## IV. Regulations

5. Consolidated Open Space or Agricultural Land shall allow the following:
  - a. one maintenance structure (up to 200 square feet) and corrals.
  - b. underground and above-ground utility easements and land accommodating acequias located on the property.
  - c. a courtyard (plazuela) comprised of Consolidated Open Space or Agricultural Land, when the development is a Plazuela Compound, provided no street goes through the area.
6. The Consolidated Open Space or Agricultural Land shall meet the following requirements:
  - a. shall consist of one consolidated tract, with a minimum width and length of 35 feet, to be designated on the site plan and on the subdivision plat as permanent open space or agricultural land.
  - b. shall be located adjacent to any Acequia/Ditch designated on the Community Acequia System Map (see page 103) whenever the Clustered Housing Development abuts such a Acequia.
  - c. a homeowners' association or specific party (other than Bernalillo County) shall be designated on the site plan to maintain the Open Space or Agricultural Land. In no case will the County have responsibility for maintenance of the privately-owned consolidated open space or agricultural land.
7. The Buildable Area shall meet the following requirements:
  - a. The buildable area can be located on any portion of the lot. Structures within the buildable area shall be located a minimum of 10 feet from the boundary of the clustered housing development and from any public right-of-way or public/private access easement.
  - a. Parking is allowed in the buildable area.
  - a. Dwelling units within the buildable area may be attached or detached.
8. Building setbacks within the Buildable Area shall be as follows:
  - a. There shall be no minimum front yard, side yard, and rear yard setback requirements for structures within the buildable area, except detached structures shall be separated from each other by a minimum of 10 feet, and as regulated by the Bernalillo County Building Code.
  - a. Structures shall be located a minimum of 15 feet from the centerline of any designated Acequia (p. 103).

## IV. Regulations

9. Parking for a Clustered Housing Development shall meet the following requirements:
  - a. Parking shall include a minimum of two spaces per dwelling unit. Shared parking within the buildable area is allowed provided the minimum parking requirement is met for each dwelling.
  - b. Surfaces other than concrete or asphalt shall be allowed.
- c. Secondary Dwelling Unit Development, provided that the use meets the following requirements:
  1. The minimum lot size shall be one acre.
  2. Density: Two dwelling units per lot (attached or detached) shall be allowed, with one primary unit plus one secondary dwelling unit, meeting the following requirements:
    - a. at least 70% of the site shall be designated as *Consolidated Open Space* or *Agricultural Land* (excluding streets, parking) on a survey or described legally in a Declaration of Covenants and Restrictions, to be recorded in the Bernalillo County Clerk's Office.
    - b. Secondary Dwelling Unit floor area shall not exceed 50% of the floor area of the primary unit, or 1,000 square feet, whichever is less.
    - c. The development shall be located on one legal lot of record. Subdivision of the lot shall be prohibited.
  3. Accessory living quarters shall not be allowed on properties with a Secondary Dwelling Unit.
  4. The property shall have a legal access to be approved by the Bernalillo County Public Works Division.
  5. *Consolidated Open Space* or *Agricultural Land* shall allow:
    - a. one maintenance structure (up to 200 square feet) and corrals.
    - b. underground and above-ground utility easements and land accommodating Acequias located on the property.
  6. The *Consolidated Open Space* or *Agricultural Land* shall require the following:
    - a. a continuous area, with a minimum width and length of 35 feet, to be shown on the site plan.
    - b. maintenance by the property owner or other specific party to be designated on the site plan and on a recorded survey or deed restriction.
    - c. shall be located adjacent to a Acequia/Ditch designated on the Community Acequia System Map (p. 103) whenever the Secondary Dwelling Unit Development abuts such an Acequia.

## IV. Regulations

7. The *Buildable Area* shall meet the following requirements:
  - a. The buildable area can be located on any portion of the lot. Structures within the buildable area shall be located a minimum of 10 feet from any public right-of-way or public/private access easement.
  - b. Parking is allowed in the buildable area.
  - c. Dwelling units within the buildable area may be attached or detached.
  - d. The Secondary Dwelling Unit may be located in front of the primary unit.
8. Building setbacks within the *Buildable Area* shall be as follows:
  - a. There shall be no minimum front yard, side yard, and rear yard setback requirements for structures within the buildable area. If the dwellings are detached, they shall be separated by no more than 12 feet, and as regulated by the Bernalillo County Building Code.
  - b. Structures shall be located a minimum of 15 feet from the centerline of any designated Acequia (p. 103).
9. Parking for a Secondary Dwelling Unit Development shall meet the following requirements:
  - a. Parking shall include at least two spaces for the primary dwelling unit and at least one space for the secondary dwelling unit. Shared parking is allowed provided the minimum parking requirement is met.
  - a. Surfaces other than concrete or asphalt shall be allowed.

### **THE FOLLOWING REGULATIONS APPLY TO ALL NEW DEVELOPMENT WITHIN THE SD-LD R-1 ZONE WITHIN THE LOS DURANES SECTOR DEVELOPMENT PLAN AREA WITHIN BERNALILLO COUNTY:**

- C. Height Regulations. Buildings and structures shall not exceed 26 feet or 2 1/2 stories in height, except as provided in the Supplementary Height and Area Regulation Section of the Zoning Ordinance (Section 22).

For dwelling units that add a second story the following requirements apply:

1. The second story facing any public right-of-way or access easement shall be constructed with a 6 foot *step-back* from the ground floor front face of the unit to the front face of the second floor (see illustration on p. xx above).
2. The second story floor area shall be limited to 65% of the ground floor foot print.



