

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.

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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 history, 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

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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.
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 Senior Affairs and County services to provide home retrofits (e.g. replacing windows, fixing minor plumbing problems, installing adequate doors and locks[C11], water conservation retrofits) [C10] 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.*

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- 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 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.*
- 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 Abq 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.\[C12\]](#)
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.

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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 restriping roads and install crosswalks where appropriate.
7. Work with the [County Public Works Department and the \[C10\]](#) City's Department of Municipal Development and ~~the~~ 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, curb, gutter and sidewalk, and drainage facilities within the right-of-way.
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. Provide sidewalks along urban sections of streets where sidewalks are ~~missing~~ [discontinuous \[C64\]](#) and rehabilitate sidewalks that are in disrepair.
13. Provide ~~gravel~~ shoulders along narrow roadways [where no sidewalks exist \[C10\]](#) 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.\[C13\]](#)

4. Land Uses, Agriculture and Acequias

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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.*

IMPLEMENTATION STRATEGIES

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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 [C10] Develop site development regulations including 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. [C10], Adopt site development, landscaping and design regulations including minimum lot sizes and floor area ratios for clustered housing.
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 [C10] is preserved on the lot.

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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. [for consistency with Implementation Matrix, C64]

11.12. Provide education on the benefits of conservation easements to allow the property owner to create community and family gardens and locally grown produce.

12.13. 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.

13.14. 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.

14.15. Work with MRGCD and the City's DMD and County Parks and Recreation Departments [C10] in developing interpretive signage for locations where an acequia roadway crosses a road an acequia [C10] 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

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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.
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 1979 Historic Building Inventory.\[C 14\]](#)

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.*

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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.[C15]
2. Add street lighting that follow neighborhood lighting standards in residential areas, and do not conflict with trees, [C15] 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.[C16]
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.

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Los Duranes Sector Development Plan Zoning and Development Regulations

City LDSDP SU-2 Zone and County LDSDP 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 historic scale and pattern of the neighborhood by requiring new development to follow revised standards for setbacks, frontages, building heights and lot coverage.

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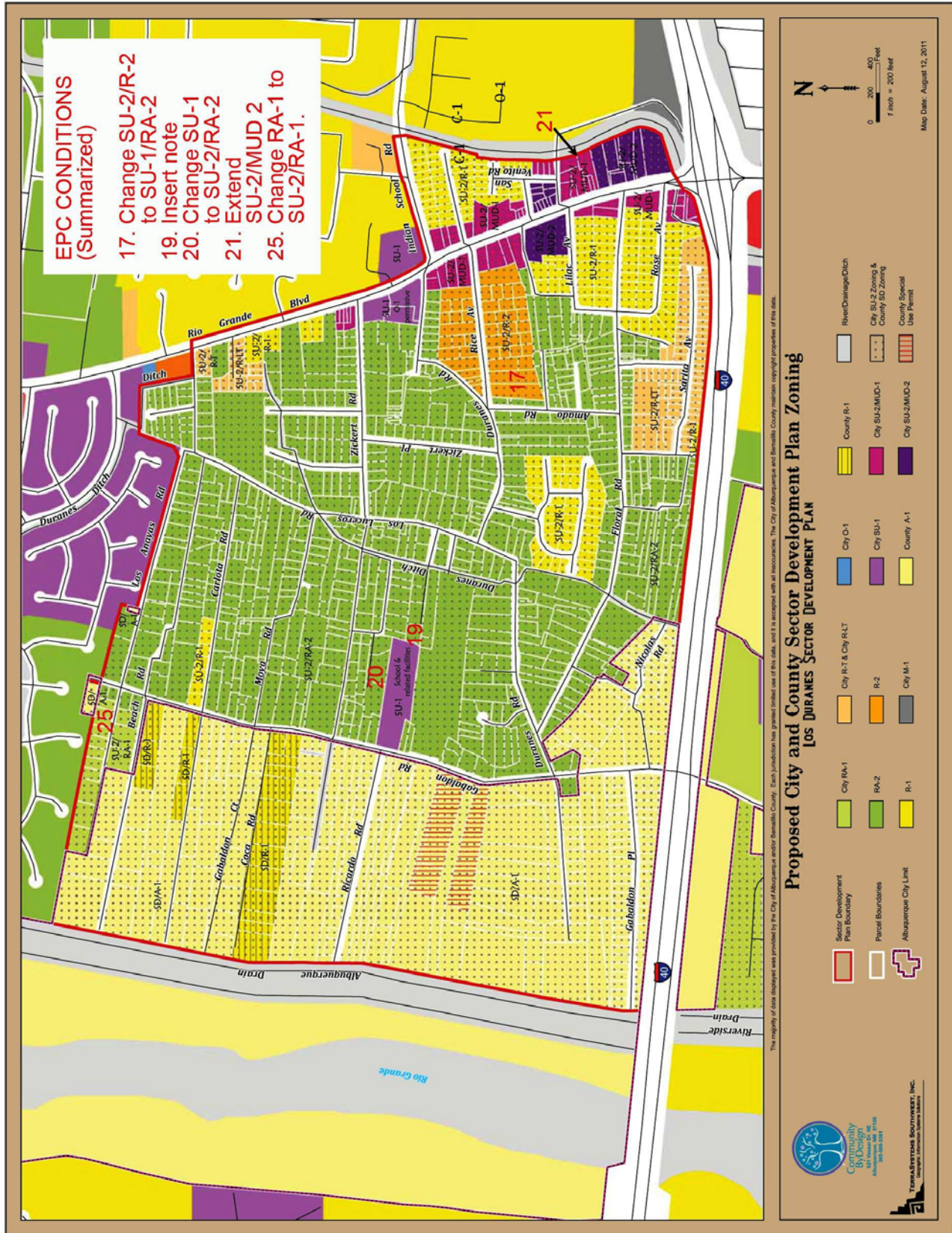