## IV. Regulations

- D. Area Regulations.
1. Minimum Lot Area and Lot Width. Minimum lot area and lot width shall be regulated as provided by the R-1 zone in the Zoning Code.
  2. Building Setbacks.
    - a. Front yard, side yard, and rear yard setbacks shall be the same as provided by the R-1 zone of the Zoning Ordinance.
    - a. All structures must be set back a minimum of 15 feet from the centerline of any Acequia/Ditch designated on the LDSDP Community Acequia System Map (page 103).
- E. Parking Requirements. Except as indicated within this SD-LD R-1 Zoning, off-street parking for all permissive uses must be provided in accordance with the regulations set forth in the Off-street Parking, Loading and Unloading Regulations Sections of the Zoning Code.
- F. Design Standards and Provisions for Perimeter Walls and Fences. The following standards apply to new fences and walls:
1. Open fencing of up to six feet in height (as measured from the lowest adjacent grade) shall be permitted.
  2. Solid walls or solid fences of up to three feet in height (as measured from the lowest adjacent grade) shall be permitted. Open, transparent fencing, up to an additional 3 feet in height, may also be attached to such fences, provided the total combined height of the wall or fence does not exceed 6 feet. Razor ribbon, barbed wire, or similar materials are prohibited on top of fences or walls.
  3. Solid (opaque) walls of up to six feet in height (as measured from the lowest adjacent grade) shall be permitted provided they do not enclose more than 30% of the gross site area and are located at least 20 feet from the front property line.

## IV. Regulations

### Streets

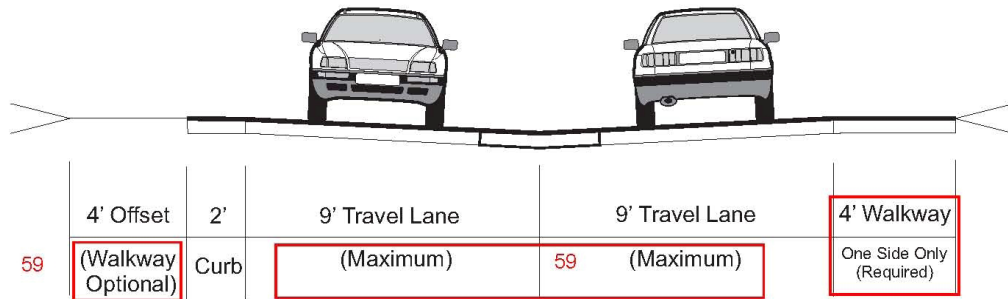
#### City Street Standards

The following typical street standards (see [Figure EE](#) on page 108) are required when new residential subdivision streets are constructed or private streets are converted to public streets:

1. 10 or less Dwelling Units – Section 1 or 2 applies
2. 11 or more Dwelling Units – Section 3 applies

The intent of the standards is to allow narrower rights-of-way and travel lanes in new developments to maintain neighborhood character. All pavement widths shown are maximum widths. The technical design details, including cross-slopes, ADA requirements, material of roadway and swale, will be determined at the time of subdivision and/or development review and approval. All existing streets will be maintained in their present cross-section when a street improvement project is constructed by the city or county.

## IV. Regulations

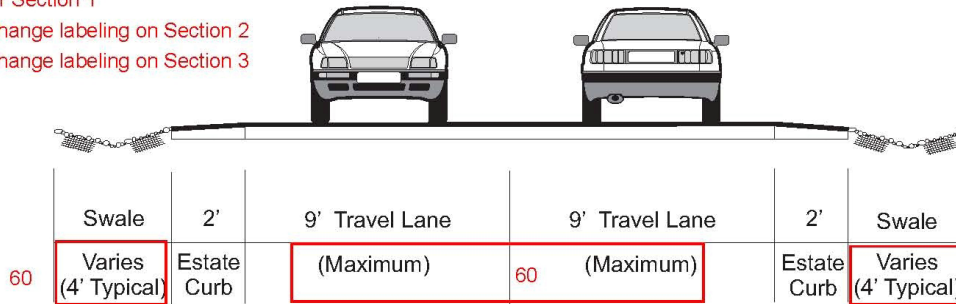


EPC CONDITIONS (Summarized)

59

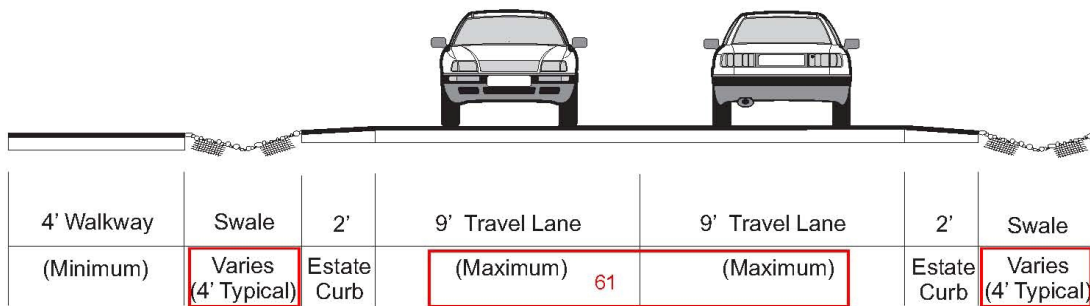
Los Duranes Section 1 - No Parking, 10 or less Dwelling Units  
28' Minimum Right-of-Way

- 59. Change labeling on Section 1
- 59. Add note about stripe boundary for Section 1
- 60. Change labeling on Section 2
- 61. Change labeling on Section 3



60

Los Duranes Section 2 - No Parking, 10 or less Dwelling Units  
30' Minimum Right-of-Way



61

61

Los Duranes Section 3 - No Parking, 11 or more Dwelling Units  
34' Minimum Right-of-Way

- Notes: 1. Bernalillo County will require designated pull-outs for visitor parking, 1 per 4 dwelling units.  
 2. The use of Estate Curb and swales require Hydrology approval.  
 3. Bernalillo County requires the use of rolled or vertical curb with curb breaks to allow drainage to enter the swale.

59. 4. Stripe a solid white edgeline between the edge of pavement and walkway in Section 1.

**Figure EE: City Street Standards** [Notes 1 and 3 to be removed from this city diagram]

## IV. Regulations

### County Street Sections

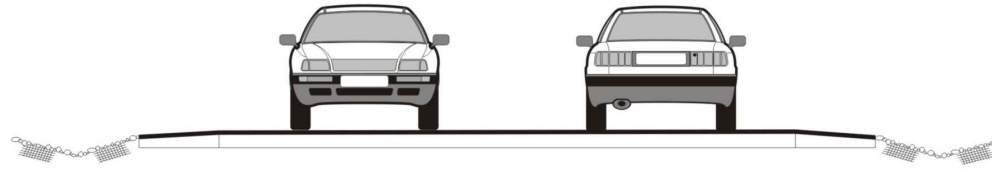
The following street sections (see [Figure FF page 110](#)) represent the street design preference of the Los Duranes Neighborhood and shall function as variance goals for the variance approval process required by the County Engineer.