Figure T: Proposed City & County Sector Development Plan Zoning – General map (see Fig U for official zoning map)

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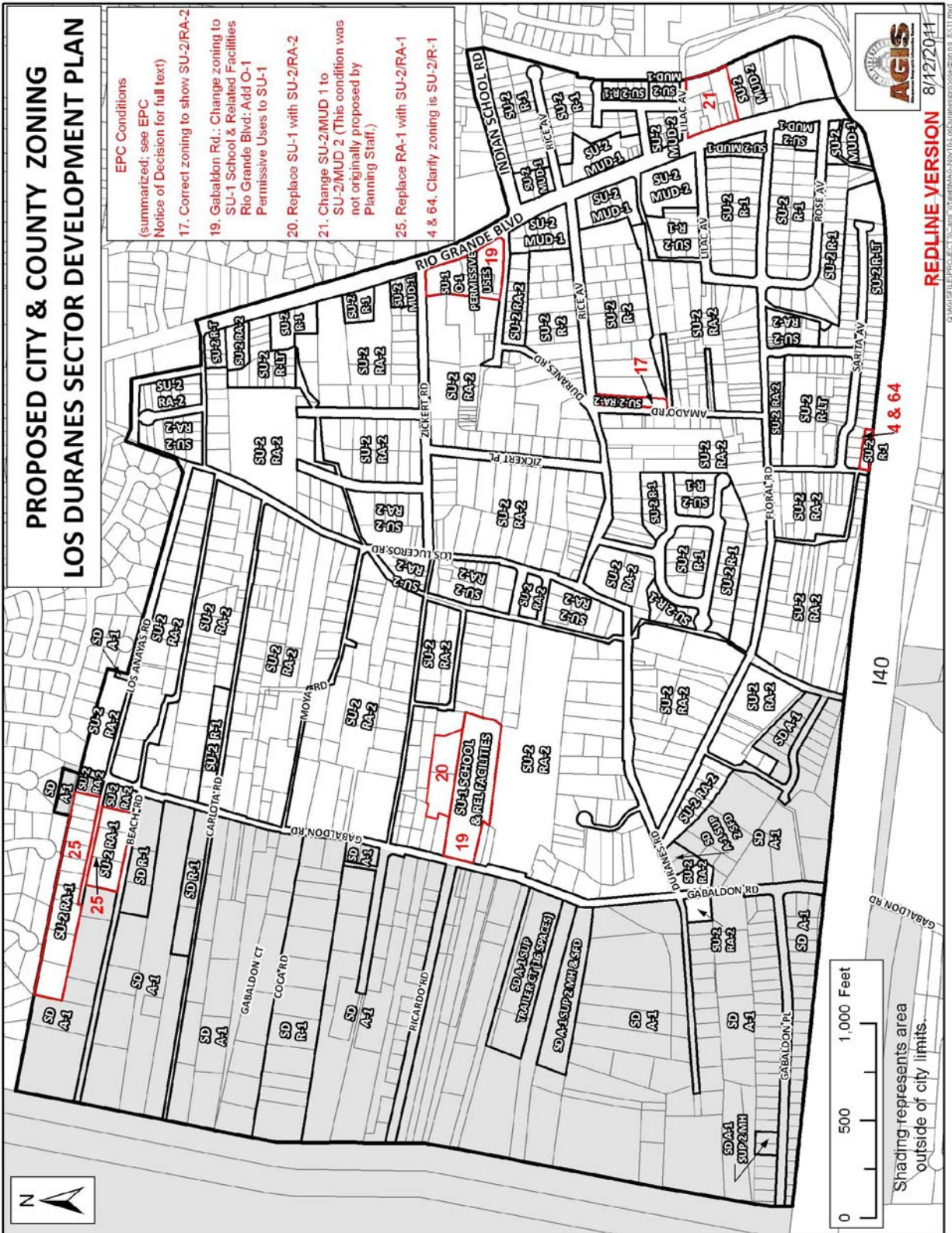