1. [10 or less Dwelling Units – Section 1 applies.](#)
2. [11 or more Dwelling Units – Section 2 applies.](#)

The intent of the standards is to encourage narrower rights-of-way and travel lanes in new developments to maintain neighborhood character. The technical design details, including cross-slopes, ADA requirements, material of roadway and swale, will be determined at the time of subdivision &/or development review and approval.

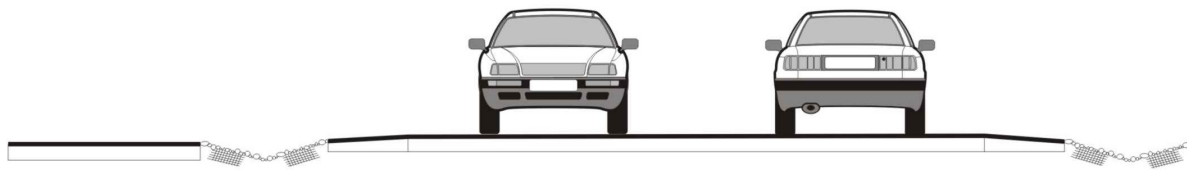
## IV. Regulations

### Bernalillo County Street Sections



Swale	2'	9' Travel Lane	9' Travel Lane	2'	Swale
Varies (4' Typical)	Estate Curb	(Minimum)	(Minimum)	Estate Curb	Varies (4' Typical)

### Los Duranes Section 1 - No Parking, 10 or less Dwelling Units 30' Minimum Private Access Easement



4' Walkway	Swale	2'	9' Travel Lane	9' Travel Lane	2'	Swale
(Minimum)	Varies (4' Typical)	Estate Curb	(Minimum)	(Minimum)	Estate Curb	Varies (4' Typical)

### Los Duranes Section 2 - No Parking, 11 or more Dwelling Units 34' Minimum Right-of-Way

- Notes:
1. Bernalillo County may require designated pull-outs for visitor parking, 1 per 4 dwelling units.
  2. The use of Estate Curb and swales require Hydrology approval.
  3. Bernalillo County requires the use of rolled or vertical curb with curb breaks to allow drainage to enter the swale.
  4. Bernalillo County will require asphalt pavement on all public roads.
  5. Bernalillo County will not allow an inverted crown roadway within the unincorporated area.

**Figure FF: County Street Sections**

## IV. Regulations

This Page Intentionally Left Blank

## V. Appendix

### CONTENTS

- Recommendations for Rehabilitation of Older Structures
- Public Comments from the February 2009 Neighborhood Workshop

### Recommendations for the Rehabilitation of Older Structures

Preserving a building's materials, character-defining features, and setting are important not only for the building itself but to maintain the historic integrity and associations of a neighborhood. For Los Duranes, the preservation of existing open space and acequia system is also critical to its sense of place and history. This document details recommendations for the treatment of older structures that reflect the history and character in the Los Duranes neighborhood as well as their natural surroundings.

The following information provides general recommendations and guidelines for the rehabilitation of older buildings. In general, a building over fifty years old that retains key character-defining features may be considered historic or a contributing resource within a larger area or district. The first step in the rehabilitation process is to identify these character-defining elements. The essence of a building is closely tied to its form and exterior materials, such as wood or stucco; exterior features, such as roofs, portals or porches, and windows; and, interior fabric such as plaster, moldings, and its spatial configuration. These features of a building require special attention when repairing or improving your homes. Highlighted here are particular rehabilitation issues that were identified while surveying the Los Duranes neighborhood. For more detailed information, please see *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, available online at [www.nps.gov](http://www.nps.gov) and the *Adobe Conservation: A Preservation Handbook* by Cornerstones Community Partnerships (available at many public libraries or through Cornerstones at [www.cstones.org](http://www.cstones.org)).

#### a. BUILDING EXTERIOR

##### 1. MASONRY

Masonry includes brick, stone, terra cotta, concrete, adobe, stucco, and mortar. The majority of houses in Los Duranes have a stucco finish on the exterior. The following principles should be considered during rehabilitation or renovation:

- Protect and maintain masonry by providing proper drainage so that water does not stand on flat surfaces or pool around the foundation or decorative features. Failure to evaluate and treat deterioration such as leaking roofs or gutters can cause severe damage.
- Clean masonry only when necessary to halt deterioration or remove significant dirt and dust. Minimize the use of strong chemicals and the introduction of moisture into historic materials. Conduct a small surface test prior to cleaning. Sandblasting or high-pressure waterblasting is not recommended.
- Remove damaged or deteriorated paint only to the next sound layer by using the gentlest method possible (i.e. hand-scraping, not sandblasting or caustic chemical solutions).
- Remove vines or other vegetation from building surfaces. Many vines such as ivy have suckers that grab onto and penetrate the wall, thus damaging the surface and introducing moisture.



## V. Appendix

- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.
- Avoid applying cement stucco to unfired, unstable adobe because it will not bond properly, allowing moisture to penetrate.

### 2. *WOOD TRIM AND DECORATIVE ELEMENTS*

There are many wood decorative details on Los Duranes houses including wood framed windows, wood siding in gables, and exposed rafter tails and trim at the eaves.

- Retain coatings such as paint on wood features, which helps protect against moisture and ultraviolet light.
- Apply chemical preservatives to wood details that traditionally remain unpainted, such as vigas or beam ends.
- Identify, evaluate, and treat causes of wood deterioration such as leaking gutters, cracks or holes in siding, or insect infestation.

### 3. *ROOFS*

The shape of a roof—gabled, hipped, or flat—is a defining element of a building. For example, many Spanish Colonial Revival-style houses have flat roofs with parapets; it would be inappropriate to the form and style to alter the shape from flat to gabled. In general, one should avoid altering the overall form, details, and material of a roof.

- Protect and maintain a roof by cleaning the gutters and downspouts and replacing damaged flashing. Roof sheathing should periodically be surveyed to check for proper venting and to avoid water penetration.
- Protect a leaking roof with plywood and building paper until it can be fully repaired.
- Avoid changing the configuration of a roof by adding new features such as dormer windows and obtrusive vents or skylights.
- Do not strip the roof of sound historical material such as slate, clay tile, or wood.
- If an entire feature of a roof, such as a large section, dormer, or chimney, is too deteriorated to repair, replace only with in-kind or compatible material.

### 4. *WINDOWS*

Historic dwellings in Los Duranes contain double hung sash and casement windows of both wood and metal. Identifying and preserving windows—their functional and decorative features—is important to retaining the historic character of a building. Especially on modest vernacular dwellings, windows are often one of the main features that should be retained or replaced in-kind. Inappropriate replacements that alter original openings, number, and glazing pattern compromise the integrity of historic structures. Important features of a window include frames, sash, muntins, glazing, sills, lintels, paneled or decorated jambs, and molding.

## V. Appendix

- If window repair or replacement is necessary, survey the condition of existing windows early in the rehabilitation process so that options can be fully explored.
- Protect and maintain the wood and architectural materials, such as window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Weatherize windows by re-caulking and replacing or installing weatherstripping.
- Do not replace windows solely because of peeling paint, broken glass, inoperable sash, and high air infiltration. These conditions, in themselves, do not indicate a window is beyond repair. Explore your options.
- Reuse window hardware.
- When a window is too deteriorated to repair, replace the entire window in kind when possible.

### 5. ENTRANCES AND PORCHES

- Protect and maintain the masonry, wood, and architectural features that create entrances and porches. Avoid cutting new entrances on the primary elevation, removing porches or decorative features, or altering service entrances so they appear to be more formal.
- Repair will generally include limited replacement in kind—or with compatible substitute materials—of badly deteriorated or missing features such as columns, posts, corbels, transoms, and sidelights.
- If replacement is necessary, use the existing physical evidence or historic photographs as a model to reproduce the form and important features.

### b. BUILDING INTERIOR

- Protect and maintain the structural system by cleaning roof gutters and downspouts; replace metal flashing when needed; keep masonry, wood and architectural metals in good condition, and make certain structural members are free from insect infestation.
- Avoid demolishing load bearing masonry walls that could be augmented and retained.
- Treat known problems such as deflection of beams, cracking and bowing of walls, or racking structural members.
- Avoid causes of deterioration such as subsurface ground movement, vegetation growing too close to foundation walls, improper grading, fungal rot and poor interior ventilation, which result in condensation.
- It is not recommended to alter a floor plan by demolishing principal walls and partitions to create a new appearance, or altering interior spaces by inserting floors, cutting through floors, or lowering ceilings.

## V. Appendix

- Avoid removing paint, plaster, or other finishes from historically finished surfaces to create a new appearance (i.e. do not remove plaster to expose brick walls).
- Provide proper protection to historic treatments while renovating.
- Do not use destructive methods such as propane or butane torches or sandblasting to remove paint or other coatings.

### c. MECHANICAL SYSTEMS

- Identify and retain visible features of early mechanical systems that are important in defining the character, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.
- Prevent deterioration of mechanical systems by providing adequate ventilation of attics, crawlspaces, and cellars so that moisture problems are avoided.
- Improve energy efficiency of existing mechanical systems when appropriate. Installing storm windows and insulating attic crawl space can improve efficiency.
- Repair existing systems by augmenting and upgrading parts, such as installing new pipes and ducts.
- Retain the historic relationship between buildings and the landscape/setting. Survey your site, as well as your building, prior to beginning rehabilitation work and provide protection for important landscape features when having work done.
- Avoid radically altering the grade level of a site. For example, changing the grade adjacent to a building to permit development of a formerly below-grade area.
- Avoid using heavy machinery in areas where it may disturb or damage important landscape features or archeological resources.

### d. NEW ADDITIONS

- Construct new additions so that there is the least possible loss of historic materials and so that character-defining features are not damaged or masked.
- Locate any new addition on a non-character-defining elevation, and limit size and scale in relation to the historic building.
- Design a new addition so that there is clear distinction between old and new, but compatibility in terms of mass, materials, and color. Overall, any substitute material should convey the same form, design, and visual appearance of historic features.

### Public Comments from the February 2009 [C64] Neighborhood Workshop

#### I. NEIGHBORHOOD FAMILIES, ELDERS AND CHARACTERS

- Like the extended family character/ multi-generational
- Growth, Water Quality
- Limit population growth to keep area character
- Crowding = Conflict
- Keep open space between residences
- 3 Generations on the same land, hope future generations remain
- Home & gardens in place for years, I like having the history
- Mix of economic classes is a plus
- Average household income of Los Duranes is greater than Alb. Average. Why?
- Like the diversity; age, income, housing, density, languages, cultures
- Worry if home values rise too much and push out elders
- Limits on property tax if over a certain age & below an income level?
- That families can stay together with cluster housing. -I agree.
- Preserve rural culture of L.D. -I agree.
- Keeping all traditions alive. Excellent place to raise family.
- Existing guest houses should be allowed to remain.
- New guest houses should be considered on individual basis
- Make sure elders can live in Duranes even if they sell their house – i.e. smaller houses, condos, etc.
- Keep the agricultural character.
- Prices to be affordable for grandkids.
- Family lived here continuously since the 1820's.
- Mixed information on mother-in-law houses. Need clarification on City and County requirements, restrictions, & processes.
- Keep open, rural character, no cramped housing developments.
- Loss of old cottonwoods, intrusion of Chinese elm.
- Taxes rise forcing old timers on fixed income out.
- Like privacy.
- Continuity: multiple generations go to LD school
- Cultural/family traditions being lost as folks move or die.
- Allow same rights for newer people in neighborhood.
- Encourage cottonwood re-development plan. Give out free trees to neighbors.
- Need coordination of City & County Services. Police, dog catchers, etc. don't come when called, claim that we live in the other jurisdiction. I agree! Too often I get bounced from one to the other & no one helps.