Figure U: Proposed City & County Sector Development Plan Zoning - Official Map [C18]

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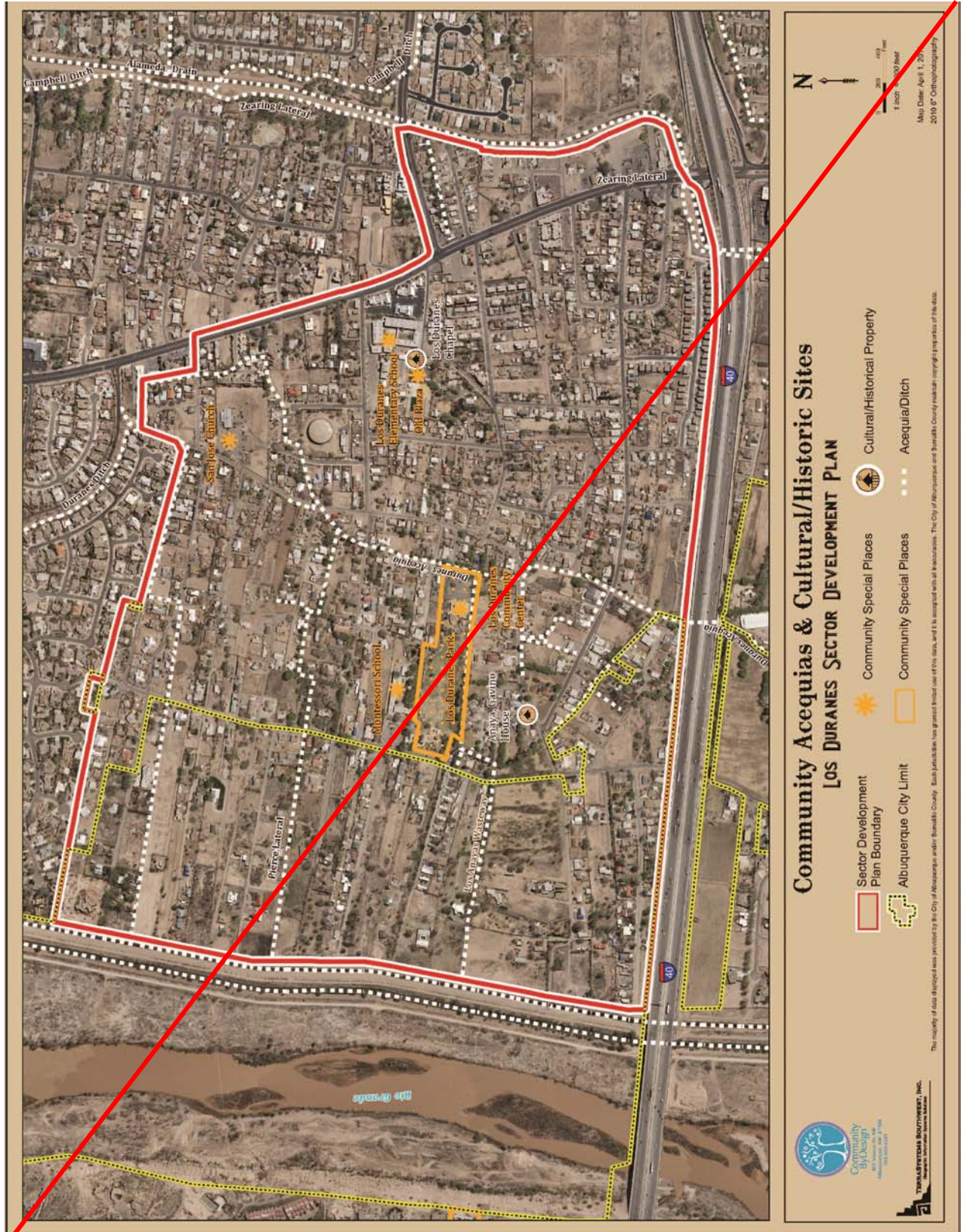


Figure V: Proposed Community Acequia System Map [C32]

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General Provisions

The design standards and provisions are specific to the Los Duranes Plan Area (see City and County Sector Plan Zoning Maps pages ~~48xx~~ and xx). 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.