## V. Appendix

- Clean the streets, especially under I-40 bridge.
- Remain a rural community.
- Programs to encourage farming/gardening.
- Education programs to teach adobe home construction
- Land trusts to preserve open space/farmland
- Create a Safety Watch Program that includes a safety plan when emergencies arise.
- Fund programs to keep the community involved, especially the children.
- Where was the original Duranes plaza?
- Sharing of “unrecorded” history a plus.
- Real sense of community/neighborhood.
- Newcomer accepted by older families, but first must earn their trust.
- Make the plan a neighborhood resource guide – programs to assist and improve.
- Drug problems and gang problems.
- Agree, especially around park and commercial center.
- Drugs and gangs are a big concern, especially for our children! We need more neighborhood programs to keep our kids from being drawn into drugs and gangs.
- Trash being left in park and along Gabaldon.
- Get more participation from the elders. Families are not represented at this event.
- Honor the elders of the neighborhood.
- Schism between the Hispanic (older) families and the newer arrivals (mostly Anglos).
- Kinda surprised that the “Biggest” issue that our neighborhood faces is the Drug Dealers and Users that reside in our neighborhood!! Don’t really care that we’ve always had heroin here since 60’s or before, we as a neighborhood need to say “No More.” Agree with this.
- Want to keep land in the family. Allow subdivision to give to kids and grandkids.
- Taxes increase with new construction in neighborhood. Difficult for older residents to afford them.
- Tagging/graffiti – gangs & drug dealers are biggest concern & totally take away from all of the wonderful things Duranes has to offer. Wish Police were more helpful than they have been.
- Drug dealers ruin the neighborhood. Also shooting and vicious dogs.
- Right next to cops and schools! Who is turning a blind eye?
- More Spanish cultural events: elders, música, fiestas, ranchera, canciones, events, concerts, etc.
- Need access to ditch. Neighborhood has fewer fruit trees and gardens than before.
- Keep culture going for future generations – tortilla making, fiestas, dance
- Families that continue to have been here for years bring diversity to the neighborhood.  
(generations continue to love this land)

## II. NEIGHBORHOOD HOUSING

- Keep housing authentic
- Low density/no subdivisions

## V. Appendix

- Open space
- Affordable housing; mixed incomes
- Apartment owners take more care of trash, broken fences, and general run-down look
- Cleaner yards (code enforcement not doing their job with neighbor complaints)
- Don't allow overbuilding of lots—use floor area ratios or land coverage
- No more McMansions through floor area ratios—Agree: they raise property taxes; our seniors don't want to be forced out
- More density may be appropriate near Rio Grande Blvd, but keep it less dense near the river
- Don't like small lots
- Don't let the city get all horsy and take away the goats, chickens, horses; hearing a rooster make racket is fine with me, day or night
- Eliminate mobile homes if we can and clean up front that faces the street
- Don't mind small lots, like at Indian School and Duranes, but don't like "Shadow of the Freeway" housing development; lots are too small
- Keep lots affordable
- Keep large homes off small lots
- Help preserve the old adobe homes and keep diverse housing styles—Agree
- Preserve old adobe houses and other older homes
- Smaller houses on lots with green space; mother-in-law quarters OK
- Affordable housing
- Allow cluster housing and green space on one-acre lots in the county, i.e. more than one small home per lot
- Keep large lots, especially in the county—Agree
- Identify affordable housing programs in the plan—Agree
- Keep animals and agriculture and irrigation ditches
- I like the housing mix; not thrilled with the bigger houses
- Want to be able to put a second story on a small house on a small lot
- Not too much more housing
- Keep authenticity of natural pattern of development
- Enormous houses on small lots are ruining character of neighborhood
- I totally agree with all comments about huge houses on small lots looking disharmonious, I'd like to see less trash on Gabaldon and some cleanup of Ricardo and Gabaldon southwest corner.
- Lot size: ¼ acre or larger
- Houses are too close together; have more space between houses
- Condemn housing that's not livable sooner; either tear it down or help with dollars to bring it up to code
- Don't want housing that looks like it belongs on the West side; no "Tuscans on steroids"
- Likes current zoning; sector plan works; impossible to keep rural agricultural feel with high density housing; keep high density near Rio Grande Blvd; likes ½ acre lots

## V. Appendix

- Allow small guest houses/mother-in-law quarters, rentable studios on smaller lots
- Identify housing repair programs in the plan
- Keep smaller non-conforming houses and lots
- Four houses per acre is OK; smaller houses with green space
- Support programs that help older neighbors stay in and maintain their homes
- Compact building footprint; conserve agricultural land while allowing for construction
- Allow small guest houses if lot large enough
- I'd like to encourage smaller houses and more green space and gardens
- No more multi-apartments
- Cleaner yards should be required
- More agriculture and less housing
- No more Tuscan villas
- Enforce and maintain 1 housing unit per lot; no second dwelling units; studios OK
- Survey the community to see if there is any interest in co-housing
- Density along Rio Grande Blvd. OK
- Maintain the housing we have; have a neighborhood housing improvement program with low-interest loans
- Separate Duranes statistics from Meadows and Thomas Village so Duranes can qualify for affordable housing and energy improvements
- Limit multi-housing units
- No more housing subdivisions
- Create covenants that support green housing—Agree
- Floor area to lot ratios established—no more Tuscan villas
- Require second floor setbacks (see above)
- Keep mix of housing so that people of different incomes and ages can stay in Duranes
- Stronger landscape/design requirements for subdivisions—less rock, more xeric—Agree
- Provide the ability to subdivide 1-acre lots to smaller more usable lots; not everyone needs agricultural land o their A-1 property
- Clean up (enforce) rules about trash and weeds on properties
- Variety of Housing Choices – small, large, owner, rental – keeps a good mix of people
- Get rid of drug houses and dealers forever
- Clean up drug houses; how can the sector plan help with this problem?
- I hate chain link fences; they are ugly and institutional; fences should be no taller than 5 feet and not right at the sidewalk
- More gardens; use front yards for gardens
- More recreation for kids
- Plant corn, chili, more food
- Need more irrigation; need water

## V. Appendix

- Apartments on Rice; there's lots of crime
- Improve infrastructure to match any increase in density—water, sewers, roads, waste; Qwest—need high-speed connection

### III. STREETS, SIDEWALKS, AND TRAILS

- Recreate Duranes plaza; create public space. - agree
- Create connections to Rio Grande Blvd. corridor-agree
- Make businesses pedestrian friendly -agree
- Identify street safety and beautification programs in the plan. Agree
- Identify Trails programs in the plan.
- Create trails/path- “senior/differently-abled” paths.
- Keep our streets narrow develop specific street standard for Duranes nei
- preserve narrow roads- act as calming; agree Yes, I agree
- Traffic calming besides speed humps on wide streets agree agree
  - -bumpouts
  - -islands
- plants tree along streets; agree agree
  - in newer areas
- bus shelters on Rio Grande agree and improved bus service more frequent and ideally RT route on Rio Grande. Agree, connect us to and from central and downtown.
- Neighborhood entry Id signs on RG and Indian school.
- Fencing off along ditch trails should not be allowed (ditch at Bosque fenced off) -agree
- more trees/landscaping -agree
- loss of big cottonwood trees. plant more native tree -too many Chinese elm and Tree of Heaven
- narrow roads (24' and less) for smaller streets and access roads - agree
- public access to ditches and trails -agree
- covenants to keep properties clean and free of trash/beds old cars etc. I disagree; I like my old cars. I like the old cars too.
- exercise park (machines like Tiquex). No, keep the park natural more trees
- preserve the irrigation ditches and water supply from MRGCD.
- Water and sewer infrastructure community
- extend water/ sewer to home on my 3 lots
- keep the historic streets and preserve the rural flavor
- please don't widen streets and put up signage at the cost of losing the character of neighborhood- what is incidence of accidents/fatalities injuries that would necessitate a change? I like the little quiet streets if they're safe leave it be.
- Who owns SW corner of Ricardo/Galbadon? If city property, how about a bit of landscaping? At any rate, it is trashed and needs cleaning



## V. Appendix

- Conservancy district cut down trees/ poisoned trees, killed wildlife, beavers, graded trails, dumped dirty fill dirt with glass, tumbleweeds goat heads grow where tree killed.
- Need more accountability/improve relationships with MRGCD
- dog park along Bosque
- keep small streets, no sidewalks, develop more walking trails along Gabaldon and ditches
- fire access on narrow streets
- access/parking at Bosque trails
- improve directional signage to community facilities, schools, parks, community center, trailheads
- too many speed bumps – disagree, they are the only thing that slow people down.
- Anything that can reduce and slow traffic in L.D is good.
- Love narrow streets -preserve at all costs
- like no or few sidewalks if necessary only on one side of road
- narrow streets limits density good
- sidewalks fix sidewalks that are needed keep the farming and animals. Signs up for when children are out playing or riding bike. Speed bumps. 1326 san Antonio St.
- sector split between country/city different standards, county not participating
- Camillo Rd too Narrow fire truck issue at Galbadon
- Gabaldon Rd sidewalks east side deficient
- Duranes Rd access at lifts station dark for Bosque trails cam parking be accommodated extends to Gabaldon Rd
- Neighborhood can't handle traffic (existing) for school and trails needs. -400 +cars a day.
- SB left at Indian school - am painbur no capacity or storage
- Gabaldon to Mountain is a nice artery/gateway to old town develop walking trails along Gabaldon
- limits sidewalks
- like open space preserve if clean
- speeders on Camillo Ln
- keep narrow roads and lanes
- minimize sidewalks but develop safe walking trails
- keep the acequias; agree... agree.
- keep small streets of no sidewalks
- develop more walking trails along Gabaldon and ditches
- “Woondorf” concept- narrow roads, permeable pavement, use trees in the road to break up expanse, good example on Candelaria west of Rio Grande south side of Candelaria-- agree
- crusher fine shoulders instead of concrete sidewalks; agree
- nice, sheltered safe bus stops for kids to wait for school buses
- keep ditch trails access
- trails to connect schools, parks, community center and Bosque- agree

## V. Appendix

- safety for kids
- love the trails both bike and walking
- create school zone and children signs around Montessori school.
- No sidewalks and don't want them (live in the county)
- need trails along river thru Bosque
- loose dogs we are afraid to let our daughter walk the streets - more control to keep at their house
- Remove some of the speed humps. Keep on curves and dangerous area! – no, they're the only things that slow people down.
- signs telling people to slow down on one lane roads. Signs saying children are present
- no sidewalks use like narrow roads.
- Get the drugs dealers off the trails and streets agree
- someone cut a hole in the fence on S.E side of parks again
- Dangerous losses dogs
- more frequent bus transit along Rio Grande Blvd.
- Maintain existing and establish more entrances to Bosque from neighborhood.
- Turn arrow for south bound Rio Grande traffic unto east bound Indian school.
- Clean up ditches; cut out invasive species; plant native varieties.
- The alleys and ditches being used by? People during day when people are working lack of foot patrols.
- We should keep the narrow streets as they are important to maintaining the character of the neighborhood but we should reduce traffic on the 1 lane narrow roads by restricting them to residents' use.
- Need another street light to enter/exit Duranes- difficult during rush hour
- keep narrow streets. but maintain them; cut shrubs/tree back if they impede pedestrian traffic.
- Keep streets narrow
- take out some speed humps on the narrow streets
- repair existing sidewalks
- add left turn signal to west bound Indian school to Rio Grande.
- Love Coca and Carlotta—small lanes control traffic
- More trails and fair access to Bosque for all
- Keep narrow roads--less than 20 feet wide.

## IV. LAND USES, AGRICULTURE AND ACEQUIAS

- Keep rural environment in L.D., especially in county
- Cottonwood trees
- Retirement
- Community Neighbors

## V. Appendix

- “Green” houses
- Neighborhood entry
- Get rid of charter school - (it is so nice to have a choice, No)
- More agriculture and less building houses. Keep streets the way they are.
- Two story houses-taxes go up a lot! Pushing the elderly out-they can’t afford it.
- Preserve ditches, and want access too! Swimming in the past.
- Preserve narrow streets and rural land uses.
- Maintain large lots.
- The things I like are being able to play with friends and family.
- Rural paradise in the middle of the city.
- Agricultural land is important.
- Concerned about the subdivision of lots
- Worried about mass developments. And loss of open space and rural areas.
- Narrow streets
- Full recognition/ownership by the city or county -no gray zone- on 911 response
- Need sound barrier around Montessori school. Way too much noise. We love the sounds of children each day!
- Make sure Montessori school stays and feels welcome- Agree! Yes!
- Neighbors continue to know each other as family
- I’d like to see stay the same we love it the way it is!
- More police presence and law enforcement. Drugs are being sold near the corner of Los Luceros and Zickert all day and night. This happens a half block from the home of a police officer and right next to an elementary school!
- Preservation of open space it’s what makes it unique.
- Historic development patterns
- Mixed-age
- Mixed-economic (continue!)
- More gardens!
- Los Duranes Farmers Market!
- Reestablish historic ditches in northern portion/ county portion
- Mother in law quarters. One on one zoning for each property
- Love the graffiti hotline.
- -West of Los Luceros- rural
- -East of Los Luceros - semi urban
  - What exactly does semi urban mean?
- higher density/ homes closer together
- -Possible to acquire/designate some of the remaining vacant lots as community agriculture/ park/ recreation areas?

## V. Appendix

- -get all the trash out of properties- cars, junk, etc
- -Reestablish little ditches so everyone can water (gardens) Access
- -No sidewalks on Duranes Rd NW. Keep roads private
- -Need neighborhood entry- historic plague Rio Grande corridor plan (trees are a great entry)
- -Is there additional room available around the little chapel?
- -Do not restrict us from building whatever we want on all that we have owned for generations. Move out if you don't like what we have always had and want to stay the same. No radical zoning changes to please those few new incomers.
- -Maintain existing character (rural) agriculture, vacant land
- -Like the rural feel- animals and ditches
- -Concerned that lower income and long timers will be taxed out...(I agree, Me too!)
- -Do not want sidewalks-like the roads the way they are.
- -Would like to subdivide and build new house (Me too and my daughters too) (Next to my mother and her mother that have lived here for generations)
- -Need for better parking/ access to Bosque without troubling neighbors
- No big/huge houses on tiny lots-new houses should not negatively impact neighbors access to solar, privacy, etc AKA No Tuscan villas - (agree, Big 2 stories block solar access for little houses next to them)
- Recommend setbacks for second floors, fix ratio between size and of house.
- More days available to water
- -Explore agricultural land trusts that allows families to still pass on land to heirs (Rio Grande Agr. Trust)
- Balance between ability to subdivide and keeping area rural. Lots shouldn't be too small.
- Maintain/improve irrigation water in ditches.
- No gated communities! (I agree, and no communities that look like modern Santa Fe!)
- No gated communities!
- Allow subdivision of 1-acre lots in A-1 to a more appropriate size 1/2 acre or 1/3 acre
- taxes? Just doubled
- Be able to keep tractors to work on property
- Be able to keep motor homes in yard (not on street) (No!)
- Allow fair access to Rio Grande
- Mixed use, pedestrian oriented businesses along Rio Grande
- Neighborhood cafe or coffee shop on Rio Grande Blvd? (less coffee shops, more coffee shops, affordable, I want to walk everywhere grocery store?)
- Ditches are extremely important for our future! We need to help and engage with their care (The ditches are our life and soul! Teach the kids to value ditches-teach them to farm!)
- Need to be able to keep mistress in shack at bottom of garden (Is the mistress alive or dead?, is the mistress a he or she? Leave our community alone I second and third old timer)

## V. Appendix

- Help homeowners/ gardeners access acequia water
- Be able to sell excess veggies in front of house
- Fly control by horse by animal owner (scoop the poop)
- Land trusts to preserve open space
- Keep county rural
- Keep the watering schedule for the pierce lateral to at least 3 days/ week (Fri-Mon)
- Keep irrigation ditches!
- Keep irrigation water flowing on a regular basis
- Reestablish acequias tree cover! (with non invasive and native NM species.)
- Identify small business support programs in the plan.
- Keep ditches cleaner- free from debris
- Keep irrigation ditches!
- Keep zoning for farming and animals
- Allow more than one single family house on A-1 1 acre lots, change to ½ acre or 1/3 acre.
- A-1 character has changed because of extended families on one lot. MRCGCD has reduced ditch water availability. Problem with infringement of water rights. Keep the green character with flooding and cottonwoods.
- MRGCD isn't always helpful & the water & ditches are the heart & soul of Duranes. My old time neighbors have been more helpful than MRGCD. I want to subdivide my land for my kids; I am zoned for ¼ acre lots; I want zoning to allow me to build on a lot that is less than a ¼ acre
- My acre lot is zoned for ¼ acre lots; I would like to have 4 houses on the acre (and not have to subtract a lane or driveway)
- Keep 1-acre minimum lot size in County A-1
- Low density / no subdivisions
- Keep solar access (enforce zoning laws)
- No more 2 story houses (3) into ¼ lot
- Don't want restrictions on ability to subdivide land for people who live here
- There should be exceptions [to subdivision and zoning code] to protect character of the neighborhood\*
- No restrictions on < ¼ acres
- Subdivision only for residents of Duranes
- Lower our property taxes = especially for seniors

### V. COMMUNITY AND SPECIAL PLACES

- Acequias are becoming fenced off. Do they have the right to do that? They should be open trails.
- I love walking the ditches – they are so beautiful + full of natural splendor. Being fenced off is really upsetting + depressing.
- Also wish people with aggressive dogs would keep them contained better so they don't attack moms with babies.

## V. Appendix

- Keep open space / rural feel
- Open Space – older houses fit on their lots – not huge houses on tiny lots
- Pass land to heirs – preserve land + “open space” Keep tradition of children living close by. Subdivide your own land
- The ditches are important – for walking, etc.
- Land trusts to preserve open space
- Integrate community center better – more events, classes for community. The community does not use it enough right now. It is used for other basket ball teams to come here and to play.
- Narrow streets – special place
- Animals encouraged here – except flies are an issue
- A -1 – any # of horses. R-1 – 1 horse or other big animal.
- We love that we can have chickens! YAY! vv
- Two good schools in neighborhood
- Keep the schools
- Proximity to Bosque/acequias
- Acequia / trail system – preserve! And upkeep! Weed along trails
- Bike and walking trails
- Animal sounds in the morning
- Diverse population- both ages, races, & etc. + income
- we are all one in Gods eyes Amen! Let’s all get along. Double Amen
- Agricultural opportunities – arable land/access to water
- The feeling that if it’s not locked up it will walk off with those folk that cruise the ditches when folk are working!
- We have a big drug problem!! agree
- How do we deal w/ drug problems in this plan? Make the elementary school the center of community—establish relationship, share resources (library, gym); share ideas and info at parent meetings—Agree
- Keep activities for kids, especially in summer—Agree; and well-trained caring adults to run them
- Having more activities at community center; getting the community involved with each other is a wonderful thing; doing activities such as workshops; please fund these programs—Agree, and more family programs nights and weekends
- Create a neighborhood artist studio tour
- The private school brings too much traffic into Duranes. Is this forever? – Major impact – not good!
- Future of our families
- Family compound
- Chapel “special place” need more space
- Walking along side streets/walking along Bosque – favorite places

## V. Appendix

- And clean up junk in Duranes Acequia!
- [clean up ditches] Agreed – how about semi-annual community ditch cleaning parties?
- Do neighborhood garden tours
- Keep community center open past 3pm for kids after school
- Weekend programs for families @ community center
- Center IS open past 3
- Junk in Acequia – Gabaldon – Ditch
- Big houses – little lots are problem
- Tractors & ditches
- Trees, flowers, parks, birds, quails v
- Preservation of the ditches – as is
- TDR / Land trust. Open space preservation while enc. density on another area
- Agricultural trust. Pass to heirs + preserve land
- Keep open spaces in the community. More green. Keep narrow roads
- More trails in Bosque, esp. parallel to the river
- Keep roads narrow
- Keep open/garden spaces
- Animals
- No sidewalks – amen! – agreed! – you betcha!
- Farming
- Get rid of speed bumps please & get rid of charter school
- The schools are our future. Keep the schools!
- Make narrow roads in future growth of area. Do not require city standard of 40' roads here
- Gardens everywhere – productive use of land – amen! v v
- Neighborhood landmark where?
- Preserve acequias – functioning like it is now
- Taxes? (seniors ~ longtime families)
- No more gangs + no more drug dealers!!!!
- No more teen agers dying because of stupid gang wars!!!!
- Future of our children to stay in our neighborhood.
- Community history connected to church
- Agriculture a key part of this community
- Want each piece of land to be treated individually. Don't prevent owners from using land as they want to
- Property taxes keep rising – too much! What is benefit!

### GENERAL COMMENTS

- Arrange groups to help care for the sick and the disabled, the elderly that need rides to the doctors, pharmacy, grocery stores, therapy, church, meditations when they cannot read labels.

## V. Appendix

- Repair the rodeos- please.
- A neighborhood safety plan.
- Everything sounds good hope it happens.
- No more multi housing.
- Keep ditches.
- Zoning on ind. Base.
- Someday I would like for my son on his family to be able to build home on my vacant land which is behind the park.
- Good push to better Duranes, give us more police patrols and fire control in this area to stop people from burning trash in their back yards.
- My parents, Grandparents, and I were born and raised in Duranes. We love our community. We don't need any changes.
- Functioning acequias is very important. Suggesting more involvement towards maintenance on weekly basis to prevent contaminated irrigation.
- I have lived here for 83 years we want our community to remain with our living standards of course to better it we want our children to build families in Duranes and live here. If we have enough land in our back yard, we want to build.
- Better parking access to walking the ditches and bike path- but not so nearby neighbor become parking lots.
- Off leash park.
- Homeowner should be able to build any size house on any size piece of property. It is ridiculous to say that all homes should have at least quarter acre.
- Keep the irrigation. Leave space between homes. Get rid of the apartment on rice. More lighting on streets. Fix streets and sidewalks. Control of finding needles that are sometimes seen by the ditch banks.
- Get rid of the apartment on Rice. Fix streets more lighting. Keep the farms and animals. Put sidewalks. Give Duranes an upgrade.
- Property taxes for seniors need to be reduced. My mom is on a fixed income and her property taxes are difficult to pay.
- Get rid of the apartment on Rice. More streetlights. Fix the streets put sidewalks. Get rid of all the little gangs. Keep the place safe just do an upgrade. Speed bumps on San Antonio Street, for the safety of our children.
- Do not stop our children from building on their land even if it's less than a quarter acre. We have been saving our land for years until they get their education so they could be continuing members of society and to Duranes. Don't stop their dreams to make yours happen.
- More police monitoring. I see lots of cars speeding through very small streets.
- We need more lights for our streets, more walk patrols on our streets when children are going and coming or schools.



## V. Appendix

- Why does the Montessori school on the Rio Grande have a poor relationship with Duranes community and especially Duranes School? We have the rich and non-minority children I the Montessori School the poor and minority at Duranes. What is wrong with this picture?
- The charter school is for profit only and not positive for our neighborhood. The neighborhood did not agree that the charter School would be here forever. Now they want to expand. Do not allow this to happen. Our children cannot even afford this for profit School. What a shame.
- Our children at Duranes School mainly minority deserve an equal opportunity to go to the Charter School on scholarship. One scholarship is not the graduated for everything our neighborhood is giving up to keep a private School that we are not even members of.
- The noise from the charter school on a daily basis is a nuisance. Have them build a sound barrier wall so those of us that are home all day do not have to have the noise all day.
- Street restrictions that parents picking up their children carpool and stay on route through Rice in to park. Floral and Duranes Rd are full of traffic daily and after School hours.
- Please don't condemn or call ¼ acres as unencumbered lands to stop building by our children and others.
- Do not allow the Montessori School to grow. Too many people in and out of their neighborhood daily- traffic and pollution is a great concern as I-40 interstate already has us breathing carbon monoxide because of the valley we are in.
- I was disconcerted to only see minority children singing and no or hardly any in the charter (Montessori School). Is this really what our neighborhood wants? Shouldn't our children be at least 50% in this private school?
- I want to be able to have a grandfather clause that we are allowed to build on our property even if it is less than a ¼ acre. Our families cannot continue the culture of staying and living together if our children who we have saved land for decides to get their education and have hopes to building themselves in Duranes.
- Keep our families together.
- Do not want neighborhood restrictions. My families has been here generations and mother in law of virtues are critical to care for our parents grandparents and for them to be close to their grandchildren as we have been raised to do so.
- I know there are several businesses in our community- everyone should have the same opportunities- all or none.